

DEVELOPMENT CHARGES BACKGROUND STUDY

Municipality of Clarington

Staff Consolidation Report

HEMSON Consulting Ltd.

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Introductory Note
Municipality of Clarington
Development Charges Background Study
Staff Consolidation Report

This is a Staff Consolidation Report supporting the Municipality of Clarington's Development Charges By-law 2010-058 as adopted by Council on May 31, 2010.

The Staff Consolidation Report is an update to the April 2010 Municipality of Clarington Development Charges Background Study reflecting the rates and policies adopted by Council as part of the process leading to the passage of By-law 2010-058.

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EXECUTIVE SUMMARY

Hemson Consulting Ltd. was retained by the Municipality of Clarington to complete a Development Charges (DC) Background Study. This Background Study provides the basis and background to update the Municipality's development charges to accurately reflect the servicing needs of new development in Clarington.

A. STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- This study calculates development charges for the Municipality of Clarington in compliance with the provisions of the *Development Charges Act, 1997* (DCA) and its associated regulation: *O. Reg. 82/98*.
- The Municipality of Clarington's existing development charges by-law 2005-108, as amended, expires on July 1, 2010. Council must pass a new development charges by-law before this expiry date in order to continue to levy development charges.
- The Municipality needs to continue implementing development charges to help fund capital projects related to development throughout Clarington so that development continues to be serviced in a fiscally responsible manner. The calculated changes to the development charges rates are required in order to reflect the revised costs associated with the infrastructure requirements.
- The DCA and *O. Reg. 82/98* require that a development charges background study be prepared in which development charges are determined with reference to:
 - A forecast of the amount, type and location of residential and non-residential development anticipated in the Municipality;

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

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

- The following Municipal services have been included in the development charge analysis:
 - Library Service
 - Emergency and Fire Services
 - Indoor Recreation
 - Park Development and Related Facilities
 - Operations
 - Parking
 - General Government
 - Roads and Related
- Development charges for all services are calculated on a Municipal-wide basis.

C. GROWTH FORECAST

- Consistent with the *Clarington Community Forecast* prepared by Hemson Consulting, as part of the Municipality's Official Plan review, a forecast has been derived for the purposes of this Development Charges Background Study.
- The capital infrastructure planning period for General Services is based on the ten-year planning horizon 2010 to 2019. The planning period for the Engineered Service of Roads and Related is from 2010 to 2031.
- The Municipality is forecast to add approximately 8,850 new households in the ten-year planning period from 2010 to 2019. This household estimate can accommodate roughly 26,000 persons. The planning period for Roads and Related will see an addition of 21,455 household units which can accommodate population growth of 63,100 persons.
- The employment forecast for the Municipality is forecast to add approximately 7,000 employees in the ten-year planning period. This results in the addition of 367,700 square metres of new non-residential building space from 2010 to 2019. For the twenty-two-year planning period, approximately 15,900 employees will be accommodated in 822,700 square metres of new non-residential building space.
- The following is a summary of the projected growth for the Municipality:

RESIDENTIAL FORECAST	Existing	2010 – 2019		2010 – 2031	
	As At Mid-Year 2009	Growth	Total at 2019	Growth	Total at 2031
Households	28,850	8,853	37,703	21,455	50,305
Population					
Census	82,791	21,621	104,412	52,204	134,995
In New Households		26,043		63,128	

NON-RESIDENTIAL FORECAST	Existing	2010 – 2019		2010 – 2031	
	As At Mid-Year 2009	Growth	Total at 2019	Growth	Total at 2031
Non-Residential Building Space (sq.m)		367,733		822,675	
Employment	22,568	6,974	29,542	15,852	38,420

D. THE MUNICIPALITY HAS AN EXTENSIVE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR THE PROVISION OF ELIGIBLE SERVICES

1. General Services 2010 – 2019

- Municipal staff, in collaboration with Hemson Consulting, has developed a development-related capital program setting out projects that are required to service the anticipated development. The development-related capital programs are based on a ten-year planning period from 2010 to 2019.
- The gross cost of the Municipality's development-related capital program for general services amounts to \$109.00 million and provides for a wide range of infrastructure additions. Of the \$109.00 million, approximately \$70.87 million has been identified as eligible for recovery through development charges over the 2010–2019 planning period.
- In total, approximately \$2.27 million has been identified as subsidies or grants that the Municipality will anticipate receiving to fund development-related projects.
- The DCA requires that development-related net capital costs for general services be reduced by 10 per cent when calculating the applicable development charges for these services. The 10 per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$8.47 million is identified as the required 10 per cent reduction.

- Non-development charges funding for replacement portions of the capital program and for portions of development-related capital projects that benefit existing development have been identified. Replacement or benefit to existing shares amount to \$3.52 million.
- A share of the capital program is for portions of projects that relate to development in the post-2019 period (which will be considered for recovery in future development charges studies subject to service level considerations). In total, about \$19.38 million falls within this definition.
- Available DC reserve funds, in the amount of \$4.50 million, are applied to the first projects in each capital program to fund development-related infrastructure.
- The following is a summary of the development-related capital program for general services.

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery 2010-2019 (\$000)
Library Service	\$10,934.6	\$6,152.5
Emergency & Fire Services	\$12,560.0	\$7,019.7
Indoor Recreation	\$51,212.0	\$38,938.5
Park Development & Related Facilities	\$20,180.0	\$9,052.5
Operations	\$9,899.3	\$6,338.1
Parking	\$711.0	\$558.5
General Government	\$3,508.0	\$2,806.0
Total – 10-Year General Services	\$109,004.9	\$70,865.7

- Details regarding the capital programs for general services are provided in Appendix B of this report.

2. Roads and Related Services 2010–2031

- The total gross cost for roads and related is \$147.51 million. This provides for various projects such as road, sidewalk, street lighting, bridge structure, streetscape, culvert works, and engineering specific studies.
- A share of the roads and related capital program has deemed to benefit the existing community. This share totals to approximately \$17.05 million and has been netted off of the total gross cost of the program. Another share, funds available in the roads and related DC reserves of \$7,000, is applied to fund the program.
- The total costs eligible for DC recovery amounts is reduced to \$130.45 million. Details of the roads and related capital program and development charges calculations can be found in Appendix C.

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery 2010-2031 (\$000)
Roads and Related	\$147,485.8	\$130,446.8
Total – 22-Year Engineered Services	\$147,485.8	\$130,446.8

E. DEVELOPMENT CHARGES ARE CALCULATED WITH FULL REFERENCE TO THE DCA

- Development charges rates have been established under the parameters and limitations of the DCA. This study provides the rationale and basis for the calculated rates.
- A Municipal-wide uniform cost approach is used to calculate development charges for the eligible services. Uniform residential and non-residential charges are levied throughout the Municipality. The non-residential charge is differentiated between industrial and non-industrial land uses.

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

Service	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
		Single & Semi-Detached or Link	Low Density Multiple Dwelling Unit	Large Apartments	Small Apartments
Library Service	\$271.46	\$842	\$733	\$578	\$366
Emergency & Fire Services	\$207.79	\$644	\$561	\$443	\$281
Indoor Recreation	\$1,698.18	\$5,264	\$4,585	\$3,617	\$2,293
Park Development & Related Facilities	\$359.02	\$1,113	\$969	\$765	\$485
Operations	\$206.12	\$639	\$557	\$439	\$278
Parking	\$18.44	\$57	\$50	\$39	\$25
General Government	\$87.06	\$270	\$235	\$185	\$118
Subtotal General Services	\$2,848.07	\$8,829	\$7,690	\$6,066	\$3,846
Roads And Related	\$1,829.51	\$5,671	\$4,940	\$3,897	\$2,470
TOTAL CHARGE PER UNIT	\$4,677.58	\$14,500	\$12,630	\$9,963	\$6,316
(1) Based on Persons Per Unit Of:		3.10	2.70	2.13	1.35

Service	Non-Industrial Adjusted Charge per Square Metre	Industrial Adjusted Charge per Square Metre
Library Service	\$0.00	\$0.00
Emergency & Fire Services	\$3.68	\$3.68
Indoor Recreation	\$0.00	\$0.00
Park Development & Related Facilities	\$0.00	\$0.00
Operations	\$3.64	\$3.64
Parking	\$0.33	\$0.33
General Government	\$1.54	\$1.54
Subtotal General Services	\$9.19	\$9.19
Roads And Related	\$50.25	\$21.05
TOTAL CHARGE PER SQUARE METRE	\$59.44	\$30.24

F. NEWLY CALCULATED DC RATES ARE HIGHER THAN CURRENT RATES

- The fully calculated residential charge for a single or semi-detached or link unit in Clarington is \$14,500, which represents an increase of 5 per cent over the Municipality's current charge as of the release of the background study of \$13,785.
- The calculated non-industrial charge of \$59.44 per square metre of gross floor area represents a 17 per cent increase over the Municipality's currently imposed non-industrial charge of \$50.96 per square metre.
- The calculated industrial charge of \$30.24 per square metre represents an 8 per cent increase over Clarington current industrial charge of \$28.00.

G. DEVELOPMENT CHARGES BY-LAW PRACTICES AND COLLECTION POLICIES

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

I INTRODUCTION

This Municipality of Clarington Development Charges (DC) Background Study is presented as part of a process to lead to the approval of new development charge by-laws in compliance with the *Development Charges Act, 1997 (DCA)*.

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

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

This study presents the results of the review which determines the development-related net capital costs which are attributable to development that is forecast to occur in the Municipality. These development-related net capital costs are then apportioned among various types of development (residential; industrial; non-industrial) in a manner that reflects the increase in the need for each service attributable to each type of development. The study arrives, therefore, at calculated development charges for various types of development.

The *DCA* provides for a period of public review and comment regarding the calculated development charges. Following completion of this process in accordance with the *DCA* and Council's review of this study and the comments it receives

regarding this study or other information brought to its attention about the calculated charges, it is intended that Council will pass a new development charges by-law for the Municipality.

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

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

Section III presents a summary of the residential and non-residential development which is forecast to occur within the Municipality over the 2010–2019 period and to 2031.

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

In Section V, the development-related capital programs that have been developed by various Municipal departments are reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated development charges by land use and by unit type.

Section VII provides a comparison of existing development charge rates in the Municipality with the rates calculated in this study.

Section VIII provides an examination of the long term capital and operating costs for each service included in the development charge calculation.

Section IX provides a review of development charges administrative matters and local service definitions.

II A MUNICIPAL-WIDE METHODOLOGY ALIGNS DEVELOPMENT-RELATED COSTS AND BENEFITS

Several key steps are required in calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, therefore, we have tailored our approach to the Municipality of Clarington's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study calculates charges on a Municipal-wide basis which is consistent with the Municipality of Clarington's 2005 Development Charges Study and 2008 Development Charges Amendment Study. Despite the fact that development charges are calculated on a Municipal-wide basis, legislation allows a municipality to exempt or reduce rates for specific geographic areas. However, legislation prevents lost revenue, due to exemptions or reductions, from being made up through increasing charges on other areas.

A. MUNICIPAL-WIDE DEVELOPMENT CHARGES ARE CALCULATED

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

For all of the development charge eligible services that the Municipality provides, the full range of capital facilities, land, equipment and infrastructure is available throughout the municipality. All residents therefore have access to all facilities. A widely accepted method for recovering the development-related capital costs for such services is to apportion them over all new development anticipated in the Municipality.

The following services are included in the Municipality-wide development charge calculation:

- Library Service
- Emergency & Fire Services
- Indoor Recreation
- Park Development & Related Facilities
- Operations
- Parking
- General Government
- Roads & Related

These services form a reasonable basis in which to plan and administer the Municipality-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, the Emergency & Fire Services category includes fire stations and associated land, vehicles, furniture and equipment.

The resulting development charge for all of the above services would be imposed uniformly against all new development everywhere in the Municipality.

B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS

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

1. Growth Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2010–2019, for general services and for growth to 2031 for roads and related services. The forecast is consistent with the *Clarington Community Forecast* as part of the Municipality's Official Plan Review.

For the residential portion of the forecast both the census population growth and population growth in new units is estimated. Population growth in new units determines the need for additional facilities and provides the foundation for the development-related capital program.

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over the ten-year period, 2010–2019, and to 2031. The forecast of GFA is based on the employment forecast for the Municipality. Factors for floor space per worker by category are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

2. Service Categories and Historic Service Levels

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

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

Historic ten-year average service levels thus form the basis for development charges. A review of the Municipality's capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. The historic service levels used in this study have been calculated based on the period 2000–2009.

3. Development-Related Capital Program and Analysis of DC Eligible Costs to be Recovered Through Development Charges

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

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

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historic ten-year average service levels or the service levels embodied in future plans of the Municipality. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to

continue to emplace facilities or infrastructure in the future. In this regard, *O. Reg. 82/98*, s. 3 states that:

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

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

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

Finally, in calculating development charges, the development-related net municipal costs must be reduced by ten per cent for all municipal services except roads and related services and emergency and fire services (*DCA*, s. 5. (1) 8.). The ten per cent discount is applied to the other services, e.g. indoor recreation, library etc., and the resulting municipal funding responsibility from non-development charge sources is identified.

4. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the Municipality of Clarington, the allocation for general services is based on the consideration of projected changes in population in new units and employment over the planning periods. The exceptions are for the services of library, indoor recreation, and park development and related facilities. The development-related costs for these services have been allocated 100 per cent to residential growth. The allocation of costs for roads and related services is based on an analysis of roadside environment of the development-related roads projects.

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

5. Final Adjustment

The final determination of the development charge results from adjustments made to development-related DC eligible costs for each service and sector resulting from the application of any unallocated growth-related reserve fund balances that are available to finance the development-related capital costs in the capital program. A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

III GROWTH FORECAST

This section summarizes the growth forecasts used to calculate the development charges for the Municipality of Clarington. Appendix A contains additional material related to the growth forecast and the Municipality's demographics.

The growth forecast used in this Development Charges Background Study is consistent with the *Clarington Community Forecast*, completed for the Municipality as part of the Official Plan Review. The *Clarington Community Forecast* provides population, housing and employment projections for the entire municipality and for the three urban communities and the rural area within Clarington.

Under the *Growth Plan*, upper-tier municipalities are responsible for allocating the forecasts provided in Schedule 3 of the *Growth Plan* to local municipalities. The population growth forecast for Clarington is based on the Municipality achieving the Region of Durham's population allocation of 140,000 by 2031. It should be noted that this population figure is the expressed "total population", which includes an estimate of the undercount, or net under-coverage (roughly four per cent). For the purposes of the development charges growth forecast, all population figures noted hereafter are Census population figures, which excludes the under-coverage.

A. RESIDENTIAL GROWTH FORECAST

The method for the population forecast is based on the distribution of housing units by market share across the Region as a whole. A total housing unit forecast is prepared and then distributed to the local municipalities. Average household sizes are then applied to each of the unit types to create the overall population forecast. The average household sizes and how they change over time is based on a Greater Toronto Area and Hamilton (GTAH) analysis of household formation by age and the shifting age structure of the population as well as the more local historic trends in Durham and Clarington.

The allocation of the overall Clarington housing forecast to its local communities is also based on housing market shares. Most of the forecast housing unit growth in the Municipality is anticipated to occur in the urban areas of Bowmanville, Courtice and Newcastle. The community's rural area, consistent with both market expectations and

generally accepted planning objectives, is not forecast to accommodate significant growth. As noted, the population forecast is prepared by applying household size factors by unit type to the household forecast, resulting in a forecast of population in new units by community. Overall, the expectation is for population in Clarington to grow steadily to 2031, and at a rate consistent with the recent past. Most of the growth is expected to be focussed in the currently urbanized areas of the Municipality.

Table 1 provides a summary of the residential forecast for two planning periods: a ten-year planning period, 2010 to 2019, and a twenty-two-year planning horizon of 2010 to 2031. The ten-year planning period is used throughout this study for the general services and the longer planning period is used for the engineered services of roads and related.

Over the planning period from 2010 to 2019, the total number of new residential units will increase by approximately 8,850, which translates into a population in new units of approximately 26,000. The population in new units was derived by using data from Statistics Canada analysing household sizes in recently constructed units. The forecast has projected growth in the 2010 to 2031 period to accommodate 63,100 persons in nearly 21,500 new housing units.

A summary of the residential growth forecast can be found in Table 1.

B. NON-RESIDENTIAL GROWTH FORECAST

As with the population forecast, the initial employment forecast is based on the Region of Durham's allocation of the Growth Plan employment forecasts to the local municipalities. The employment forecast is based on permanent employment. The approximately 3,500 temporary construction jobs expected to be associated with the new nuclear power facility are treated separately for the forecast. These jobs are also not considered for comparison to the Regional numbers.

The forecast employment for the municipality of Clarington is based on three major land use planning types: major office, population-related and employment land employment:

- Major office employment, defined as employment in free-standing office buildings of 20,000 square feet or greater;

- Population-related employment, defined as employment that provides services to a resident population in retail and institutional establishments, including those who work from home; and
- Employment land employment, defined as the range of employment uses in industrial-type buildings, typically concentrated in business parks and other designated employment areas.

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

The ten-year forecast projects an increase of approximately 7,000 employees which can be accommodated in 367,700 square metres of new non-residential building space. For the twenty-two year planning period, the Municipality will see a growth of approximately 15,800 new employees and roughly 822,675 square metres of new non-residential building floor area.

A summary of the non-residential growth forecast can be found in Table 1.

TABLE 1

**MUNICIPALITY OF CLARINGTON
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
GROWTH FORECAST**

	2009 Estimate	2010 - 2019		2010 - 2031	
		Growth	Total	Growth	Total
Households	28,850	8,853	37,703	21,455	50,305
Population					
Census	82,791	21,621	104,412	52,204	134,995
Total (incl. Undercount)	86,100	22,400	108,500	54,200	140,300
In New Households		26,043		63,128	

	2009 Estimate	2010 - 2019		2010 - 2031	
		Growth	Total	Growth	Total
Employment	22,568	6,974	29,542	15,852	38,420
Non-Residential Building Space (sq.m.)		367,733		822,675	

IV SUMMARY OF HISTORIC CAPITAL SERVICE LEVELS

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

For non-engineered services, or general services, (library, emergency and fire services, etc.) the legislative requirement is met by documenting historic service levels for the preceding ten years, in this case, for the period 2000 to 2009. Typically, service levels for general services are measured as a ratio of inputs per capita (or per household).

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

Table 2 summarizes service levels for all Municipal-wide services included in the development charge calculation (excluding general government). Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for general services and Appendix C provides the service levels for roads and related.

TABLE 2

**MUNICIPALITY OF CLARINGTON
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2000 - 2009
MUNICIPAL-WIDE SERVICES**

Service	2000-2009 Service Level Indicator
1.0 LIBRARY SERVICE	\$272.41 per capita
Buildings	\$159.78 per capita
Land	\$8.73 per capita
Materials	\$86.85 per capita
Furniture and Equipment	\$17.05 per capita
2.0 EMERGENCY & FIRE SERVICES	\$996.84 per household
Buildings	\$468.50 per household
Land	\$62.62 per household
Vehicles	\$306.70 per household
Furniture and Equipment	\$159.02 per household
3.0 INDOOR RECREATION	\$1,680.18 per capita
Buildings	\$1,419.50 per capita
Land	\$158.21 per capita
Furniture and Equipment	\$74.56 per capita
Other Facilities	\$27.91 per capita
4.0 PARK DEVELOPMENT & RELATED FACILITIES	\$604.53 per capita
Parkland	\$307.72 per capita
Park Facilities	\$222.32 per capita
Special Facilities	\$74.49 per capita
5.0 OPERATIONS	\$322.59 per capita
Building	\$105.11 per capita
Land	\$80.57 per capita
Furniture and Equipment	\$5.67 per capita
Fleet	\$131.24 per capita
6.0 PARKING	\$27.72 per capita
Parking Spaces	\$24.16 per capita
Parking Meters	\$3.56 per capita
7.0 ROADS & RELATED	\$4,779.83 per capita

V THE DEVELOPMENT-RELATED CAPITAL PROGRAM

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

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

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

Based on the growth forecasts summarized in Section III and detailed in Appendix A, Municipal staffs, in collaboration with the consultants, developed a development-related capital program setting out those projects that are required to service anticipated development. For all services, except for roads and related services, the capital program covers the ten-year period from 2010 to 2019. As permitted by the *DCA* s. 5 (1) 4., the development charge for roads and related services is based on development expected in the Municipality to 2031 which is the *Official Plan* horizon.

One of the recommendations contained in this background study is for Council to adopt the development-related capital program developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein that are consistent with the development occurring in the Municipality. It is acknowledged that changes to the capital program presented here may occur through the Municipality's normal capital budget process.

B. THE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR GENERAL SERVICES

A summary of the growth-related capital forecast for all services is presented in Table 3.

TABLE 3
MUNICIPALITY OF CLARINGTON
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2010 - 2019

Service	Gross Cost (\$000)	Grants/Subsidies (\$000)	Municipal Cost (\$000)	Total Net Capital Program (\$000)										
				2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
1.0 LIBRARY SERVICE	\$10,934.6	\$0.0	\$10,934.6	\$508.3	\$1,327.9	\$284.2	\$287.2	\$289.2	\$792.9	\$6,164.5	\$299.2	\$755.2	\$226.2	
1.1 Recovery of Bowmanville Branch Debuture	\$1,272.8	\$0.0	\$1,272.8	\$227.1	\$1,045.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
1.2 Recovery of Newcastle Branch Debuture	\$1,030.0	\$0.0	\$1,030.0	\$55.0	\$56.0	\$58.0	\$61.0	\$63.0	\$66.0	\$69.0	\$73.0	\$529.0	\$0.0	
1.3 Courtice Library Expansion	\$6,370.0	\$0.0	\$6,370.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$500.7	\$5,869.3	\$0.0	\$0.0	\$0.0	
1.4 Materials	\$2,261.8	\$0.0	\$2,261.8	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	\$226.2	
2.0 EMERGENCY & FIRE SERVICES	\$12,560.0	\$2,271.0	\$10,289.0	\$2,229.0	\$710.0	\$1,280.0	\$20.0	\$20.0	\$20.0	\$230.0	\$20.0	\$20.0	\$5,740.0	
2.1 Buildings, Land & Furnishings	\$10,260.0	\$2,271.0	\$7,989.0	\$2,229.0	\$0.0	\$1,260.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,500.0	
2.2 Vehicles	\$2,100.0	\$0.0	\$2,100.0	\$0.0	\$690.0	\$0.0	\$0.0	\$0.0	\$0.0	\$210.0	\$0.0	\$0.0	\$1,200.0	
2.3 Equipment	\$200.0	\$0.0	\$200.0	\$0.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$40.0	
3.0 INDOOR RECREATION	\$51,212.0	\$0.0	\$51,212.0	\$2,029.0	\$2,131.0	\$7,343.0	\$1,437.0	\$2,931.0	\$1,320.0	\$25,981.0	\$1,445.0	\$1,512.0	\$5,083.0	
3.1 Recovery of South Courtice Arena Debuture	\$7,573.0	\$0.0	\$7,573.0	\$779.0	\$822.0	\$5,972.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
3.2 Recovery of Bowmanville Indoor Soccer Debuture	\$2,530.0	\$0.0	\$2,530.0	\$199.0	\$209.0	\$220.0	\$232.0	\$1,670.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
3.3 Recovery of Newcastle Recreation Complex Debuture	\$16,509.0	\$0.0	\$16,509.0	\$1,051.0	\$1,100.0	\$1,151.0	\$1,205.0	\$1,261.0	\$1,320.0	\$1,381.0	\$1,445.0	\$1,512.0	\$5,083.0	
3.4 New Indoor Recreation Facility	\$24,600.0	\$0.0	\$24,600.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$24,600.0	\$0.0	\$0.0	\$0.0	
4.0 PARK DEVELOPMENT & RELATED FACILITIES	\$20,180.0	\$0.0	\$20,180.0	\$285.0	\$1,450.0	\$990.0	\$955.0	\$1,390.0	\$4,650.0	\$2,495.0	\$3,165.0	\$4,200.0	\$600.0	
4.1 Park Development, Facilities & Equipment	\$20,180.0	\$0.0	\$20,180.0	\$285.0	\$1,450.0	\$990.0	\$955.0	\$1,390.0	\$4,650.0	\$2,495.0	\$3,165.0	\$4,200.0	\$600.0	
5.0 OPERATIONS	\$9,899.3	\$0.0	\$9,899.3	\$403.2	\$1,706.7	\$2,864.4	\$642.7	\$3,719.7	\$356.7	\$176.0	\$0.0	\$30.0	\$0.0	
5.1 Municipal Fleet and Equipment	\$4,165.3	\$0.0	\$4,165.3	\$341.5	\$940.0	\$1,052.8	\$641.0	\$738.0	\$355.0	\$97.0	\$0.0	\$0.0	\$0.0	
5.2 Buildings, Land & Equipment	\$5,615.0	\$0.0	\$5,615.0	\$60.0	\$765.0	\$1,810.0	\$0.0	\$2,980.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
5.3 Animal Services	\$119.0	\$0.0	\$119.0	\$1.7	\$1.7	\$1.7	\$1.7	\$1.7	\$1.7	\$79.0	\$0.0	\$30.0	\$0.0	
6.0 PARKING	\$711.0	\$0.0	\$711.0	\$0.0	\$0.0	\$0.0	\$651.0	\$20.0	\$40.0	\$0.0	\$0.0	\$0.0	\$0.0	
6.1 New Parking Spaces	\$629.0	\$0.0	\$629.0	\$0.0	\$0.0	\$0.0	\$629.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
6.2 Parking Meters	\$82.0	\$0.0	\$82.0	\$0.0	\$0.0	\$0.0	\$22.0	\$20.0	\$40.0	\$0.0	\$0.0	\$0.0	\$0.0	
7.0 GENERAL GOVERNMENT	\$3,508.0	\$0.0	\$3,508.0	\$78.0	\$390.0	\$500.0	\$375.0	\$190.0	\$650.0	\$800.0	\$75.0	\$350.0	\$100.0	
7.1 Development-Related Studies	\$3,508.0	\$0.0	\$3,508.0	\$78.0	\$390.0	\$500.0	\$375.0	\$190.0	\$650.0	\$800.0	\$75.0	\$350.0	\$100.0	
TOTAL - 10 YEAR GENERAL SERVICES	\$109,004.9	\$2,271.0	\$106,733.9	\$5,532.5	\$7,715.5	\$13,261.6	\$4,367.8	\$8,559.8	\$7,829.5	\$35,846.5	\$5,004.2	\$6,867.2	\$11,749.2	



The table provides a separate total for services analysed over the ten year period, 2010–2019. Further details on the capital programs for each individual service category are available in Appendix B.

The development-related capital program for general services estimates a total gross cost of \$109.00 million. Approximately \$2.27 million in grants and subsidies has been identified. Therefore the net municipal cost of the capital program is \$106.73 million.

This capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see Section VI for the method and determination of net municipal costs attributable to development). Portions of this capital program may relate to providing servicing for development which has occurred prior to 2010 (for which development charge reserve fund balances exist), for replacement of existing capital facilities or for development anticipated to occur beyond the 2010–2019 planning period. In addition, the amounts shown in Table 3 have not been reduced by ten per cent for various general services as mandated by s.5(1)8. of the *DCA*.

Of the \$106.73 million in ten-year net municipal capital costs for general services, \$51.21 million (48 per cent) is related to the provision of indoor recreation services. This amount is related to the three debenture recoveries for facilities that have been recently constructed, and for a new indoor recreation facility planned for the South Bowmanville community.

The next largest capital program belongs to park development and related facilities which amounts to \$20.18 million. This program recovers for various parkland developments, trail extensions, additional soccer fields, and more.

The capital program associated with the library service relates to the recovery of two existing debentures for the Bowmanville and Newcastle branches. The remainder of the program recovers for collections materials and an expansion to the existing Courtice library branch. The total net municipal cost for this program totals to \$10.93 million.

Emergency and fire services have plans to for the construction of two new fire stations, and an expansion to the station headquarters. Four new fire vehicles will be added to the fleet and also apparel and protective clothing for new fire fighters will be purchase

in the ten-year planning period. The total gross cost of this program was netted down by \$2.27 million to account for the grants received by the Municipality to fund the construction of Newcastle station. The net municipal cost is therefore \$10.29 million.

The operations capital program provides for an array of fleet additions, storm water management equipment, storage facilities at Yard 42, a snow storage facility, additional operations space and land, and for animal services, additional cages and a small expansion to the existing building. The net municipal cost for this program amounts to \$9.90 million.

The parking capital program is the smallest at a net municipal cost of \$711,000. This program provides for additional public parking lots, pay and display ticket dispensers and additional on-street meters.

The portion of the Municipality's capital program which relates to the provision of development-related studies is referred to as general government. The net municipal cost for this program amounts to \$3.51 million.

C. DEVELOPMENT-RELATED CAPITAL PROGRAM FOR ROADS AND RELATED SERVICES

Table 4 provides a summary of the 2010-2031 roads and related capital program. The capital program is comprised of roads and related projects and other roads projects. The roads and related projects are comprised of road, sidewalk, street lighting, bridge structure, streetscape and culvert works, whereas the other road projects include engineered specific studies and non site-specific improvements.

The total gross cost of the roads and related capital program totals to \$147.51 million. Approximately 11.5 per cent of this cost, or \$17.05 million, is identified as the benefit to existing share. This amount has been netted off of the total gross cost of the program. An additional \$7,000 of uncommitted reserve funds is available to fund a small portion of the program, and this share has also been netted off of the total gross cost. The roads and related program is designed to service the build-out of the Municipality and as such, no post period benefit shares have been allocated to the program.

TABLE 4

MUNICIPALITY OF CLARINGTON
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM FOR
 ROADS AND RELATED SERVICES
 2010 - 2031

	Development-Related Capital Program (in \$000s)									
	Total Gross Cost	Grants/ Subsidies/ Other Contributions	Benefit to Existing Share	Available DC Reserves	Post 2031	Total Cost Eligible For DC Recovery	Residential Share		Non-Residential Share	
							%	\$	%	\$
ROADS AND RELATED										
Roads & Related Projects	\$144,485.81	\$0.00	\$16,218.57	\$7.06	\$0.00	\$128,260.18	81.3%	\$104,275.52	18.7%	\$23,984.65
Other Road Related Projects	\$3,020.00	\$0.00	\$833.40	\$0.00	\$0.00	\$2,186.60	81.3%	\$1,777.71	18.7%	\$408.89
TOTAL ROADS AND RELATED	\$147,505.81	\$0.00	\$17,051.97	\$7.06	\$0.00	\$130,446.78		\$106,053.23		\$24,393.55

The remaining \$130.45 million is related to growth in the 2010-2031 period and has been included in the development charge calculation. Of the total cost eligible for DC recovery, 81.3 per cent has been allocated for recovery to the residential sector, and 18.7 per cent to the non-residential sector. Further details on the development charge calculation for roads and related services are available in Appendix C.

VI DEVELOPMENT CHARGES ARE CALCULATED IN ACCORDANCE WITH THE *DCA*

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

For residential development, the adjusted total per capita amount is then converted to a variable charge by housing unit type using unit occupancy factors. For non-residential development, two development charge rates have been calculated – industrial, and non-industrial. The calculated non-residential charges are based on gross floor area (GFA) of building space.

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

A. UNADJUSTED DEVELOPMENT CHARGE CALCULATION FOR GENERAL SERVICES

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

The capital program for general services incorporates those projects identified to be related to development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$3.52 million of the capital program relates to replacement of existing capital facilities or to shares of projects that provide benefit to

TABLE 5

MUNICIPALITY OF CLARINGTON
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES

10 Year Growth in Population in New Units	26,043
10 Year Growth in Square Feet	367,733

Service	Development-Related Capital Program (2010 - 2019)							Total DC Eligible Costs for Recovery (\$000)	Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Required Service Discount (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2019 Benefit (\$000)	Residential Share %	Non-Residential Share %		Residential Share (\$000)		Non-Residential Share (\$000)	
1.0 LIBRARY SERVICE	\$10,934.6	\$863.2	\$453.2	\$0.0	\$3,465.7	100%	0%	\$6,152.5	\$0.00	\$0.00	\$0.00	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M								\$236.24			\$0.00	
2.0 EMERGENCY & FIRE SERVICES	\$10,289.0	\$0.0	\$1,184.0	\$2,085.3	\$0.0	80%	20%	\$5,615.8	\$215.63	\$1,403.94	\$3.82	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M								\$38,938.5	\$1,495.16	\$0.00	\$0.00	
3.0 INDOOR RECREATION	\$51,212.0	\$4,363.9	\$0.0	\$0.0	\$7,909.6	100%	0%	\$38,938.5	\$0.00	\$0.00	\$0.00	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M								\$9,052.5	\$9,052.5	\$0.00	\$0.00	
4.0 PARK DEVELOPMENT & RELATED FACILITIES	\$20,180.0	\$1,984.3	\$337.5	\$799.2	\$8,006.6	100%	0%	\$9,052.5	\$347.60	\$0.00	\$0.00	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M								\$6,338.1	\$5,070.5	\$1,267.62	\$0.00	
5.0 OPERATIONS	\$9,899.3	\$850.4	\$1,395.0	\$1,315.7	\$0.0	80%	20%	\$6,338.1	\$194.70	\$3.45	\$3.45	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M								\$558.5	\$446.8	\$111.69	\$111.69	
6.0 PARKING	\$711.0	\$71.1	\$0.0	\$81.4	\$0.0	80%	20%	\$558.5	\$17.16	\$0.30	\$0.30	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M								\$2,806.0	\$2,244.8	\$561.20	\$561.20	
7.0 GENERAL GOVERNMENT	\$3,508.0	\$335.0	\$150.0	\$217.0	\$0.0	80%	20%	\$2,806.0	\$86.20	\$1.53	\$1.53	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M												
TOTAL 10 YEAR GENERAL SERVICES	\$106,733.9	\$8,467.9	\$3,519.7	\$4,498.6	\$19,381.9			\$70,865.7	\$67,521.3	\$3,344.5	\$3,344.5	
Unadjusted Development Charge Per Capita												
Unadjusted Development Charge Per Sq.M									\$2,592.69	\$9.10	\$9.10	

the existing community. These portions of capital costs will likely be funded from property taxes, user fees or other non-development charge revenue sources.

An additional share of \$4.50 million has been identified as revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$19.48 million, is attributable to development beyond the 2019 period (which will be considered for recovery in future development charges studies, subject to service level considerations).

The DCA, s.5(1)8 requires that development-related net municipal costs for general services be reduced by ten per cent in calculating the applicable development charge. The discount does not apply to emergency and fire services. The ten per cent share of development-related net municipal costs not included in the development charge calculations must be funded from non-development charge sources. In total, about \$8.61 million is identified as the required ten per cent reduction.

The total costs eligible for recovery through development charges for general services is \$70.87 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library service, indoor recreation, and park development and facilities are all deemed to benefit residential development only, while the other services are allocated between both sectors based on shares of population in new units and employment growth. Approximately \$67.52 million of the general services development charges recoverable amount is deemed to benefit residential development. When this amount is divided by the ten-year population growth in new units (26,043), an unadjusted charge of \$2,592.69 per capita is derived. The non-residential share of the general services capital program totals \$3.34 million and when this amount is divided by the ten-year forecast of new non-residential space growth (367,733 square metres), an unadjusted charge of \$9.10 per square metre is derived. One general services non-residential charge has been calculated for all forms of development (industrial, and non-industrial) since the two forms of land uses are expected to generate similar servicing requirements.

B. UNADJUSTED DEVELOPMENT CHARGE CALCULATION FOR ROADS AND RELATED SERVICES

Table 6 describes the calculation of unadjusted rates for roads and related services. The capital program eligible for recovery through development charges is allocated to the residential and non-residential sectors based on an analysis of roadside environment of the development-related roads projects. On this basis, the allocation to the residential and non-residential sectors is calculated at 81.3 per cent and 18.7 per cent respectively. The residential sector's "unadjusted" development charge is calculated at \$1,679.97 per capita. This was calculated by taking the residential share of the development-related capital program (\$106.05 million) and dividing it by the growth in population in new units to 2031 (63,128).

Separate non-residential roads and related charges were calculated for industrial, and non-industrial (population-related, and major office) development. The share of non-residential roads program allocated to each use is based on trip generation factors. The result is an allocation of 58 per cent to the non-industrial sector and 42 per cent to the industrial sector.

The industrial development charge is \$19.89 per square metre. This was calculated by taking the industrial share of the development-related capital program (\$10.25 million) and dividing it by the growth in industrial gross floor area to 2031 (515,190). Non-industrial charges have been calculated at \$46.01 per square metre using the same approach.

C. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

Final adjustments to the "unadjusted" development charge rates summarized above are made through a cash flow analysis. The analysis, details of which are included in the Appendices, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charge receipts for each service.

Table 7 summarize the results of the adjustment for the residential development charge rates. The adjusted per capita rate increases from \$4,273 to \$4,678 after the cash flow analysis. Residential municipal-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting

TABLE 6

MUNICIPALITY OF CLARINGTON
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 ROADS AND RELATED SERVICES
 2010 - 2031

Ultimate Year Growth in Population in New Units	63,128
Ultimate Growth in Square Meters	307,485
Population-Related & Major Office	515,190
Industrial	822,675
Total	

	Development-Related Capital Program (in \$000s)							Residential Share		Non-Residential Share	
	Total Gross Cost	Grants/ Subsidies/ Other Contributions	Benefit to Existing Share	Available DC Reserves	Post 2031	Total Cost Eligible For DC Recovery		%	\$	%	\$
ROADS AND RELATED											
Roads & Related Projects	\$144,485.81	\$0.00	\$16,218.57	\$7.06	\$0.00	\$128,260.18	81.3%	\$104,275.52	18.7%	\$23,984.65	
Other Road Related Projects	\$3,020.00	\$0.00	\$833.40	\$0.00	\$0.00	\$2,186.60	81.3%	\$1,777.71	18.7%	\$408.89	
TOTAL ROADS AND RELATED	\$147,505.81	\$0.00	\$17,051.97	\$7.06	\$0.00	\$130,446.78		\$106,053.23		\$24,393.55	
Residential								\$1,679.97			
Unadjusted Development Charge Per Capita											
Non-Residential											
Population-Related & Major Office											
Share of Non-Residential Capital Program										58%	
Unadjusted Development Charge Per Square Metre										\$46.01	
Industrial											
Share of Non-Residential Capital Program										42%	
Unadjusted Development Charge Per Square Metre										\$19.89	

TABLE 7

MUNICIPALITY OF CLARINGTON
MUNICIPAL-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
			Single & Semi-Detached or Link	Low Density Multiple Dwelling Unit	Large Apartments	Small Apartments
Library Service	\$236.24	\$271.46	\$842	\$733	\$578	\$366
Emergency & Fire Services	\$215.63	\$207.79	\$644	\$561	\$443	\$281
Indoor Recreation	\$1,495.16	\$1,698.18	\$5,264	\$4,585	\$3,617	\$2,293
Park Development & Related Facilities	\$347.60	\$359.02	\$1,113	\$969	\$765	\$485
Operations	\$194.70	\$206.12	\$639	\$557	\$439	\$278
Parking	\$17.16	\$18.44	\$57	\$50	\$39	\$25
General Government	\$86.20	\$87.06	\$270	\$235	\$185	\$118
Subtotal General Services	\$2,592.68	\$2,848.07	\$8,829	\$7,690	\$6,066	\$3,846
Roads And Related	\$1,679.97	\$1,829.51	\$5,671	\$4,940	\$3,897	\$2,470
TOTAL CHARGE PER UNIT	\$4,272.65	\$4,677.58	\$14,500	\$12,630	\$9,963	\$6,316
(1) Based on Persons Per Unit Of:			3.10	2.70	2.13	1.35

demand for services. The calculated residential development charges for all services are shown in Table 7.

As shown in the table, the calculated residential charge ranges from \$6,316 for small apartments to \$14,500 for single and semi-detached or link units. The calculated charge for large apartments is \$9,963 and for low density multiple dwelling units is \$12,630.

The calculated non-residential development charges rates are presented in Table 8. The calculated adjusted rate for new non-industrial development is \$59.44 per square metre of GFA, which is an increase of \$4.34 from the unadjusted rate of \$55.10 per square metre. The calculated adjusted rate for new industrial development is \$30.24 per square metre, which is an increase of \$1.26 from the unadjusted rate of \$28.98 per square metre.

D. COMPARISON OF 2010 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN CLARINGTON

Tables 9 and 10 present a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates. It demonstrates that the residential development charge rate for a single- or semi-detached or link unit increases by \$715 per unit, or 5 per cent.

The current development charges rate for non-industrial development increases by \$8.48 per square metre, or 17 per cent. Whereas the industrial development charge rate increases by \$2.24 per square metre, or 8 per cent.

It should be noted that the next phase-in rates from By-law 2005-108, as amended, come into effect on July 1, 2010. The residential rates range from a high of \$15,401 for single and semi-detached units, \$13,415 for townhouse, multiple, and row units, \$10,583 for large apartments, and \$6,707 for small apartments. The non-residential excluding industrial rate on July 1, 2010 would be \$58.44 and the industrial rate would be \$32.80.

TABLE 8

MUNICIPALITY OF CLARINGTON
MUNICIPAL-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Industrial		Industrial	
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre
Library Service	\$0.00	\$0.00	\$0.00	\$0.00
Emergency & Fire Services	\$3.82	\$3.68	\$3.82	\$3.68
Indoor Recreation	\$0.00	\$0.00	\$0.00	\$0.00
Park Development & Related Facilities	\$0.00	\$0.00	\$0.00	\$0.00
Operations	\$3.45	\$3.64	\$3.45	\$3.64
Parking	\$0.30	\$0.33	\$0.30	\$0.33
General Government	\$1.53	\$1.54	\$1.53	\$1.54
Subtotal General Services	\$9.09	\$9.19	\$9.09	\$9.19
Roads And Related	\$46.01	\$50.25	\$19.89	\$21.05
TOTAL CHARGE PER SQUARE METRE	\$55.10	\$59.44	\$28.98	\$30.24

TABLE 9

MUNICIPALITY OF CLARINGTON
 COMPARISON OF CURRENT AND CALCULATED
 RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge
Library Service	\$779	\$842	\$63
Emergency & Fire Services	\$779	\$644	(\$135)
Indoor Recreation	\$4,309	\$5,264	\$955
Park Development & Related Facilities	\$1,367	\$1,113	(\$254)
Operations	\$638	\$639	\$1
Parking	\$50	\$57	\$7
General Government	\$368	\$270	(\$98)
Subtotal General Services	\$8,290	\$8,829	\$539
Roads And Related	\$5,495	\$5,671	\$176
TOTAL CHARGE PER UNIT	\$13,785	\$14,500	\$715
			5%

VII LONG-TERM CAPITAL AND OPERATING COSTS

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

A. NET OPERATING COSTS FOR THE MUNICIPALITY'S SERVICES ESTIMATED TO INCREASE OVER THE FORECAST PERIOD

Table 11 summarizes the estimated increase in net operating costs that the Municipality will experience for additions associated with the planned capital program. These estimates are based on average costs derived from a review of recent budgets. (additional details are included in Appendix E).

As shown in Table 11, by 2019, the Municipality's net operating costs for tax-supported services are estimated to increase by \$6.69 million. The most significant portion of this increase relates to the construction of the new fire stations. The new indoor recreation facilities, park facilities, and the library expansion are also projected to impact on the annual operating budget. Operating and maintenance costs will also increase as additions to the Municipality's road network are undertaken.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGE SOURCES TOTALS \$24.18 MILLION

Table 11 also summarizes the components of the development-related capital program that will require funding from non-development charges sources. Of the \$195.73 million net capital program, about \$24.18 million will need to be financed from non-development charges sources over the next ten years. This includes about \$8.47 million with respects to the ten per cent discount required by the *DCA* for general services and about \$15.71 million for shares of projects related to capital replacement and for non-growth shares of projects that provide benefit to the existing community. In addition, \$19.38 million in interim financing may be required for projects related to growth in the post-2019 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years.

TABLE 11
MUNICIPALITY OF CLARINGTON
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS FOR GENERAL SERVICES
(in thousands of constant dollars)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	Total
Net Operating Impacts (1)											
Library Service	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$490.0	\$490.0	\$490.0	\$490.0	
Emergency & Fire Services	\$1,200.0	\$1,200.0	\$1,650.0	\$1,650.0	\$1,650.0	\$1,650.0	\$1,650.0	\$1,650.0	\$1,650.0	\$2,850.0	
Indoor Recreation	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$820.0	\$820.0	\$820.0	\$820.0	
Park Development & Related Facilities	\$5.7	\$34.7	\$54.5	\$73.6	\$101.4	\$194.4	\$244.3	\$307.6	\$391.6	\$403.6	
Operations	\$4.0	\$21.1	\$49.7	\$56.2	\$93.4	\$96.9	\$98.7	\$98.7	\$99.0	\$99.0	
Parking	\$0.0	\$0.0	\$0.0	\$32.6	\$33.6	\$35.6	\$35.6	\$35.6	\$35.6	\$35.6	
General Government	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Roads and Related	\$153.5	\$310.7	\$497.7	\$689.9	\$887.4	\$1,090.4	\$1,298.9	\$1,523.5	\$1,754.3	\$1,991.9	
NET OPERATING IMPACTS	\$1,363.2	\$1,566.5	\$2,251.9	\$2,502.2	\$2,765.7	\$3,067.2	\$4,637.5	\$4,925.3	\$5,240.5	\$6,690.1	n/a
Long-term Capital Impact (1)											
Total Net Cost	\$12,815.6	\$13,850.7	\$21,113.1	\$13,033.2	\$19,438.2	\$16,620.3	\$45,702.2	\$15,929.3	\$15,126.5	\$22,104.2	\$195,733.3
Net Cost From Development Charges	\$9,321.9	\$10,312.4	\$18,907.3	\$10,793.4	\$15,300.2	\$15,222.8	\$28,502.7	\$10,662.4	\$9,690.8	\$18,962.1	\$147,676.0
Prior Growth Share from DC Reserve Balances (2)	\$1,737.9	\$2,356.1	\$330.3	\$81.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,505.7
Portion for Post-2019 Growth (3)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$12,517.2	\$2,544.8	\$3,780.0	\$540.0	\$19,381.9
Funding From Non-DC Sources											
Discount Portion	\$223.4	\$508.2	\$440.7	\$428.7	\$847.7	\$774.4	\$3,554.7	\$457.4	\$631.8	\$600.9	\$8,467.9
Replacement	\$1,675.1	\$809.8	\$1,570.5	\$1,865.4	\$3,426.0	\$758.8	\$924.0	\$2,061.1	\$820.3	\$1,797.7	\$15,708.8
FUNDING FROM NON-DC SOURCES	\$1,898.6	\$1,317.9	\$2,011.2	\$2,294.1	\$4,273.7	\$1,533.2	\$4,478.7	\$2,518.5	\$1,452.2	\$2,398.6	\$24,176.7
TOTAL NET OPERATING & CAPITAL IMPACTS	\$3,261.8	\$2,884.5	\$4,263.1	\$4,796.3	\$7,039.4	\$4,600.4	\$9,116.2	\$7,443.8	\$6,692.6	\$9,088.7	n/a

Notes:

- (1) See Appendix E
(2) Existing development charge reserve fund balances collected from growth prior to 2010 are applied to fund initial projects in development-related capital forecast
(3) Post 2019 growth-related net capital costs may be eligible for development charge funding in future DC by-laws

VIII DEVELOPMENT CHARGES ADMINISTRATION

A. DEVELOPMENT CHARGE ADMINISTRATION

Many of the administrative requirements of the *DCA* will be similar to those presently followed by the Municipality in terms of collection practices. In this regard:

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the *DCA*, the Municipality should codify any rules regarding the application of the by-laws and any exemptions within the development charges by-law proposed for adoption;
- The proposed draft by-law (available under separate cover) sets out the rules to determine development charges applicable in any particular case. Rules for exemptions, potential reductions, and redevelopment of land are also outlined in the proposed draft by-law;
- It is recommended that limited exemptions, other than those required in the *DCA* be formally adopted in the by-laws; and
- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the Municipality's normal capital budget process.

B. LOCAL SERVICE DEFINITIONS

The following provides the definition of “local service”, under the *DCA*, for a number of services provided by the Municipality of Clarington. The reason for establishing these definitions is to determine the eligible capital costs for inclusion in the development charge calculation for the Municipality of Clarington. The functions or services deemed to be local in nature are not to be included in the determination of the development charge rates. The provision of local services is considered to be a direct developer responsibility under s.59 of the *DCA* and will (or may) be recovered

under other agreement(s) with the land owner or developer. The issue of “local services” is being specifically considered for the services of:

- Roads and Related
- Stormwater Services
- Parkland Development

1. Roads and Related

Roads:

- All roads internal to a development are a direct developer responsibility under s.59 of the DCA 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 DC calculations, excluding property costs;
- All roads external to development lands but with development lot frontage are included in the DC 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 DCA.

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 DC calculation.

Streetlights and Sidewalks:

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

Noise Abatement Measures

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

Street Tree Planting

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

Land Acquisition for Roads 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 no development maybe include in DC calculation (to the extent eligible); if purchased in advance of dedication costs may be funded on an interim basis from the DC 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 DC to the extent eligible.

2. Stormwater Management (SWM) Facilities

The costs of stormwater management facilities internal to a development plan and related to a development plan are considered to be a local service under the DCA and the associated costs are not included in the development charges calculation. Local SWM 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.

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 DC 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 A

GROWTH FORECAST

APPENDIX A

GROWTH FORECAST

This appendix provides the details of the growth forecast used in the preparation of the 2010 Development Charges Background Study for the Municipality of Clarington. The forecast methodology and the key inputs and assumptions are discussed here in detail. The results of the forecasts are provided in a series of tables.

As part of planning for long-term growth, and to assist with the implementation of the *Growth Plan for the Greater Golden Horseshoe*, Hemson Consulting was retained by the Municipality of Clarington to prepare growth forecasts. The growth forecasts contained in the document, *Clarington Community Forecast*, were prepared as part of the Municipality's Official Plan Review. The population, housing and employment forecasts are for the entire municipality and for the three urban communities and the rural area within Clarington.

This growth forecast appendix begins with a brief discussion of the Municipality's population and housing forecast allocation from the Region. This is followed by more detailed discussion of the residential growth forecast. The final section describes the employment and non-residential space forecast.

Municipality of Clarington's 2031 Region of Durham Population Allocation

Under the *Growth Plan*, upper-tier municipalities are responsible for allocating the forecasts provided in Schedule 3 of the *Growth Plan* to local municipalities. The population growth forecast for Clarington is based on the Municipality achieving the Region of Durham's population allocation of 140,000 by 2031. It should be noted that this population figure is the expressed "total population", which includes an estimate of the undercount, or net under-coverage (roughly four per cent). For the purposes of the development charges growth forecast, all population figures are Census population figures, which exclude the under-coverage.

Residential Growth Forecast

The method for the population forecast is based on the distribution of housing units by market share across the Region as a whole. A total housing unit forecast is prepared and then distributed to the local municipalities. Average household sizes are then

applied to each of the unit types to create the overall population forecast. The average household sizes and how they change over time is based on a Greater Toronto Area and Hamilton (GTAH) analysis of household formation by age and the shifting age structure of the population as well as the more local historic trends in Durham and Clarington.

The allocation of the overall Clarington housing forecast to its local communities is also based on housing market shares. Most of the forecast housing unit growth in the Municipality is anticipated to occur in the urban areas of Bowmanville, Courtice and Newcastle. The community's rural area, consistent with both market expectations and generally accepted planning objectives, is not forecast to accommodate significant growth. As noted, the population forecast is prepared by applying household size factors by unit type to the household forecast, resulting in a forecast of population in new units by community. Overall, the expectation is for population in Clarington to grow steadily to 2031, and at a rate consistent with the recent past. Most of the growth is expected to be focussed in the currently urbanized areas of the Municipality.

Non-Residential Growth Forecast

As with the population forecast, the initial employment forecast is based on the Region of Durham's allocation of the *Growth Plan* employment forecasts to the local municipalities. The employment forecast is based on permanent employment. The approximately 3,500 temporary construction jobs expected to be associated with the new nuclear power facility are treated separately for the forecast. These jobs are also not considered for comparison to the Regional numbers.

The forecast employment for the municipality of Clarington is based on three major land use planning types: major office, population-related and employment land employment:

- Major office employment, defined as employment in free-standing office buildings of 20,000 square feet or greater;
- Population-related employment, defined as employment that provides services to a resident population in retail and institutional establishments, including those who work from home; and

- Employment land employment, defined as the range of employment uses in industrial-type buildings, typically concentrated in business parks and other designated employment areas.

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

Overall, employment in the Municipality of Clarington is anticipated to grow steadily and with a pattern that reflects overall population growth and the available supply of employment land. In the context of the GTAH, Clarington is forecast to accommodate fairly modest growth in both population and employment.

Results of the Municipality of Clarington Growth Forecasts

Based upon the inputs and assumptions, forecasts of population, households, employment, and non-residential floor space were prepared for the development charges background study. The forecast results are presented in a series of tables and are summarized in the following:

- Table A.1: Displays the historic census population, households and employment from 1996 to 2009.
- Table A.2: Provides a breakdown of housing completions from 1999 to 2009 by unit type.
- Table A.3: Shows the historic household sizes by period of construction.
- Table B.1: Provides the overall population, household, and employment forecast results, annually, from 2010 to 2031.
- Table B.2: Displays the growth in households by unit type from 2010 to 2031.
- Table B.3: Shows the population growth in new household by unit type from 2010 to 2031.
- Table B.4: Provides the total employment forecast and the additional non-residential floor space resulting from this forecast from 2010 to 2031.

MUNICIPALITY OF CLARINGTON 2010 DEVELOPMENT CHARGES STUDY

TABLE A.1
Historic Population, Households & Employment

Mid-Year	Census Population		Occupied Dwellings		HH Size		Employment by POW		Activity Rate
	Population	Growth	Dwellings	Growth	HH Size	Employment	Growth		
1996	60,615		20,128		3.01	13,732		22.7%	
1997	62,356	1,741	20,711	583	3.01	14,434	702	23.1%	
1998	64,147	1,791	21,311	600	3.01	15,171	737	23.7%	
1999	65,989	1,842	21,928	617	3.01	15,946	775	24.2%	
2000	67,884	1,895	22,563	635	3.01	16,761	815	24.7%	
2001	69,834	1,950	23,215	652	3.01	17,617	856	25.2%	
2002	71,363	1,529	23,909	694	2.98	18,236	619	25.6%	
2003	72,925	1,562	24,623	714	2.96	18,877	641	25.9%	
2004	74,521	1,596	25,359	736	2.94	19,541	664	26.2%	
2005	76,152	1,631	26,117	758	2.92	20,228	687	26.6%	
2006	77,820	1,668	26,896	779	2.89	20,939	711	26.9%	
2007	79,443	1,623	27,532	636	2.89	21,468	529	27.0%	
2008	81,100	1,657	28,183	651	2.88	22,011	543	27.1%	
2009	82,791	1,691	28,850	667	2.87	22,568	557	27.3%	

Source: Statistics Canada, Census of Canada

MUNICIPALITY OF CLARINGTON 2010 DEVELOPMENT CHARGES STUDY

TABLE A.2
Historic Housing Activity - Units

Mid-Year	Housing Completions - Units			Total
	Singles/Semis	Rows	Apts.	
1999	443	142	0	585
2000	614	39	0	653
2001	491	26	0	517
2002	577	62	0	639
2003	690	47	90	827
2004	668	76	36	780
2005	716	91	162	969
2006	524	46	0	570
2007	524	75	234	833
2008	466	113	108	687
2009	442	24	6	472
Total	6,155	741	636	7,532
Average '00-'09	576	67	80	722
Average '05-'09	477	71	116	664

Source: Statistics Canada, Housing Completions Data

Historic Housing Activity - Shares By Unit Type

Mid-Year	Housing Completions - Units			Total
	Singles/Semis	Rows	Apts.	
1999	76%	24%	0%	100%
2000	94%	6%	0%	100%
2001	95%	5%	0%	100%
2002	90%	10%	0%	100%
2003	83%	6%	11%	100%
2004	86%	10%	5%	100%
2005	74%	9%	17%	100%
2006	92%	8%	0%	100%
2007	63%	9%	28%	100%
2008	68%	16%	16%	100%
2009	94%	5%	1%	100%
Total	82%	10%	8%	100%

MUNICIPALITY OF CLARINGTON 2010 DEVELOPMENT CHARGES STUDY

TABLE B.1
Population, Household & Employment Forecast Summary

Forecast Population, Household & Employment Growth Summary

Mid-Year	Census Population	Occupied Dwellings	Employment by POW	PPH	Activity Rate	Mid-Year	Census Pop'n Growth	Census Population	Household Growth	Total Households	Employment Growth	Total Employment
2006	77,820	26,896	20,939	2.89	0.27	2007	1,623	79,443	636	27,532	529	21,468
2007	79,443	27,532	21,468	2.89	0.27	2008	1,657	81,100	651	28,183	543	22,011
2008	81,100	28,183	22,011	2.88	0.27	2009	1,691	82,791	667	28,850	557	22,568
2009	82,791	28,850	22,568	2.87	0.27	2010	1,727	84,518	682	29,532	572	23,140
2010	84,518	29,532	23,140	2.86	0.27	2011	1,762	86,280	699	30,231	587	23,727
2011	86,280	30,231	23,727	2.85	0.28	2012	2,028	88,308	831	31,062	643	24,370
2012	88,308	31,062	24,370	2.84	0.28	2013	2,076	90,384	854	31,916	662	25,032
2013	90,384	31,916	25,032	2.83	0.28	2014	2,125	92,509	878	32,794	680	25,712
2014	92,509	32,794	25,712	2.82	0.28	2015	2,175	94,684	902	33,696	701	26,413
2015	94,684	33,696	26,413	2.81	0.28	2016	2,226	96,910	927	34,623	722	27,135
2016	96,910	34,623	27,135	2.80	0.28	2017	2,439	99,349	998	35,621	778	27,913
2017	99,349	35,621	27,913	2.79	0.28	2018	2,500	101,849	1,026	36,647	802	28,715
2018	101,849	36,647	28,715	2.78	0.28	2019	2,563	104,412	1,056	37,703	827	29,542
2019	104,412	37,703	29,542	2.77	0.28	2020	2,628	107,040	1,086	38,789	852	30,394
2020	107,040	38,789	30,394	2.76	0.28	2021	2,693	109,733	1,118	39,907	880	31,274
2021	109,733	39,907	31,274	2.75	0.29	2022	2,478	112,211	1,014	40,921	706	31,980
2022	112,211	40,921	31,980	2.74	0.28	2023	2,534	114,745	1,040	41,961	722	32,702
2023	114,745	41,961	32,702	2.73	0.28	2024	2,591	117,336	1,067	43,028	739	33,441
2024	117,336	43,028	33,441	2.73	0.29	2025	2,650	119,986	1,094	44,122	755	34,196
2025	119,986	44,122	34,196	2.72	0.28	2026	2,709	122,695	1,121	45,243	772	34,968
2026	122,695	45,243	34,968	2.71	0.28	2027	2,367	125,062	970	46,213	664	35,632
2027	125,062	46,213	35,632	2.71	0.28	2028	2,413	127,475	991	47,204	677	36,309
2028	127,475	47,204	36,309	2.70	0.28	2029	2,459	129,934	1,012	48,216	690	36,999
2029	129,934	48,216	36,999	2.69	0.28	2030	2,507	132,441	1,034	49,250	704	37,703
2030	132,441	49,250	37,703	2.69	0.28	2031	2,554	134,995	1,055	50,305	717	38,420
2031	134,995	50,305	38,420	2.68	0.28	2010-2019	21,621	104,412	8,853	37,703	6,974	29,542
						2020-2031	30,583	134,995	12,602	50,305	8,878	38,420
						2010-2031	52,204	134,995	21,455	50,305	15,852	38,420

Source: Hemson Consulting Ltd.

Source: Hemson Consulting Ltd.



MUNICIPALITY OF CLARINGTON 2010 DEVELOPMENT CHARGES STUDY

TABLE B.2
Growth in Households by Unit Type

Mid-Year	Singles/Semis	Rows	Apts	Total
2010	556	67	58	682
2011	572	69	59	699
2012	679	82	70	831
2013	697	84	72	854
2014	717	86	74	878
2015	737	89	76	902
2016	758	91	78	927
2017	816	98	84	998
2018	838	101	87	1,026
2019	862	104	89	1,056
2020	887	107	92	1,086
2021	914	110	94	1,118
2022	830	100	86	1,014
2023	850	102	88	1,040
2024	871	105	90	1,067
2025	894	108	92	1,094
2026	916	110	95	1,121
2027	793	95	82	970
2028	810	97	84	991
2029	827	100	85	1,012
2030	845	102	87	1,034
2031	862	104	89	1,055
2010-2019	7,232	871	747	8,853
2020-2031	10,299	1,240	1,064	12,602
2010-2031	17,531	2,111	1,811	21,455

Source: Hemson Consulting Ltd.

TABLE B.3
Forecast Population in New Households by Unit Type*

Mid-Year	Singles/Semis	Rows	Apts	Total
2010	1,724	181	99	2,004
2011	1,773	186	100	2,059
2012	2,105	221	119	2,445
2013	2,161	227	122	2,510
2014	2,223	232	126	2,581
2015	2,285	240	129	2,654
2016	2,350	246	133	2,729
2017	2,530	265	143	2,938
2018	2,598	273	148	3,019
2019	2,672	281	151	3,104
2020	2,750	289	156	3,195
2021	2,833	297	160	3,290
2022	2,573	270	146	2,989
2023	2,635	275	150	3,060
2024	2,700	284	153	3,137
2025	2,771	292	156	3,219
2026	2,840	297	162	3,299
2027	2,458	257	139	2,854
2028	2,511	262	143	2,916
2029	2,564	270	145	2,979
2030	2,620	275	148	3,043
2031	2,672	281	151	3,104
2010-2019	22,421	2,352	1,270	26,043
2020-2031	31,927	3,349	1,809	37,085
2010-2031	54,348	5,701	3,079	63,128

*Based on PPU's

MUNICIPALITY OF CLARINGTON 2010 DEVELOPMENT CHARGES STUDY

TABLE B.4
Non-Residential Space Forecast

Employment Density
 Employment Land Employment 65 m² per employee
 Population-Related Employment 40 m² per employee
 Major Office Employment 27 m² per employee

Mid-Year	Employment Land		Population-Related		Major Office		Total	
	Total Emp	Space (m ²)	Total Emp	Space (m ²)	Total Emp	Space (m ²)	Total Emp	Space (m ²)
2009	11,511		10,689		368		22,568	
2010	11,858	22,555	10,909	8,800	373	135	23,140	31,490
2011	12,216	23,270	11,133	8,960	378	135	23,727	32,365
2012	12,551	21,775	11,410	11,080	409	837	24,370	33,692
2013	12,896	22,425	11,693	11,320	443	918	25,032	34,663
2014	13,250	23,010	11,983	11,600	479	972	25,712	35,582
2015	13,614	23,660	12,281	11,920	518	1,053	26,413	36,633
2016	13,988	24,310	12,586	12,200	561	1,161	27,135	37,671
2017	14,391	26,195	12,919	13,320	603	1,134	27,913	40,649
2018	14,806	26,975	13,261	13,680	648	1,215	28,715	41,870
2019	15,233	27,755	13,612	14,040	697	1,323	29,542	43,118
2020	15,672	28,535	13,973	14,440	749	1,404	30,394	44,379
2021	16,125	29,445	14,344	14,840	805	1,512	31,274	45,797
2022	16,462	337	14,687	13,720	831	702	31,980	36,327
2023	16,806	344	15,038	14,040	858	729	32,702	37,129
2024	17,157	351	15,398	14,400	886	756	33,441	37,971
2025	17,515	358	15,766	14,720	915	783	34,196	38,773
2026	17,880	365	16,144	15,120	944	783	34,968	39,628
2027	18,181	301	16,477	13,320	974	810	35,632	33,695
2028	18,487	306	16,817	13,600	1,005	837	36,309	34,327
2029	18,798	311	17,164	13,880	1,037	864	36,999	34,959
2030	19,115	317	17,518	14,160	1,070	891	37,703	35,656
2031	19,437	322	17,880	14,480	1,103	891	38,420	36,301
2010 - 2019	3,722	241,930	2,923	116,920	329	8,883	6,974	367,733
2020 - 2031	4,204	273,260	4,268	170,720	406	10,962	8,878	454,942
2010 - 2031	7,926	515,190	7,191	287,640	735	19,845	15,852	822,675

Source: Hemson Consulting Ltd.



APPENDIX B

GENERAL SERVICES

TECHNICAL APPENDIX

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the general services in the Municipality of Clarington. Seven general services have been analysed as part of the development charges study:

Appendix B.1	Library Service
Appendix B.2	Emergency & Fire Services
Appendix B.3	Indoor Recreation
Appendix B.4	Park Development & Related Facilities
Appendix B.5	Operations
Appendix B.6	Parking
Appendix B.7	General Government

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

TABLE 1 HISTORIC SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historic service level. The *DCA* and *O. Reg. 82/98* require that development charges be set at a level no higher than the average service level provided in the municipality over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historic inventory period has been defined as 2000 to 2009.

O. Reg. 82/98 requires that when defining and determining historic service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels

for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the growth-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by municipal staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

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

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

TABLE 2 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM

The *DCA* requires that Council express its intent to provide future capital facilities to support future growth. Based on the growth forecasts presented in Appendix A, Hemson Consulting in collaboration with municipality staff has developed a

development-related capital program which sets out the projects required to service anticipated growth for the ten-year period from 2010 to 2019.

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

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

When calculating development charges, the development-related net capital cost must be reduced by 10 per cent for all services except protection services and engineered services (*DCA s.5.(1)8.*). The 10 per cent discount is therefore applied to all general services considered in this appendix with the exception of Fire & Emergency Services. As with replacement shares, the 10 per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement or benefit to existing shares, 10 per cent discount, yields the net DC eligible costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2010 to 2019. For some of the services, a portion of the capital program will service growth that will not occur until after 2019. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development.

Typically, the first projects that appear in the capital program will be funded from available DC reserve funds. The reserve funds balances can be found in Appendix D.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated on the final page of Table 1. The result is the discounted development-related net capital cost that is eligible for recovery against growth over the period from 2010 to 2019.

Calculation of the Unadjusted Development Charge Rates

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

The first step when determining the unadjusted development charge rate is to allocate the growth-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Library Service, Indoor Recreation, and Park Development and Related Facilities, the growth-related costs have been apportioned as 80 per cent residential and 20 per cent non-residential. This apportionment is based on the anticipated shares of population in new units and employment growth over the ten-year forecast period.

The development-related costs associated with the Library Service, Indoor Recreation, and Park Development and Related Facilities have been allocated 100 per cent to the residential sector because the need for these services is generally driven by residential development.

The residential share of the 2010-2019 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential growth-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

TABLE 3 CASH FLOW ANALYSIS

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

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

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

APPENDIX B.1

LIBRARY SERVICE

APPENDIX B.1

LIBRARY SERVICE

The Clarington Public Library provides library services from four branches in each of the communities in Clarington. The newest branch, in Newcastle, opened in August 2009. The Clarington Public Library provides a wide range of resources in a variety of formats and offers an array of programs to Municipal residents.

TABLE 1 2000-2009 HISTORIC SERVICE LEVELS

The Table 1 displays library services ten-year historic inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment). The building space amounts to 42,700 square feet, valued at \$15.16 million. The library buildings occupy approximately 1.75 hectares of land worth approximately \$974,200. The collection materials located at all branches are valued at \$7.02 million and the furniture and equipment associated with the branches are valued at \$1.66 million.

The 2009 full replacement value of the inventory of capital assets for the library service amounts to \$24.81 million and the ten-year historic average service level is \$272.41 per capita. The historic service level multiplied by the ten-year forecast population growth in new units results in a ten-year maximum allowable funding envelope of \$7.09 million. An amount of \$2.26 million has been identified as excess capacity in the library service. This is a result of the recently constructed Newcastle library branch and its associated land and furniture and equipment. At the time that the Newcastle library branch was constructed, Council had indicated their intent to recover any resulting excess capacity by future development. As such, the \$2.26 million previously identified as excess capacity is deemed to be committed excess capacity, and no deduction has been made to the calculated maximum funding envelope of \$7.09 million.

Finally, the library service must be reduced by ten per cent as required under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$6.38 million.

TABLE 2 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The Library Service capital program is focused on the recovery of the remaining Bowmanville and Newcastle branch debenture payments, an expansion to the Courtice library branch, and also maintaining collection materials at historic service levels.

The first debenture relates to the recovery of the Bowmanville branch. The two remaining principal payments total \$1.27 million, including a balloon payment of \$1.05 million in the final year in 2011. It should be noted that this amount only includes the amount relating to the library portion of the Bowmanville branch, as the overall debenture also includes the municipal building. The principal payments are net of the 10 per cent discount, as this co-payment has already been funded by the Municipality from non-DC sources.

The second debenture recovery relates to the Newcastle branch. The nine remaining principal payments amount to \$576,800 including a balloon payment of \$296,200 in the final year of 2018. As the old Newcastle Village library branch was decommissioned as a result of the opening of the new Newcastle Village library branch, a share of the cost, 44 per cent, has been deemed to be the replacement share. As such, only 56 per cent of the total cost of the debenture payments has been included for development charges recovery. Similar to the Bowmanville branch, the principal payments are net of the 10 per cent discount, as this reduction has already been made in previous development charges calculation.

A new project that Clarington Council is intending to undertake is the expansion of Courtice library branch. The cost components to this project include \$200,000 for automation and theft protection, \$300,700 for the design of the expansion, and \$5.87 million for construction costs. The remainder of the Library Service capital program includes a provision of \$2.26 million to cover the cost of materials acquisitions over the ten-year planning period while maintaining the average historic service level.

Altogether, the ten-year development-related capital program for the library service totals to \$10.93 million. The legislated 10 per cent discount on new projects amounts to \$863,200, and is netted off of the total municipal cost of the projects. A portion of

the capital program, \$3.47 million, deemed as a post-period benefit, will be considered for recovery in subsequent development charges by-laws.

The Library Service DC reserve fund is in a negative position as a result of previous payments of two outstanding debentures relating to recently constructed branches. The principal portions of the negative reserve fund balance, relating to the Bowmanville and Newcastle debentures, are considered part of the committed excess capacity and have been netted off of the net maximum allowable funding envelope, yielding a discounted net funding envelope of \$6.15 million.

The 2010–2019 DC costs eligible for recovery amount to \$6.15 million which is then allocated entirely against future residential development in the Municipality of Clarington. This results in an unadjusted development charge of \$236.24 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

The library service DC reserve fund balance at December 31, 2009 was in a negative position of -\$320,947. The cash flow analysis has the opening cash balance in this negative position. After cash flow and reserve fund consideration, the residential calculated charge increases to \$271.46 per capita. This is a reflection of the timing of the capital program and development charges revenues.

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

LIBRARY SERVICE SUMMARY						
10-year Hist.	2010 - 2019		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$272.41	\$10,934,603	\$6,152,486	\$236.24	\$0.00	\$271.46	\$0.00

APPENDIX B.1
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Old Bowmanville	10,851	10,851	10,851	-	-	-	-	-	-	-	-	\$355
New Bowmanville	-	-	-	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	\$355
Courtice Branch	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	6,000	\$355
Old Newcastle Village	3,981	3,981	3,981	3,981	3,981	3,981	3,981	3,981	3,981	3,981	3,981	\$355
New Newcastle Village	-	-	-	-	-	-	-	-	-	-	-	\$355
Orono Branch	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	\$355
Total (sq.ft.)	24,436	24,436	24,436	37,585	37,585	37,585	37,585	37,585	37,585	37,585	42,704	
Total (\$000)	\$8,674.8	\$8,674.8	\$8,674.8	\$13,342.7	\$13,342.7	\$13,342.7	\$13,342.7	\$13,342.7	\$13,342.7	\$13,342.7	\$15,159.9	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Old Bowmanville	0.49	0.49	0.49	-	-	-	-	-	-	-	-	\$600,000
New Bowmanville	-	-	-	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$600,000
Courtice Branch	0.81	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	\$600,000
Old Newcastle Village	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	-	\$600,000
New Newcastle Village	-	-	-	-	-	-	-	-	-	-	0.80	\$600,000
Orono Branch	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$365,000
Total (ha)	1.65	1.38	1.38	0.99	0.99	0.99	0.99	0.99	0.99	0.99	1.75	
Total (\$000)	\$917.2	\$755.2	\$755.2	\$521.2	\$521.2	\$521.2	\$521.2	\$521.2	\$521.2	\$521.2	\$974.2	

APPENDIX B.1
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Books (# of items)	123,192	142,733	132,308	160,107	161,124	148,105	127,530	137,839	138,126	148,284	\$42
Periodicals (# Print)	1,540	1,834	1,904	3,206	2,936	2,375	2,165	2,246	3,456	2,952	\$6
Electronic Resources (# Database Subscriptions)	1	1	1	2	2	56	59	61	66	68	\$899
Multi-Media (# items CDs, DVDs, Microfilm)	8,209	8,554	8,758	11,039	12,184	11,517	8,970	10,548	12,418	15,242	\$47
Uncatalogued Materials	7,517	6,517	6,569	6,569	6,569	6,569	6,569	6,569	4,060	4,060	\$12
Total (#)	140,459	159,639	149,540	180,923	182,815	168,622	145,293	157,263	158,126	170,606	
Total (\$000)	\$5,617.8	\$6,437.1	\$6,013.5	\$7,286.5	\$7,380.6	\$6,852.4	\$5,878.1	\$6,383.3	\$6,463.0	\$7,016.6	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Old Bowmanville	\$308,000	\$308,000	\$308,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Bowmanville	\$0	\$0	\$0	\$1,019,000	\$1,019,000	\$1,037,217	\$1,107,499	\$1,115,555	\$1,124,134	\$1,132,380
Courtie Branch	\$249,000	\$249,000	\$249,000	\$249,000	\$249,000	\$249,000	\$249,000	\$249,000	\$249,000	\$249,000
Old Newcastle Village	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$130,000	\$0
New Newcastle Village	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$211,777
Orono Branch	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000	\$65,000
Total (\$000)	\$752.0	\$752.0	\$752.0	\$1,463.0	\$1,463.0	\$1,481.2	\$1,551.5	\$1,559.6	\$1,568.1	\$1,658.2

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICE

Historic Population	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
	67,884	69,834	71,363	72,925	74,521	76,152	77,820	79,443	81,100	82,791

INVENTORY SUMMARY (\$000)

Buildings	\$8,674.8	\$8,674.8	\$8,674.8	\$13,342.7	\$13,342.7	\$13,342.7	\$13,342.7	\$13,342.7	\$13,342.7	\$15,159.9
Land	\$917.2	\$755.2	\$755.2	\$521.2	\$521.2	\$521.2	\$521.2	\$521.2	\$521.2	\$974.2
Materials	\$5,617.8	\$6,437.1	\$6,013.5	\$7,286.5	\$7,380.6	\$6,852.4	\$5,878.1	\$6,383.3	\$6,463.0	\$7,016.6
Furniture and Equipment	\$752.0	\$752.0	\$752.0	\$1,463.0	\$1,463.0	\$1,481.2	\$1,551.5	\$1,559.6	\$1,568.1	\$1,658.2
Total (\$000)	\$15,961.7	\$16,619.0	\$16,195.4	\$22,613.3	\$22,707.4	\$22,197.4	\$21,293.4	\$21,806.7	\$21,895.0	\$24,808.8

SERVICE LEVEL (\$/capita)

	Average Service Level										
Buildings	\$127.79	\$124.22	\$121.56	\$182.96	\$179.05	\$175.21	\$171.46	\$167.95	\$164.52	\$183.11	\$159.78
Land	\$13.51	\$10.81	\$10.58	\$7.15	\$6.99	\$6.84	\$6.70	\$6.56	\$6.43	\$11.77	\$8.73
Materials	\$92.76	\$92.18	\$84.27	\$99.92	\$99.04	\$89.98	\$75.53	\$80.35	\$79.69	\$84.75	\$86.85
Furniture and Equipment	\$11.08	\$10.77	\$10.54	\$20.06	\$19.63	\$19.45	\$19.94	\$19.63	\$19.34	\$20.03	\$17.05
Total (\$/capita)	\$235.13	\$237.98	\$226.94	\$310.09	\$304.71	\$291.49	\$273.62	\$274.50	\$269.98	\$299.66	\$272.41

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICE

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2000-2009)	\$272.41
Population Growth In New Units (2010-2019)	26,043
Maximum Allowable Funding Envelope	\$7,094,374
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$709,437
Discounted Maximum Allowable Funding Envelope	\$6,384,936

Excess Capacity Calculation	
Total Value of Inventory in 2009	\$24,808,802
Inventory Using Average Service Level	\$22,553,096
Excess Capacity	\$2,255,706
Excess Capacity:	Committed

APPENDIX B.1
TABLE 2

MUNICIPALITY OF CLARINGTON
GROWTH-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2019
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2010-2019	
1.0 LIBRARY SERVICE											
1.1 Recovery of Bowmanville Branch Debenture¹											
	1.1.1 Principal Payment	2010	\$ 227,099	\$ -	\$ 227,099	\$ -	\$ -	\$ 227,099	\$ -	\$ 227,099	\$ -
	1.1.2 Principal Payment	2011	\$ 1,045,674	\$ -	\$ 1,045,674	\$ -	\$ -	\$ 1,045,674	\$ -	\$ 1,045,674	\$ -
	Subtotal Recovery of Bowmanville Branch Debenture		\$ 1,272,773	\$ -	\$ 1,272,773	\$ -	\$ -	\$ 1,272,773	\$ -	\$ 1,272,773	\$ -
1.2 Recovery of Newcastle Branch Debenture¹											
	1.2.1 Principal Payment	2010	\$ 55,000	\$ -	\$ 55,000	\$ 24,200	\$ -	\$ 30,800	\$ -	\$ 30,800	\$ -
	1.2.2 Principal Payment	2011	\$ 56,000	\$ -	\$ 56,000	\$ 24,640	\$ -	\$ 31,360	\$ -	\$ 31,360	\$ -
	1.2.3 Principal Payment	2012	\$ 58,000	\$ -	\$ 58,000	\$ 25,520	\$ -	\$ 32,480	\$ -	\$ 32,480	\$ -
	1.2.4 Principal Payment	2013	\$ 61,000	\$ -	\$ 61,000	\$ 26,840	\$ -	\$ 34,160	\$ -	\$ 34,160	\$ -
	1.2.5 Principal Payment	2014	\$ 63,000	\$ -	\$ 63,000	\$ 27,720	\$ -	\$ 35,280	\$ -	\$ 35,280	\$ -
	1.2.6 Principal Payment	2015	\$ 66,000	\$ -	\$ 66,000	\$ 29,040	\$ -	\$ 36,960	\$ -	\$ 36,960	\$ -
	1.2.7 Principal Payment	2016	\$ 69,000	\$ -	\$ 69,000	\$ 30,360	\$ -	\$ 38,640	\$ -	\$ 38,640	\$ -
	1.2.8 Principal Payment	2017	\$ 73,000	\$ -	\$ 73,000	\$ 32,120	\$ -	\$ 40,880	\$ -	\$ 40,880	\$ -
	1.2.9 Principal Payment	2018	\$ 529,000	\$ -	\$ 529,000	\$ 232,760	\$ -	\$ 296,240	\$ -	\$ 296,240	\$ -
	Subtotal Recovery of Newcastle Branch Debenture		\$ 1,030,000	\$ -	\$ 1,030,000	\$ 453,200	\$ -	\$ 576,800	\$ -	\$ 576,800	\$ -
1.3 Courtice Library Expansion											
	1.3.1 Automation and Theft Protection (\$10/sf)	2015	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
	1.3.2 Design of Courtice Library Expansion	2015	\$ 300,700	\$ -	\$ 300,700	\$ -	\$ 30,070	\$ 270,630	\$ -	\$ 270,630	\$ -
	1.3.3 Construction (14,000 sf @ \$355, 6,000 retro @ \$200)	2016	\$ 5,869,300	\$ -	\$ 5,869,300	\$ -	\$ 586,930	\$ 5,282,370	\$ -	\$ 1,816,636	\$ 3,465,734
	Subtotal Courtice Library Expansion		\$ 6,370,000	\$ -	\$ 6,370,000	\$ -	\$ 637,000	\$ 5,733,000	\$ -	\$ 2,267,266	\$ 3,465,734
1.4 Materials											
	1.4.1 Additional Collections Materials @ Historic Service Level	Various	\$ 2,261,830	\$ -	\$ 2,261,830	\$ -	\$ 226,183	\$ 2,035,647	\$ -	\$ 2,035,647	\$ -
	Subtotal Materials		\$ 2,261,830	\$ -	\$ 2,261,830	\$ -	\$ 226,183	\$ 2,035,647	\$ -	\$ 2,035,647	\$ -
TOTAL LIBRARY SERVICE											
			\$ 10,934,603	\$ -	\$ 10,934,603	\$ 453,200	\$ 863,183	\$ 9,618,220	\$ -	\$ 6,152,486	\$ 3,465,734

Note 1: Principal payments need not be reduced by 10% as reduction has been made in prior DC By-laws.

Residential Development Charge Calculation	
Residential Share of 2010-2019 DC Eligible Costs	100%
10 Year Growth in Population in New Units	\$6,152,486
Unadjusted Development Charge Per Capita	26,043
	\$236.24
Non-Residential Development Charge Calculation	
Non-Residential Share of 2010-2019 DC Eligible Costs	0%
10 Year Growth in Square Metres	\$0
Unadjusted Development Charge Per Square Metre	367,733
	\$0.00

2010-2019 Discouraged Funding Envelope	\$6,384,936
Less: Principal portions of negative reserve fund balance	(\$232,450)
Adjusted 2010-2019 Net Funding Envelope	\$6,152,486
Reserve Fund Balance	(\$320,947)
Balance as at Dec 31, 2009	(\$309,000)
2010 Capital Budget/Draws	(\$629,947)
TOTAL	(\$629,947)



MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY SERVICE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

LIBRARY SERVICE	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
OPENING CASH BALANCE	(\$320.9)	(\$493.6)	(\$1,483.8)	(\$1,280.4)	(\$1,040.2)	(\$758.0)	(\$937.6)	(\$2,293.1)	(\$1,546.1)	(\$971.0)	
2010-2019 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Service (New Projects): Non Inflated	\$339.3	\$339.3	\$339.3	\$339.3	\$339.3	\$789.9	\$1,816.6	\$0.0	\$0.0	\$0.0	\$4,302.9
- Bowmanville Debenture Principal Payments	\$227.1	\$1,045.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,272.8
- Newcastle Debenture Principal Payments	\$30.8	\$31.4	\$32.5	\$34.2	\$35.3	\$37.0	\$38.6	\$40.9	\$296.2	\$0.0	\$576.8
- Library Service (New Projects): Inflated ¹	\$597.2	\$1,423.1	\$385.5	\$394.2	\$402.5	\$909.1	\$2,084.5	\$40.9	\$296.2	\$0.0	\$6,533.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	26,043
REVENUE											
- DC Receipts: Inflated	\$544.0	\$570.1	\$690.5	\$723.1	\$758.4	\$795.4	\$834.3	\$916.1	\$960.2	\$1,007.0	\$7,799.1
INTEREST											
- Interest on Opening Balance	(\$17.7)	(\$27.1)	(\$81.6)	(\$70.4)	(\$57.2)	(\$41.7)	(\$51.6)	(\$126.1)	(\$85.0)	(\$53.4)	(\$611.9)
- Interest on In-year Transactions	(\$1.5)	(\$23.5)	\$5.3	\$5.8	\$6.2	(\$3.1)	(\$34.4)	\$15.3	\$11.6	\$17.6	(\$0.5)
- Interest Payments for Bowmanville Debenture	(\$72.9)	(\$60.1)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$133.0)
- Interest Payments for Newcastle Debenture	(\$27.4)	(\$26.5)	(\$25.4)	(\$24.1)	(\$22.7)	(\$21.1)	(\$19.4)	(\$17.5)	(\$15.4)	\$0.0	(\$199.4)
TOTAL REVENUE	\$424.6	\$432.9	\$588.9	\$634.3	\$684.7	\$729.5	\$729.0	\$787.8	\$871.4	\$971.2	\$6,854.3
CLOSING CASH BALANCE	(\$493.6)	(\$1,483.8)	(\$1,280.4)	(\$1,040.2)	(\$758.0)	(\$937.6)	(\$2,293.1)	(\$1,546.1)	(\$971.0)	\$0.2	

Note 1: Debenture principal payments not inflated.

2010 Adjusted Charge Per Capita	\$271.46
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Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

EMERGENCY & FIRE SERVICES

APPENDIX B.2

EMERGENCY & FIRE SERVICES

Clarington Emergency and Fire Services is comprised of three divisions; fire prevention, fire suppression and training. The fire prevention division offers a range of educational programs and services to the community. The fire suppression division operates from five stations and the Municipal Operations Centre. The training division ensures that all firefighters participate in an ongoing program of training to ensure that their skills and knowledge are kept at a proficient level.

TABLE 1 2000-2009 HISTORIC SERVICE LEVELS

The Emergency & Fire Services inventory of capital assets includes five fire stations and the Municipal Operations Centre for a combined area of over 39,500 square feet, valued at approximately \$11.86 million. The buildings occupy roughly 2.94 hectares of land which is valued at \$1.48 million. The 29 vehicles associated with the fire stations in the Municipality of Clarington have a replacement value of nearly \$8.78 million. Personal firefighting equipment, communications equipment, and other station equipment add another \$4.74 million to the inventory.

The current value of the total Emergency & Fire Services capital infrastructure including building, land, vehicles, furniture and equipment is valued at approximately \$26.86 million and has provided Clarington with a ten-year average historical service level of \$996.84 per household. The calculated maximum allowable recoverable through development charges is \$8.83 million. There is no excess capacity identified and also this service is one with no percentage reduction. As such, the fully calculated maximum allowable of \$8.83 million is brought forward to the development charges calculation.

TABLE 2 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The 2010 to 2019 development-related capital program is consistent with the capital program recommendations contained in the September 2008 update to the Fire and Emergency Services Master Plan. The Master Plan recommends the construction of two new stations, an expansion to the headquarters station, the purchase of four new

vehicles, and the protective equipment for 40 firefighters over the ten-year planning period.

The new station #2 in Newcastle is being constructed in 2010 has a total project cost of \$4.5 million. This cost includes the construction cost of the station, land purchase, fixtures, furniture and equipment and also includes a contingency costs. The Municipality has received three grants, for a combined total of \$2.27 million, which will be applied towards the project costs of the new station. The existing Newcastle station will be decommissioned at a result of the new Newcastle station opening. As such, a share of the total cost of the project, \$1.18 million, is deemed as the replacement share. The remaining portion of the project cost, \$1.04 million, is committed in the 2010 capital budget, and will be paid using existing monies in the Emergency & Fire Services reserve fund.

The second project in the Emergency & Fire Services capital program is a 4,500 square foot expansion to the station headquarters. The cost of this project amounts to \$1.26 million which includes construction cost and a provision for furniture and equipment.

The third project is the construction of a new station #6 in Bowmanville. This station will mirror the station being constructed in Newcastle in terms of square footage, land acquisition, and furnishings. The total project cost is \$4.5 million.

The update to the Fire and Emergency Services Master Plan also indicates the need to purchase additional vehicles. In total, five vehicles will be purchased over the ten-year planning period. The vehicles include three pumpers, command vehicle, and a scab truck for a combined total of \$2.1 million. Finally, the cost of purchasing 40 new apparel and protective clothing outfits for newly hired fire fighters amounts to \$200,000.

Altogether, the ten-year capital forecast for Emergency & Fire Services amounts to \$12.56 million. The grants received to fund the construction of Station #2 amount to \$2.27 million. The replacement shares, relating to Station #2, total to \$1.18 million. Approximately \$2.09 is to be funded from the current Emergency & Fire Services development charges reserve funds and is therefore considered to be the prior growth share. No post-period benefit shares have been identified for this service as the development-related capital program does not exceed the net maximum allowable funding envelope.

The remaining \$7.02 million is related to growth between 2010 and 2019. Emergency & Fire Services is not required to be discounted, and the full development-related share of the capital program, \$7.02 million, is included in the present calculation.

The development-related cost is allocated 80 per cent, or \$5.62 million, against new residential development, and 20 per cent, or \$1.40 million, against non-residential development. This yields an unadjusted development charge of \$215.63 per capita and \$3.82 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge decreases to \$207.79 per capita and the non-residential charge is also decreases to \$3.68 per square metre.

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

EMERGENCY & FIRE SERVICES SUMMARY						
10-year Hist.	2010 - 2019		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per household	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$995.54	\$12,560,000	\$7,019,707	\$215.63	\$3.82	\$207.79	\$3.68

APPENDIX B.2
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Bowmanville Station	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$300
Old Courtyce Station	10,290	10,290	10,290	10,290	10,290	-	-	-	-	-	\$300
New Courtyce Station	-	-	-	-	-	9,000	9,000	9,000	9,000	9,000	\$300
Newcastle Station	6,847	6,847	6,847	6,847	6,847	6,847	6,847	6,847	6,847	6,847	\$300
Orono Station	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	\$300
Enniskillen Station	3,808	3,808	3,808	3,808	3,808	3,808	3,808	4,211	4,211	4,211	\$300
Municipal Operations Centre (Hampton)	703	703	703	703	703	703	703	703	703	703	\$300
Total (sq.ft.)	40,410	40,410	40,410	40,410	40,410	39,120	39,120	39,523	39,523	39,523	
Total (\$000)	\$12,123.0	\$12,123.0	\$12,123.0	\$12,123.0	\$12,123.0	\$11,736.0	\$11,736.0	\$11,856.9	\$11,856.9	\$11,856.9	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Bowmanville Station	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$600,000
Old Courtyce Station	1.00	1.00	1.00	1.00	1.00	-	-	-	-	-	\$600,000
New Courtyce Station	-	-	-	-	-	0.63	0.63	0.63	0.63	0.63	\$600,000
Newcastle Station	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$600,000
Orono Station	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$365,000
Enniskillen Station	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$365,000
Municipal Operations Centre (Hampton)	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$365,000
Total (ha)	3.31	3.31	3.31	3.31	3.31	2.94	2.94	2.94	2.94	2.94	
Total (\$000)	\$1,704.0	\$1,704.0	\$1,704.0	\$1,704.0	\$1,704.0	\$1,482.0	\$1,482.0	\$1,482.0	\$1,482.0	\$1,482.0	

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES

VEHICLES Vehicle Type	# of Vehicles											UNIT COST (\$/vehicle)
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Staff Vehicles, Sedans, Wagons, Vans, Pick-ups	4	4	6	6	6	8	8	8	8	8	8	\$40,000
Tankers	5	5	5	5	5	5	5	5	5	5	5	\$250,000
Pumpers (Heavy Duty Custom)	6	6	6	6	6	7	7	7	7	7	7	\$600,000
Aerial	1	1	1	1	1	1	1	2	2	2	2	\$1,100,000
Ladder Truck	1	1	1	1	-	-	-	-	-	-	-	\$1,100,000
Rescue	1	1	1	1	1	1	1	1	1	1	1	\$270,000
Grass Fire Truck	1	1	1	1	1	2	2	2	2	2	2	\$85,000
Mobile Fire Safety House	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Prevention Suburban	-	-	-	-	-	1	1	1	1	1	1	\$70,000
Zodiac/Trailer	-	-	-	-	-	-	-	1	1	1	1	\$20,000
Scat Truck - Special Rescue	-	-	-	-	-	-	-	1	1	1	1	\$210,000
Total (#)	20	20	22	22	21	26	27	29	29	29	29	
Total (\$000)	\$7,630.0	\$7,630.0	\$7,710.0	\$7,710.0	\$6,610.0	\$7,445.0	\$7,655.0	\$8,775.0	\$8,775.0	\$8,775.0	\$8,775.0	\$8,775.0

FURNITURE & EQUIPMENT Station Name	Total Value of Furniture & Equipment (\$)											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Bowmanville Station	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000
Old Courtoice Station	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
New Courtoice Station	\$0	\$0	\$0	\$0	\$0	\$179,000	\$179,000	\$179,000	\$188,500	\$188,500	\$188,500	\$188,500
Newcastle Station	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000
Orono Station	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000
Enniskillen Station	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$179,000	\$180,000	\$180,000	\$180,000	\$180,000	\$180,000
Personal Fire Fighter Equipment	\$680,000	\$680,000	\$680,000	\$680,000	\$697,000	\$742,000	\$755,000	\$755,000	\$767,000	\$767,000	\$767,000	\$767,000
Communications Equipment	\$486,000	\$486,000	\$486,000	\$486,000	\$498,000	\$530,000	\$539,000	\$539,000	\$560,000	\$560,000	\$560,000	\$560,000
Dispatch Equipment Upgrade	\$0	\$0	\$2,370,000	\$2,512,000	\$2,512,000	\$2,512,000	\$2,512,000	\$2,512,000	\$2,512,000	\$2,512,000	\$2,512,000	\$2,512,000
Total (\$000)	\$2,061.0	\$2,061.0	\$4,431.0	\$4,573.0	\$4,602.0	\$4,679.0	\$4,701.0	\$4,702.0	\$4,744.5	\$4,744.5	\$4,744.5	\$4,744.5

APPENDIX B.2
TABLE 1 - PAGE 3

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
EMERGENCY & FIRE SERVICES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Historic Households	22,563	23,215	23,909	24,623	25,359	26,117	26,896	27,532	28,183	28,850

INVENTORY SUMMARY (\$000)

Buildings	\$12,123.0	\$12,123.0	\$12,123.0	\$12,123.0	\$12,123.0	\$11,736.0	\$11,736.0	\$11,856.9	\$11,856.9	\$11,856.9
Land	\$1,704.0	\$1,704.0	\$1,704.0	\$1,704.0	\$1,704.0	\$1,482.0	\$1,482.0	\$1,482.0	\$1,482.0	\$1,482.0
Vehicles	\$7,630.0	\$7,630.0	\$7,710.0	\$7,710.0	\$6,610.0	\$7,445.0	\$7,655.0	\$8,775.0	\$8,775.0	\$8,775.0
Furniture and Equipment	\$2,061.0	\$2,061.0	\$4,431.0	\$4,573.0	\$4,602.0	\$4,679.0	\$4,701.0	\$4,702.0	\$4,744.5	\$4,744.5
Total (\$000)	\$23,518.0	\$23,518.0	\$25,968.0	\$26,110.0	\$25,039.0	\$25,342.0	\$25,574.0	\$26,815.9	\$26,858.4	\$26,858.4

SERVICE LEVEL (\$/household)

	Average Service Level										
Buildings	\$537.30	\$522.21	\$507.05	\$492.34	\$478.06	\$449.36	\$436.35	\$430.66	\$420.71	\$410.98	\$468.50
Land	\$75.52	\$73.40	\$71.27	\$69.20	\$67.20	\$56.74	\$55.10	\$53.83	\$52.58	\$51.37	\$62.62
Vehicles	\$338.16	\$328.67	\$322.47	\$313.12	\$260.66	\$285.06	\$284.61	\$318.72	\$311.36	\$304.16	\$306.70
Furniture and Equipment	\$91.34	\$88.78	\$185.33	\$185.72	\$181.47	\$179.16	\$174.78	\$170.78	\$168.35	\$164.45	\$159.02
Total (\$/household)	\$1,042.33	\$1,013.05	\$1,086.12	\$1,060.39	\$987.38	\$970.33	\$950.85	\$973.99	\$953.00	\$930.97	\$996.84

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
EMERGENCY & FIRE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2000-2009)	\$996.84
Household Unit Growth 2010-2019	8,853
Maximum Allowable Funding Envelope	\$8,825,025
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$0
Net Maximum Allowable Funding Envelope	\$8,825,025

Excess Capacity Calculation	
Total Value of Inventory in 2009	\$26,858,400
Inventory Using Average Service Level	\$28,758,834
Excess Capacity	\$0

APPENDIX B.2
TABLE 2
MUNICIPALITY OF CLARINGTON
GROWTH-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs		
						Replacement & BTE Shares	0% Reduction			2010-2019	Post 2019	
2.0 EMERGENCY & FIRE SERVICES												
2.1 Buildings, Land & Furnishings												
	2.1.1 New Station #2 Newcastile (12,000 sf, 1 ha land, and F&E)	2010	\$ 4,500,000	\$ 2,271,000	\$ 2,229,000	\$ 1,184,023	\$ -	\$ 1,044,977	\$ 1,044,977	\$ -	\$ -	
	2.1.2 Expansion of Headquarters (4,500 sf and F&E)	2012	\$ 1,260,000	\$ -	\$ 1,260,000	\$ -	\$ -	\$ 1,260,000	\$ 310,293	\$ 949,707	\$ -	
	2.1.3 New Station #6 in Bowmanville (12,000 sf, 1ha land, and F&E)	2019	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	\$ -	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -	
	Subtotal Buildings, Land & Furnishings		\$ 10,260,000	\$ 2,271,000	\$ 7,989,000	\$ 1,184,023	\$ -	\$ 6,804,977	\$ 1,355,270	\$ 5,449,707	\$ -	
2.2 Vehicles												
	2.2.1 Pumper (Station 2)	2011	\$ 600,000	\$ -	\$ 600,000	\$ -	\$ -	\$ 600,000	\$ 600,000	\$ -	\$ -	
	2.2.2 Command Vehicle	2011	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ -	\$ 90,000	\$ 90,000	\$ -	\$ -	
	2.2.3 Scat Truck (Station 2)	2016	\$ 210,000	\$ -	\$ 210,000	\$ -	\$ -	\$ 210,000	\$ -	\$ 210,000	\$ -	
	2.2.4 2 Pumps (Station 6)	2019	\$ 1,200,000	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000	\$ -	\$ 1,200,000	\$ -	
	Subtotal Vehicles		\$ 2,100,000	\$ -	\$ 2,100,000	\$ -	\$ -	\$ 2,100,000	\$ 690,000	\$ 1,410,000	\$ -	
2.3 Equipment												
	2.3.1 Apparel and Protective Clothing for Fire Fighters	2011	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	
	2.3.2 Apparel and Protective Clothing for Fire Fighters	2012	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ 20,000	\$ -	\$ -	
	2.3.3 Apparel and Protective Clothing for Fire Fighters	2013	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	
	2.3.4 Apparel and Protective Clothing for Fire Fighters	2014	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	
	2.3.5 Apparel and Protective Clothing for Fire Fighters	2015	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	
	2.3.6 Apparel and Protective Clothing for Fire Fighters	2016	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	
	2.3.7 Apparel and Protective Clothing for Fire Fighters	2017	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	
	2.3.8 Apparel and Protective Clothing for Fire Fighters	2018	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -	
	2.3.9 Apparel and Protective Clothing for Fire Fighters	2019	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	
	Subtotal Equipment		\$ 200,000	\$ -	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ 40,000	\$ 160,000	\$ -	
	TOTAL EMERGENCY & FIRE SERVICES		\$ 12,560,000	\$ 2,271,000	\$ 10,289,000	\$ 1,184,023	\$ -	\$ 9,104,977	\$ 2,085,270	\$ 7,019,707	\$ -	

Residential Development Charge Calculation	
Residential Share of 2010-2019 DC Eligible Costs	\$5,615,766
10 Year Growth in Population in New Units	26,043
Unadjusted Development Charge Per Capita	\$215.63
Non-Residential Development Charge Calculation	
Non-Residential Share of 2010-2019 DC Eligible Costs	\$1,403,941
10 Year Growth in Square Metres	367,733
Unadjusted Development Charge Per Square Metre	\$3.82

2010-2019 Net Funding Envelope	\$8,825,025
Reserve Fund Balance	\$1,044,977
2010 Capital Budget Draws	\$1,040,293
Uncommitted Reserve Funds	\$2,085,270
TOTAL	

APPENDIX B.2
TABLE 3 - PAGE 1

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
EMERGENCY & FIRE SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

EMERGENCY & FIRE SERVICES	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
OPENING CASH BALANCE	\$0.0	\$423.7	\$882.6	\$644.4	\$1,212.8	\$1,828.3	\$2,493.9	\$3,020.1	\$3,820.7	\$4,683.2	
2010-2019 RESIDENTIAL FUNDING REQUIREMENTS											
- Emergency & Fire Services: Non Inflated	\$0.0	\$0.0	\$759.8	\$16.0	\$16.0	\$16.0	\$184.0	\$16.0	\$16.0	\$4,592.0	\$5,615.8
- Emergency & Fire Services: Inflated	\$0.0	\$0.0	\$790.5	\$17.0	\$17.3	\$17.7	\$207.2	\$18.4	\$18.7	\$5,487.9	\$6,574.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	26,043
REVENUE											
- DC Receipts: Inflated	\$416.4	\$436.4	\$528.6	\$553.5	\$580.5	\$608.9	\$638.6	\$701.3	\$735.0	\$770.8	\$5,970.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$14.8	\$30.9	\$22.6	\$42.4	\$64.0	\$87.3	\$105.7	\$133.7	\$163.9	\$665.3
- Interest on In-year Transactions	\$7.3	\$7.6	(\$7.2)	\$9.4	\$9.9	\$10.3	\$7.5	\$12.0	\$12.5	(\$129.7)	(\$60.4)
TOTAL REVENUE	\$423.7	\$458.9	\$552.3	\$585.4	\$632.8	\$683.2	\$733.4	\$819.0	\$881.3	\$805.0	\$6,575.0
CLOSING CASH BALANCE	\$423.7	\$882.6	\$644.4	\$1,212.8	\$1,828.3	\$2,493.9	\$3,020.1	\$3,820.7	\$4,683.2	\$0.3	

2010 Adjusted Charge Per Capita **\$207.79**

Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.2
TABLE 3 - PAGE 2

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
EMERGENCY & FIRE SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
EMERGENCY & FIRE SERVICES											
OPENING CASH BALANCE	\$0.00	\$117.93	\$245.68	\$183.78	\$323.66	\$474.76	\$638.29	\$766.75	\$963.72	\$1,176.34	
2010-2019 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Emergency & Fire Services: Non Inflated	\$0.0	\$0.0	\$189.9	\$4.0	\$4.0	\$4.0	\$46.0	\$4.0	\$4.0	\$1,148.0	\$1,403.9
- Emergency & Fire Services: Inflated	\$0.0	\$0.0	\$197.6	\$4.2	\$4.3	\$4.4	\$51.8	\$4.6	\$4.7	\$1,372.0	\$1,643.7
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	31,490	32,365	33,692	34,663	35,582	36,633	37,671	40,649	41,870	43,118	367,733
REVENUE											
- DC Receipts: Inflated	\$115.9	\$121.5	\$129.0	\$135.4	\$141.7	\$148.8	\$156.1	\$171.8	\$180.5	\$189.6	\$1,490.3
INTEREST											
- Interest on Opening Balance	\$0.0	\$4.1	\$8.6	\$6.4	\$11.3	\$16.6	\$22.3	\$26.8	\$33.7	\$41.2	\$171.2
- Interest on In-year Transactions	\$2.0	\$2.1	(\$1.9)	\$2.3	\$2.4	\$2.5	\$1.8	\$2.9	\$3.1	(\$32.5)	(\$15.2)
TOTAL REVENUE	\$117.9	\$127.8	\$135.7	\$144.1	\$155.4	\$167.9	\$180.3	\$201.6	\$217.3	\$198.3	\$1,646.3
CLOSING CASH BALANCE	\$117.9	\$245.7	\$183.8	\$323.7	\$474.8	\$638.3	\$766.8	\$963.7	\$1,176.3	\$2.6	

2010 Adjusted Charge Per Square Metre \$3.68

Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

INDOOR RECREATION

APPENDIX B.3

INDOOR RECREATION

The Clarington Community Services Department is responsible for all indoor municipal recreation facilities and programs. Indoor recreation facilities are offered to residents of the municipality via a number of community centres, arenas, community halls and complexes. The Community Services Department is also responsible for the outdoor swimming pool in Orono Park and the outdoor lacrosse bowl in Bowmanville.

TABLE 1 2000-2009 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Indoor Recreation includes over 493,000 square feet of indoor recreation building space. The largest of these facilities includes the most recently constructed Newcastle & District Recreation Complex, the Garnet B. Rickard Community Complex, South Courtice Arena and the Courtice Community Complex. The current replacement value for the buildings themselves add up to nearly \$132.63 million. The lands associated with the recreation buildings occupy over 25 hectares of land, which is valued at roughly \$14.28 million. The fixtures, furniture and equipment found in the arenas and community centres have a total value of \$6.17 million. The other facilities that the Community Services Department is responsible for, the outdoor swimming pool and lacrosse bowl, add a further \$1.41 million to the inventory.

The combined value of capital assets for Indoor Recreation totals to \$154.49 million. The ten-year historic average service level is \$1,680.18 per capita, and this, multiplied by the ten-year forecast growth in population, results in a maximum allowable of \$43.76 million.

An amount of \$15.38 million has been identified as excess capacity in the Indoor Recreation Service. This is a result of the recently constructed Newcastle & District Recreation Complex, and to an extent the Bowmanville Indoor Soccer Facility and South Courtice Arena. At the time that these facilities were constructed, Council had indicated their intent to recover any resulting excess capacity by future development. As such, the \$15.38 million previously identified as excess capacity is deemed to be committed excess capacity, and no deduction has been made to the calculated maximum funding envelope of \$43.76 million.

Finally, Indoor Recreation is identified in the *DCA* as a service that must be reduced by ten per cent. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$39.38 million.

TABLE 2 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The 2010–2019 development-related capital program for indoor recreation amounts to \$51.21 million. It is comprised of the recovery of three debenture payments; South Courtice Arena, Bowmanville Indoor Soccer and Newcastle Recreation Complex. The last project relates to a new indoor recreation facility planned to be constructed in the South Bowmanville community.

The first debenture relates to the recovery of the South Courtice Arena. The three remaining principal payments total \$7.57 million, including a balloon payment in the final year in 2012 of \$5.97 million. The principal payments are net of the 10 per cent discount, as this co-payment has already been funded by the Municipality from non-DC sources.

The second debenture recovery relates to the Bowmanville Indoor Soccer Facility. The five remaining principal payments amount to \$2.53 million, which includes a balloon payment in the final year in 2014 in the amount of \$1.67 million. The payments have been reduced by the legislated ten percent discount, as this deduction has not been previously made. The co-payment amounts to \$253,000 for the remaining payments in this debenture, which leaves \$2.28 million as the costs that are eligible for recovery through development charges.

The last debenture recovers for the construction of the Newcastle Recreation Complex. The total amount of the remaining principal payments is \$16.51 million, which is then reduced by the legislated ten per cent discount. \$1.65 million, the amount of the co-payment, reduces the cost eligible for recovery through development charges to \$14.86 million.

The final project for Indoor Recreation is for phase two of a new multi-use indoor recreation facility in the South Bowmanville community in Clarington. Phase two of the project is anticipated for the year 2016 for a total cost of \$24.60 million. This cost includes the construction of a twin pad arena, program/meeting space, a fitness centre,

racquet courts, a lobby/common area, and office space for a total of approximately 82,000 square feet. The total project cost is discounted by the legislated ten per cent reduction which reduces the DC eligible costs by \$2.46 million.

Altogether, the ten-year development-related capital program for indoor recreation totals to \$51.21 million. The legislated ten per cent discount on projects that have not been previously reduced in prior DC by-laws amounts to \$4.36 million and is netted off of the net municipal costs. A portion of the capital program, \$7.91 million, deemed as a post-period benefit, will be considered for recovery in subsequent development charges by-laws.

The indoor recreation DC reserve fund balance is in a negative position as a result of previous payments of one outstanding debenture relating to the Newcastle Recreation Complex. The principal portion of the negative reserve fund balance, relating to the Newcastle Recreation Complex debenture, is considered part of the committed excess capacity and has been netted off of the net maximum allowable funding envelope, yielding a discounted net funding envelope of \$38.94 million.

The 2010–2019 DC costs eligible for recovery amount to \$38.94 million which is then allocated entirely against future residential development in the Municipality of Clarington. This results in an unadjusted development charge of \$1,495.16 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

The indoor DC reserve fund balance at December 31, 2009 was in a negative position of -\$747,054. The cash flow analysis has the opening cash balance in this negative position. After cash flow and reserve fund consideration, the residential calculated charge increases to \$1,698.18 per capita. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the indoor recreation development charge:

INDOOR RECREATION SUMMARY						
10-year Hist.	2010 - 2019		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,680.18	\$51,212,000	\$38,938,477	\$1,495.16	\$0.00	\$1,698.18	\$0.00

APPENDIX B.3
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
INDOOR RECREATION

BUILDINGS Facility Name	# of Square Feet											UNIT COST (\$/sq. ft.)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Base Line Community Centre	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	4,600	\$200
Bowmanville Indoor Soccer Facility	-	-	-	-	-	28,482	28,482	28,482	28,482	28,482	28,482	28,482	\$130
Brownsdale Community Centre	3,248	3,248	3,248	3,248	3,248	3,248	3,248	3,248	3,248	3,248	3,248	3,248	\$200
Clarington Beech Centre	17,348	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	\$225
Clarington Fitness Centre	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	12,500	\$300
Courtice Community Complex	31,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	\$300
Darlington Sports Centre	31,900	31,900	31,900	31,900	31,900	31,900	31,900	31,900	31,900	31,900	31,900	31,900	\$300
Garnet B. Rickard Community Complex	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500	82,500	\$300
Hampton Community Centre	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	3,059	\$200
Harbour Masters House	2,320	2,320	2,320	2,320	2,320	-	-	-	-	-	-	-	\$200
Haydon Community Centre	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	\$200
Kendal Community Centre	8,185	8,185	8,185	8,185	8,185	8,185	8,185	8,185	8,185	8,185	8,185	8,185	\$200
Memorial Park Community Centre	2,937	2,937	2,937	2,937	2,937	2,937	2,937	2,937	2,937	2,937	2,937	2,937	\$200
Newcastle & District Recreation Complex	-	-	-	-	-	-	-	-	-	-	-	-	\$300
Newcastle Community Centre	21,002	21,002	21,002	21,002	21,002	21,002	21,002	21,002	21,002	21,002	21,002	21,002	\$225
Newcastle Memorial Arena	27,007	27,007	27,007	27,007	27,007	27,007	27,007	27,007	27,007	27,007	27,007	27,007	\$250
Newtonville Community Centre	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	1,680	\$200
Orono Arena & Community Hall	35,989	35,989	35,989	35,989	35,989	35,989	35,989	35,989	35,989	35,989	35,989	35,989	\$250
Orono Town Hall	3,200	3,200	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	\$200
Solina Community Centre	2,766	2,766	2,766	2,766	2,766	2,766	2,766	2,766	2,766	2,766	2,766	2,766	\$200
South Courtice Arena	-	-	-	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	\$300
Tyrone Community Centre	2,806	2,806	2,806	2,806	2,806	2,806	2,806	2,806	2,806	2,806	2,806	2,806	\$200
Visual Arts Centre	7,920	7,920	7,920	7,920	7,920	7,920	7,920	7,920	7,920	7,920	7,920	7,920	\$200
Youth Centre - Resource Area	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	2,000	\$200
Total (sq.ft.)	305,311	321,611	321,941	398,941	398,941	425,103	431,189	431,189	493,089	493,089	493,089	493,089	
Total (\$000)	\$80,960.8	\$85,828.3	\$85,894.3	\$108,994.3	\$108,994.3	\$112,232.9	\$114,058.7	\$114,058.7	\$132,628.7	\$132,628.7	\$132,628.7	\$132,628.7	

APPENDIX B.3
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
INDOOR RECREATION

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Base Line Community Centre	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$600,000
Bowmanville Indoor Soccer	-	-	-	-	-	1.17	1.17	1.17	1.17	1.17	1.17	\$600,000
Brownsdale Community Centre	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$365,000
Clarington Beech Centre	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$600,000
Clarington Fitness Centre	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$600,000
Courtice Community Complex	3.39	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	3.66	\$600,000
Darlington Sports Centre	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	\$365,000
Garnet B. Rickard Community Complex	4.70	4.70	4.70	4.70	4.70	4.70	4.70	4.70	4.70	4.70	4.70	\$600,000
Hampton Community Centre	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$365,000
Harbour Masters House	0.61	0.61	0.61	0.61	0.61	-	-	-	-	-	-	\$600,000
Haydon Community Centre	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$365,000
Kendal Community Centre	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$365,000
Memorial Park Community Centre	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	0.26	\$600,000
Newcastle & District Recreation Complex	-	-	-	-	-	-	-	-	-	-	-	\$600,000
Newcastle Community Centre	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$600,000
Newcastle Memorial Arena	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$600,000
Newtonville Community Centre	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$365,000
Orono Arena & Community Hall	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$365,000
Orono Town Hall	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$365,000
Solina Community Centre	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$365,000
South Courtice Arena	-	-	-	4.50	4.50	4.50	4.50	4.50	4.50	4.50	4.50	\$600,000
Tyrone Community Centre	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$365,000
Visual Arts Centre	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$600,000
Youth Centre - Resource Area	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$600,000
Total (ha)	17.45	17.72	17.72	22.22	22.22	22.78	22.78	22.78	25.49	25.49	25.49	
Total (\$000)	\$9,451.9	\$9,613.9	\$9,613.9	\$12,313.9	\$12,313.9	\$12,649.9	\$12,649.9	\$12,649.9	\$14,275.9	\$14,275.9	\$14,275.9	

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
INDOOR RECREATION

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)											
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Base Line Community Centre	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000
Bowmanville Indoor Soccer	\$0	\$0	\$0	\$0	\$0	\$118,000	\$118,000	\$118,000	\$118,000	\$118,000	\$118,000	\$118,000
Brownsdale Community Centre	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000
Clarington Beech Centre	\$236,000	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000	\$372,000
Clarington Fitness Centre	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000
Courties Community Complex	\$422,000	\$921,000	\$921,000	\$921,000	\$921,000	\$921,000	\$921,000	\$921,000	\$921,000	\$921,000	\$921,000	\$921,000
Darlington Sports Centre	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000	\$476,000
Garnet B. Rickard Community Complex	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000	\$1,178,000
Hampton Community Centre	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000	\$41,000
Harbour Masters House	\$32,000	\$32,000	\$32,000	\$32,000	\$32,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Haydon Community Centre	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Kendal Community Centre	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$78,100
Memorial Park Community Centre	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000	\$40,000
Newcastle & District Recreation Complex	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$300,000
Newcastle Community Centre	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000	\$300,000
Newcastle Memorial Arena	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000
Newtonville Community Centre	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000	\$23,000
Orono Arena & Community Hall	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000	\$520,000
Orono Town Hall	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000	\$44,000
Solina Community Centre	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000
South Courtice Arena	\$0	\$0	\$0	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000	\$545,000
Tyrone Community Centre	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Visual Arts Centre	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000	\$171,000
Youth Centre - Resource Area	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000	136,000
Total (\$000)	\$4,566.0	\$5,201.0	\$5,201.0	\$5,746.0	\$5,746.0	\$5,832.0	\$5,832.0	\$5,832.0	\$6,132.0	\$6,170.1		

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
MUNICIPALITY OF CLARINGTON
OTHER FACILITIES

Outdoor Swimming Pools Park Name	# of Pools										UNIT COST (\$/pool)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Newcastle Lions Pool	1	1	1	1	1	1	1	1	1	1	-	\$994,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	\$994,000
Total (#)	2	2	2	2	2	2	2	2	2	2	2	1
Total (\$000)	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$994.0

Lacrosse Bowl Park Name	# of Bowls										UNIT COST (\$/bowl)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Bowmanville Outdoor Lacrosse Bowl	-	-	-	-	-	1	1	1	1	1	1	\$419,000
Total (#)	-	-	-	-	-	1	1	1	1	1	1	1
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$419.0	\$419.0	\$419.0	\$419.0	\$419.0	\$419.0	\$419.0

APPENDIX B.3
TABLE 1 - PAGE 5

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
INDOOR RECREATION

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Historic Population	67,884	69,834	71,363	72,925	74,521	76,152	77,820	79,443	81,100	82,791

INVENTORY SUMMARY (\$000)

Buildings	\$80,960.8	\$85,828.3	\$85,894.3	\$108,994.3	\$108,994.3	\$112,232.9	\$114,058.7	\$114,058.7	\$132,628.7	\$132,628.7
Land	\$9,451.9	\$9,613.9	\$9,613.9	\$12,313.9	\$12,313.9	\$12,649.9	\$12,649.9	\$12,649.9	\$14,275.9	\$14,275.9
Furniture and Equipment	\$4,566.0	\$5,201.0	\$5,201.0	\$5,746.0	\$5,746.0	\$5,832.0	\$5,832.0	\$5,832.0	\$6,132.0	\$6,170.1
Other Facilities	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$1,988.0	\$2,407.0	\$2,407.0	\$2,407.0	\$2,407.0	\$1,413.0
Total (\$000)	\$96,966.6	\$102,631.1	\$102,697.1	\$129,042.1	\$129,042.1	\$133,121.8	\$134,947.6	\$134,947.6	\$155,443.6	\$154,487.7

SERVICE LEVEL (\$/capita)

Average
Service
Level

Buildings	\$1,192.63	\$1,229.03	\$1,203.62	\$1,494.61	\$1,462.60	\$1,473.80	\$1,465.67	\$1,435.73	\$1,635.37	\$1,601.97
Land	\$139.24	\$137.67	\$134.72	\$168.86	\$165.24	\$166.11	\$162.55	\$159.23	\$176.03	\$172.43
Furniture and Equipment	\$67.26	\$74.48	\$72.88	\$78.79	\$77.11	\$76.58	\$74.94	\$73.41	\$75.61	\$74.53
Other Facilities	\$29.29	\$28.47	\$27.86	\$27.26	\$26.68	\$31.61	\$30.93	\$30.30	\$29.68	\$17.07
Total (\$/capita)	\$1,428.42	\$1,469.64	\$1,439.08	\$1,769.52	\$1,731.62	\$1,748.11	\$1,734.10	\$1,698.67	\$1,916.69	\$1,866.00

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MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
INDOOR RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2000-2009)	\$1,680.18
Population Growth In New Units (2010-2019)	26,043
Maximum Allowable Funding Envelope	\$43,757,034
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$4,375,703
Net Maximum Allowable Funding Envelope	\$39,381,331

Excess Capacity Calculation

Total Value of Inventory in 2009	\$154,487,660
Inventory Using Average Service Level	\$139,104,121
Excess Capacity	\$15,383,539
Excess Capacity:	Committed



MUNICIPALITY OF CLARINGTON
GROWTH-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	10% Reduction	Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs	
										2010-2019	Post 2019
3.0 INDOOR RECREATION											
3.1 Recovery of South Courtyce Arena Debenture¹											
	3.1.1 Principal Payment	2010	\$ 779,000	-	\$ 779,000	-	\$ -	\$ 779,000	-	\$ 779,000	\$ -
	3.1.2 Principal Payment	2011	\$ 822,000	-	\$ 822,000	-	\$ -	\$ 822,000	-	\$ 822,000	\$ -
	3.1.3 Principal Payment	2012	\$ 5,972,000	-	\$ 5,972,000	-	\$ -	\$ 5,972,000	-	\$ 5,972,000	\$ -
	Subtotal Recovery of South Courtyce Arena Debenture		\$ 7,573,000	-	\$ 7,573,000	-	\$ -	\$ 7,573,000	-	\$ 7,573,000	\$ -
3.2 Recovery of Bowmanville Indoor Soccer Debenture											
	3.2.1 Principal Payment	2010	\$ 199,000	-	\$ 199,000	-	\$ 19,900	\$ 179,100	-	\$ 179,100	\$ -
	3.2.2 Principal Payment	2011	\$ 209,000	-	\$ 209,000	-	\$ 20,900	\$ 188,100	-	\$ 188,100	\$ -
	3.2.3 Principal Payment	2012	\$ 220,000	-	\$ 220,000	-	\$ 22,000	\$ 198,000	-	\$ 198,000	\$ -
	3.2.4 Principal Payment	2013	\$ 232,000	-	\$ 232,000	-	\$ 23,200	\$ 208,800	-	\$ 208,800	\$ -
	3.2.5 Principal Payment	2014	\$ 1,670,000	-	\$ 1,670,000	-	\$ 167,000	\$ 1,503,000	-	\$ 1,503,000	\$ -
	Subtotal Recovery of Bowmanville Indoor Soccer Debenture		\$ 2,530,000	-	\$ 2,530,000	-	\$ 253,000	\$ 2,277,000	-	\$ 2,277,000	\$ -
3.3 Recovery of Newcastle Recreation Complex Debenture											
	3.3.1 Principal Payment	2010	\$ 1,051,000	-	\$ 1,051,000	-	\$ 105,100	\$ 945,900	-	\$ 945,900	\$ -
	3.3.2 Principal Payment	2011	\$ 1,100,000	-	\$ 1,100,000	-	\$ 110,000	\$ 990,000	-	\$ 990,000	\$ -
	3.3.3 Principal Payment	2012	\$ 1,151,000	-	\$ 1,151,000	-	\$ 115,100	\$ 1,035,900	-	\$ 1,035,900	\$ -
	3.3.4 Principal Payment	2013	\$ 1,205,000	-	\$ 1,205,000	-	\$ 120,500	\$ 1,084,500	-	\$ 1,084,500	\$ -
	3.3.5 Principal Payment	2014	\$ 1,261,000	-	\$ 1,261,000	-	\$ 126,100	\$ 1,134,900	-	\$ 1,134,900	\$ -
	3.3.6 Principal Payment	2015	\$ 1,320,000	-	\$ 1,320,000	-	\$ 132,000	\$ 1,188,000	-	\$ 1,188,000	\$ -
	3.3.7 Principal Payment	2016	\$ 1,381,000	-	\$ 1,381,000	-	\$ 138,100	\$ 1,242,900	-	\$ 1,242,900	\$ -
	3.3.8 Principal Payment	2017	\$ 1,445,000	-	\$ 1,445,000	-	\$ 144,500	\$ 1,300,500	-	\$ 1,300,500	\$ -
	3.3.9 Principal Payment	2018	\$ 1,512,000	-	\$ 1,512,000	-	\$ 151,200	\$ 1,360,800	-	\$ 1,360,800	\$ -
	3.3.10 Principal Payment	2019	\$ 1,583,000	-	\$ 1,583,000	-	\$ 158,300	\$ 1,424,700	-	\$ 1,424,700	\$ -
	3.3.11 Remaining Principal Payments (2020-2022)	2019	\$ 3,500,000	-	\$ 3,500,000	-	\$ 350,000	\$ 3,150,000	-	\$ 3,150,000	\$ -
	Subtotal Recovery of Newcastle Recreation Complex Debenture		\$ 16,509,000	-	\$ 16,509,000	-	\$ 1,650,900	\$ 14,858,100	-	\$ 14,858,100	\$ -
3.4 New Indoor Recreation Facility											
	3.4.1 South Bowmanville Multi-Use Facility Phase II (82,000 sf)	2016	\$ 24,600,000	-	\$ 24,600,000	-	\$ 2,460,000	\$ 22,140,000	-	\$ 22,140,000	\$ 7,909,623
	Subtotal New Indoor Recreation Facility		\$ 24,600,000	-	\$ 24,600,000	-	\$ 2,460,000	\$ 22,140,000	-	\$ 22,140,000	\$ 7,909,623
TOTAL INDOOR RECREATION											
			\$ 51,212,000	\$ -	\$ 51,212,000	\$ -	\$ 4,363,900	\$ 46,848,100	\$ -	\$ 38,538,477	\$ 7,909,623

Note 1: Principal payments need not be reduced by 10% as reduction has been made in prior DC By-laws.

Residential Development Charge Calculation	100%	\$38,381,331
Residential Share of 2010-2019 DC Eligible Costs		(\$42,654)
10 Year Growth in Population in New Units		\$38,938,477
Unadjusted Development Charge Per Capita		\$1,495.16
Non-Residential Development Charge Calculation		
Non-Residential Share of 2010-2019 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		367,733
Unadjusted Development Charge Per Square Metre		\$0.00

2010-2019 Net Funding Envelope	\$38,381,331
Less: Principal portions of negative reserve fund balance	(\$42,654)
Adjusted 2010-2019 Net Funding Envelope	\$38,938,477
Reserve Fund Balance	(\$747,054)
Balance as at Dec 31, 2009	(\$5,097,626)
2010 Capital Budget Draws	(\$3,844,860)
TOTAL	

APPENDIX B.3
TABLE 3

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
INDOOR RECREATION
RESIDENTIAL DEVELOPMENT CHARGE
(in \$'000)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
INDOOR RECREATION											
OPENING CASH BALANCE	(\$747.1)	(\$456.5)	\$10.9	(\$3,956.7)	(\$1,499.6)	\$9.4	\$3,445.9	(\$9,178.3)	(\$5,481.2)	(\$1,300.6)	
2010-2019 RESIDENTIAL FUNDING REQUIREMENTS											
- Indoor Recreation (New Projects): Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$14,230.4	\$0.0	\$0.0	\$0.0	\$14,230.4
- South Courtice Arena Debenture Principal Payments	\$779.0	\$822.0	\$5,972.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$7,573.0
- Bowmanville Indoor Soccer Debenture Principal Payments	\$179.1	\$188.1	\$198.0	\$208.8	\$1,503.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,277.0
- Newcastle Rec Centre Debenture Principal Payments	\$945.9	\$990.0	\$1,035.9	\$1,084.5	\$1,134.9	\$1,188.0	\$1,242.9	\$1,300.5	\$1,360.8	\$4,574.7	\$14,858.1
- Indoor Recreation (New Projects): Inflated ¹	\$1,904.0	\$2,000.1	\$7,205.9	\$1,293.3	\$2,637.9	\$1,188.0	\$17,268.6	\$1,300.5	\$1,360.8	\$4,574.7	\$40,733.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	26,043
REVENUE											
- DC Receipts: Inflated	\$3,403.2	\$3,566.5	\$4,319.8	\$4,523.3	\$4,744.3	\$4,976.1	\$5,219.0	\$5,731.1	\$6,006.9	\$6,299.5	\$48,789.7
INTEREST											
- Interest on Opening Balance	(\$41.1)	(\$25.1)	\$0.4	(\$217.6)	(\$82.5)	\$0.3	\$120.6	(\$504.8)	(\$301.5)	(\$71.5)	(\$1,122.8)
- Interest on In-year Transactions	\$26.2	\$27.4	(\$79.4)	\$56.5	\$36.9	\$66.3	(\$331.4)	\$77.5	\$81.3	\$30.2	(\$8.4)
- Interest Payments for South Courtice Arena Debenture	(\$422.1)	(\$380.1)	(\$334.4)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$1,136.6)
- Interest Payments for Bowmanville Indoor Soccer Debenture	(\$121.9)	(\$113.1)	(\$103.5)	(\$93.1)	(\$81.9)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$513.5)
- Interest Payments for Newcastle Rec Centre Debenture	(\$649.8)	(\$608.1)	(\$564.6)	(\$518.7)	(\$469.9)	(\$418.2)	(\$363.8)	(\$306.3)	(\$245.4)	(\$382.7)	(\$4,527.4)
TOTAL REVENUE	\$2,194.5	\$2,467.5	\$3,238.3	\$3,750.4	\$4,146.9	\$4,624.5	\$4,644.4	\$4,997.6	\$5,541.4	\$5,875.5	\$41,481.0
CLOSING CASH BALANCE	(\$456.5)	\$10.9	(\$3,956.7)	(\$1,499.6)	\$9.4	\$3,445.9	(\$9,178.3)	(\$5,481.2)	(\$1,300.6)	\$0.1	

Note 1: Debenture principal payments not inflated.

2010 Adjusted Charge Per Capita
\$1,698.18

Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4

***PARK DEVELOPMENT &
RELATED FACILITIES***

APPENDIX B.4

PARK DEVELOPMENT & RELATED FACILITIES

The Park Development Division is part of the Engineering Services Department in the Municipality of Clarington. This division is responsible for the planning, design and construction of all parks, trails and open space within the Municipality. Clarington residents enjoy over 140 hectares of developed parkland space and the multitude of park facilities located in these parks.

TABLE 1 2000-2009 HISTORIC SERVICE LEVELS

The Municipality of Clarington has over 140 hectares of parkland which is distributed amongst 18 parkettes, 32 neighbourhood parks, 14 community parks, and 19 district parks. The combined development cost for all of the parkland is \$27.60 million.

This division is also responsible for park facilities which include baseball and softball diamonds, soccer pitches, football fields, tennis courts, water play facilities, playgrounds, skateboard parks, basketball courts, and tot lots. These facilities have a combined total of \$20.42 million. Park shelters and features, parking lots associated with parkland, park access roads, boat launches, trails, and bridges are all also for the benefit of outdoor recreation, and these facilities add a further \$7.71 million to the park development and related facilities inventory.

The combined value of capital assets for park development and related facilities is \$55.73 million. The ten-year historic service level is \$604.53 per capita, and this, multiplied by the ten-year forecast growth in population in new units, results in a maximum allowable of \$15.74 million. A calculated excess capacity of \$5.69 million has been deemed as uncommitted excess capacity. As such, this amount is netted off of the maximum allowable funding envelope. Finally, park development and related facilities must be reduced by ten per cent as required under the *DCA*. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$9.05 million.

TABLE 2 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM AND THE CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The ten-year growth-related capital plan for park development and related facilities amounts to \$20.18 million. This provides for thirty-nine development-related park development projects in various communities around the Municipality. The projects range from the design and construction of various types of parks, trail expansions, additional soccer fields, and waterfront developments. One of the projects in the capital program, Lord Elgin park redevelopment, is deemed to have a 75 per cent benefit to existing share, hence, \$337,500 is netted off of the DC eligible cost for this project. All of the projects in the program are reduced by the legislated ten per cent discount and the total copayments total to \$1.98 million. After netting off the project costs that are ineligible for recovery through development charges, the total DC eligible costs amount to \$17.86 million.

Of the DC eligible costs, a portion can be paid through development charges previously collected. The available park development and related facilities DC reserves amount to \$799,200 and have been allocated to the first projects that appear in the capital program. Another portion of the program, \$8.01 million, is deemed as post-2019 benefit and will be considered for recovery in subsequent development charges background studies.

The remaining \$9.05 million is considered as the 2010-2019 development-related DC eligible costs. This entire amount is allocated to the residential sector as park development and facilities will benefit the future residential population and is recovered by the forecast of approximately 26,000 persons in new housing units. This yields an unadjusted charge of \$347.60 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$359.02 per capita.

The following table summarizes the calculation of the park development and related facilities development charges.

PARK DEVELOPMENT & RELATED FACILITIES SUMMARY						
10-year Hist.	2010 - 2019		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$604.53	\$20,180,000	\$9,052,474	\$347.60	\$0.00	\$359.02	\$0.00

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES

PARKETTES	# of Hectares of Developed Area										Devel. Cost (\$/ha)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Andrew Parkette	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$279,000
Barlow Court Parkette	-	-	-	-	-	0.68	0.68	0.68	0.68	0.68	0.68	\$252,000
Brookhouse Parkette	-	-	-	-	-	0.47	0.47	0.47	0.47	0.47	0.47	\$332,000
Rick Gay Parkette (Cherry Blossom)	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$279,000
Firwood Parkette	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$279,000
Foster Creek Parkette	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$279,000
Foxhunt Parkette	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$279,000
Gate House Parkette	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$279,000
George Reynolds Parkette	-	-	-	-	-	0.21	0.21	0.21	0.21	0.21	0.21	\$279,000
Glanville Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$279,000
Glenabbey Parkette	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$279,000
Haydon Hall Parkette	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$279,000
Ina Brown Parkette	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$279,000
Landerville Parkette	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$279,000
Peters Pike Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$279,000
Pickard Gate Parkette (Robinson Ridge)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$279,000
Westview Parkette	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$279,000
Whitecliff Parkette	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$279,000
Total (Ha)	8.96	8.96	8.96	8.96	8.96	10.32	10.32	10.32	10.32	10.32	10.32	
Total (\$000)	\$2,499.8	\$2,499.8	\$2,499.8	\$2,499.8	\$2,499.8	\$2,885.8	\$2,885.8	\$2,885.8	\$2,885.8	\$2,885.8	\$2,885.8	\$2,885.8

APPENDIX B.4
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES

Park Name	# of Hectares of Developed Area										Devel. Cost (\$/ha)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Argent Park	-	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$169,000
Avondale Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$153,000
Baseline Park	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$153,000
Baxter Park	-	-	-	-	-	-	-	-	-	-	-	\$135,000
Bons Park	-	-	-	-	-	-	-	-	-	-	-	\$207,000
Brownsdale Community Centre	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$153,000
Clarington Corners Park (aka Green Park)	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	\$153,000
Courtice Complex Soccer Field	-	-	-	-	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$153,000
Courtice Memorial Park	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	\$153,000
Courtice West Park	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$153,000
East Beach Park	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$153,000
East Beach Properties	0.82	0.82	0.85	0.85	0.95	0.95	0.95	0.95	0.95	0.95	0.95	\$153,000
Edward Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$153,000
Elephant Hill Park	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$153,000
Elliot Memorial Park	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	\$153,000
Guidwood Park	-	-	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$209,000
Harvey Jackson Park	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	\$153,000
Highland Park	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	\$153,000
Kendal Park	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$153,000
Longworth Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$153,000
Lord Elgin	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$153,000
Mearns Park	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	\$153,000
Moyses Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$153,000
Pearce Farm Park	-	-	-	-	-	2.05	2.05	2.05	2.05	2.05	2.05	\$105,000
Penfound Park	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	\$153,000
Rhonda Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$153,000
Roswell Park	-	-	-	-	-	-	-	2.78	2.78	2.78	2.78	\$116,000
Stuart Park	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$153,000
Walbridge Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$169,000
West Beach Properties	0.50	0.63	0.73	0.73	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$153,000
West Side Dr. Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$153,000
Zion Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$153,000
Total (Ha)	40.40	42.33	44.46	44.46	45.09	47.14	47.14	49.92	49.92	49.92	52.80	
Total (\$000)	\$6,213.2	\$6,537.3	\$6,975.2	\$6,975.2	\$7,071.6	\$7,286.8	\$7,286.8	\$7,609.3	\$7,609.3	\$7,609.3	\$8,078.7	

APPENDIX B.4
TABLE 1 - PAGE 3

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES

COMMUNITY PARKS Park Name	# of Hectares of Developed Area										Devel. Cost (\$/ha)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Bowmanville Memorial Park	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	\$199,000
Burketon Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$199,000
Clarington Fields Park	-	-	-	-	-	10.70	10.70	12.90	12.90	17.11	17.11	\$182,000
Darlington Sports Centre	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	2.80	\$199,000
Enniskillen Community Centre	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$199,000
Lions Parkette	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$199,000
Newcastle Memorial Park	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	0.79	0.79	0.79	\$199,000
Optimist Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$199,000
Orono Fountain	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$199,000
Orono Park	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$199,000
Solina Park	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	\$199,000
Soper Creek Park	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	\$199,000
South Courtoice Community Park	-	-	-	-	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$199,000
Tyrone Park	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	\$199,000
Total (Ha)	29.63	29.63	29.63	29.63	30.76	41.46	41.46	43.66	42.87	47.08	47.08	
Total (\$000)	\$5,896.4	\$5,896.4	\$5,896.4	\$5,896.4	\$6,121.2	\$8,068.6	\$8,068.6	\$8,469.0	\$8,311.8	\$9,078.1	\$9,078.1	

APPENDIX B.4
TABLE 1 - PAGE 4

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES

DISTRICT PARKS Park Name	# of Hectares of Developed Area										Devel. Cost (\$/ha)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Bennett Road Future Park (Waterfront Trail)	-	-	-	-	-	-	0.20	0.20	0.20	0.20	0.20	\$252,000
Bond Head Boat Launch	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$252,000
Bowmanville Boat Launch (leased from CLOCA)	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	1.25	\$252,000
Bowmanville Valley	0.29	0.29	0.29	0.59	0.89	0.89	0.89	0.89	0.89	0.89	0.89	\$252,000
Carveth Open Space along Graham Creek	-	-	-	0.13	0.13	0.13	0.13	0.28	0.28	0.28	0.28	\$252,000
Clarke Museum	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$252,000
Darlington Hydro Fields	8.90	8.90	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$252,000
Lakefront The Glen (east of Bond Head)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$252,000
Newcastle Cenotaph	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$252,000
Newtonville Cenotaph	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$252,000
Orono Cenotaph	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$252,000
Orono Fairgrounds	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$252,000
Orono Woods Walk Trail	0.12	0.12	0.12	0.12	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$252,000
Port of Newcastle Waterfront Park	-	-	-	-	-	-	-	-	-	-	-	\$252,000
Rickard Recreation Park	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	3.65	\$252,000
Rotary Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$252,000
Samuel Wilmot Nature Area	0.25	0.25	0.85	0.85	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$252,000
Tourism Office	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$252,000
Waterfront Trail Corridor (Ridge Pine Park - OPG)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$252,000
Total (Ha)	20.13	20.13	22.83	23.26	23.79	23.79	23.99	29.98	29.98	29.98	29.98	
Total (\$000)	\$5,072.8	\$5,072.8	\$5,753.2	\$5,861.5	\$5,995.1	\$5,995.1	\$6,045.5	\$7,555.0	\$7,555.0	\$7,555.0	\$7,555.0	

Total Parkland (\$000)	\$19,682.2	\$20,006.3	\$21,124.6	\$21,232.9	\$21,687.7	\$24,236.4	\$24,286.8	\$26,519.1	\$26,361.9	\$27,597.6
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
PARK FACILITIES

Baseball Diamonds Park Name	# of Diamonds										UNIT COST (\$/diamond)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Championship Lit	-	-	-	-	-	-	2	2			2	\$839,000
Clarrington Fields												
Lit												
Harvey Jackson Park	-	-	-	-	-	-	1	1	1	1	1	\$314,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	\$314,000
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	\$314,000
Unlit												
Harvey Jackson Park	1	1	1	1	1	1	-	-	-	-	-	\$153,000
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	\$153,000
Newcastle Memorial Park	1	1	1	1	1	1	1	1	1	1	1	\$153,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	\$153,000
Total (#)	6	6	6	6	6	6	8	8	8	7	7	
Total (\$000)	\$1,240.0	\$1,240.0	\$1,240.0	\$1,240.0	\$1,240.0	\$1,240.0	\$3,079.0	\$3,079.0	\$2,926.0	\$2,926.0		

Softball Diamonds Park Name	# of Diamonds										UNIT COST (\$/diamond)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Championship Lit	-	-	-	-	-	-	2	2			2	\$466,000
Clarrington Fields												
Lit												
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	\$212,000
Rickard Community Complex	2	2	2	2	2	2	2	2	2	2	2	\$212,000
Unlit												
Argent Park	1	1	1	1	1	1	1	1	1	1	1	\$105,000
Baseline Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Brownsdale Community Centre	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Courtoice West Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Edward Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Elephant Hill Park	2	2	2	2	2	2	2	2	2	2	2	\$95,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Kendal Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Lord Elgin Park	2	2	2	2	2	2	2	2	2	2	2	\$95,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Rosswell Park	-	-	-	-	-	-	-	-	-	-	-	\$87,000
Sollina Park	2	2	2	2	2	2	2	2	2	2	2	\$95,000
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	\$95,000
Tyrone Park	2	2	2	2	2	2	2	2	2	2	2	\$95,000
Total (#)	23	23	23	23	23	23	25	26	26	26	26	
Total (\$000)	\$2,546.0	\$2,546.0	\$2,546.0	\$2,546.0	\$2,546.0	\$2,546.0	\$3,478.0	\$3,565.0	\$3,565.0	\$3,565.0	\$3,565.0	

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
PARK FACILITIES

Soccer Pitches Park Name	# of Pitches											UNIT COST (\$/pitch)			
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009					
Lit															
Darlington Hydro Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$335,000
South Courice Community Park	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$335,000
Unlit															
Baxter Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$62,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Clarrington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Clarrington Fields	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$85,000
Courice Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Darlington Hydro Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$85,000
Darlington Sports Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Elliot Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Pearce Farm Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$85,000
Solina Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$85,000
Tyrone Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$85,000
Walbridge Park	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$5,000
West Side Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Zion Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Mini															
Burketon Park	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$44,000
Clarrington Fields	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$44,000
Courice Complex	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$44,000
Darlington Hydro Fields	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$44,000
Guildwood Park	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Mearns Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Newcastle Memorial	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$44,000
Optimist Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$44,000
Orono Fairgrounds Park	1	1	1	1	2	2	2	2	2	2	2	2	2	2	\$44,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Roswell Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$44,000
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Zion Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$44,000
Total (#)	29	29	32	32	35	36	36	37	37	37	36	37	37	46	
Total (\$000)	\$2,473.0	\$2,473.0	\$2,566.0	\$2,566.0	\$2,989.0	\$3,074.0	\$3,074.0	\$3,118.0	\$3,118.0	\$3,118.0	\$3,074.0	\$3,118.0	\$3,118.0	\$3,655.0	\$3,655.0

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
PARK FACILITIES

Football Fields Park Name	# of Fields										UNIT COST (\$/field)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Lit												
Clarrington Fields	-	-	-	-	-	-	-	1	1	1		\$537,000
Total (#)	-	-	-	-	-	-	-	1	1	1	1	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$537.0	\$537.0	\$537.0	\$537.0	

Tennis Courts Park Name	# of Courts										UNIT COST (\$/court)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Lit												
Lions Parkette (Beech Centre)	2	2	2	2	2	2	2	2	2	2	2	\$79,000
Newcastle Lions Pool	3	3	3	3	3	3	3	3	3	3	3	\$79,000
Orono Park	2	2	2	2	2	2	2	2	2	2	2	\$79,000
Unlit												
Avondale Park	2	2	2	2	2	2	2	2	2	2	2	\$41,000
Clarrington Corners Park (Green Park)	2	2	2	2	2	2	2	2	2	2	2	\$41,000
Guildwood Park	-	-	2	2	2	2	2	2	2	2	2	\$47,000
Lord Elgin Park	2	2	2	2	2	2	2	2	2	2	2	\$41,000
Solima Park	2	2	2	2	2	2	2	2	2	2	2	\$41,000
Stuart Park	2	2	2	2	2	2	2	2	2	2	2	\$41,000
Total (#)	17	17	19	19	19	19	19	19	19	19	19	
Total (\$000)	\$963.0	\$963.0	\$1,057.0	\$1,057.0	\$1,057.0	\$1,057.0	\$1,057.0	\$1,057.0	\$1,057.0	\$1,057.0	\$1,057.0	\$1,057.0

Water Play Facilities Park Name	# of Facilities										UNIT COST (\$/facility)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	\$97,000
Baxter Park	-	-	-	-	-	-	-	-	-	-	-	\$152,000
Bons Park	-	-	-	-	-	-	-	-	-	-	-	\$148,000
Bowmanville Memorial Park	-	-	1	1	1	1	1	1	1	1	1	\$97,000
Glenabbey Park	1	1	1	1	1	1	1	1	1	1	1	\$63,000
Guildwood Park	-	-	1	1	1	1	1	1	1	1	1	\$229,000
Orono Park	-	-	-	1	1	1	1	1	1	1	1	\$57,000
Pearce Farm Park	-	-	-	-	-	-	-	-	-	-	-	\$257,000
Rosswell Park	-	-	-	-	-	-	-	-	-	-	-	\$136,000
Walbridge Park	-	-	1	1	1	1	1	1	1	1	1	\$140,000
West Side Drive Park	1	1	1	1	1	1	1	1	1	1	1	\$29,000
Total (#)	3	3	6	7	7	7	8	9	9	9	11	
Total (\$000)	\$189.0	\$189.0	\$655.0	\$712.0	\$712.0	\$712.0	\$969.0	\$1,105.0	\$1,105.0	\$1,105.0	\$1,405.0	

APPENDIX B.4
TABLE 1 - PAGE 8

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
PARK FACILITIES

Playgrounds Park Name	# of Playgrounds										UNIT COST (\$/playground)
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Argent Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Avondale Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Baseline Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Baxter Park	-	-	-	-	-	-	-	-	-	-	\$119,000
Bons Park	-	-	-	-	-	-	-	-	-	-	\$105,000
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Clairington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	\$89,000
Darlington Hydro Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Edward Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Elephant Hill Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Elliot Memorial Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Firwood Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Garnet B. Rickard Rec Complex Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Guildwood Park	-	-	1	1	1	1	1	1	1	1	\$104,000
Highland Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Kendal Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Lions Parkette	1	1	1	1	1	1	1	1	1	1	\$89,000
Longworth Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Lord Elgin Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Mearns Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Newcastle Memorial Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Orono Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Pearce Farm Park	-	-	-	-	-	-	-	-	-	-	\$95,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Rhonda Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Rosswell Park	-	-	-	-	-	-	-	-	-	-	\$68,000
Solina	1	1	1	1	1	1	1	1	1	1	\$89,000
Solina Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Stuart Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Tyrone Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Walbridge Park	-	-	1	1	1	1	1	1	1	1	\$87,000
Westside Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Zion Park	1	1	1	1	1	1	1	1	1	1	\$89,000
Total (#)	30	30	32	32	31	31	32	33	33	35	
Total (\$000)	\$2,670.0	\$2,670.0	\$2,861.0	\$2,861.0	\$2,772.0	\$2,772.0	\$2,857.0	\$2,945.0	\$2,945.0	\$3,169.0	



MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
PARK FACILITIES

Outdoor Rinks Park Name	# of Rinks										UNIT COST (\$/rink)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Hampton Hall	1	1	1	1	1	1	1	1	-	-	-	\$3,770
Highland Gardens	1	1	1	1	1	1	1	1	-	-	-	\$3,770
Total (#)	2	2	2	2	2	2	2	2	-	-	-	
Total (\$000)	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$7.5	\$0.0	\$0.0	\$0.0	\$0.0	

Skateboard Park Park Name	# of Parks										UNIT COST (\$/park)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
G. B. Rickard Community Centre	1	1	1	1	1	1	1	1	1	1	1	\$311,000
Rob Plontek Skateboard Park	-	-	-	-	-	-	-	-	-	-	-	\$309,000
Orono Skateboard Park	-	-	-	-	-	-	-	-	-	-	-	\$110,000
Total (#)	1	1	1	1	1	1	1	1	1	2	3	
Total (\$000)	\$311.0	\$311.0	\$311.0	\$311.0	\$311.0	\$311.0	\$311.0	\$311.0	\$620.0	\$730.0		

Basketball Courts Park Name	# of Courts										UNIT COST (\$/court)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
1/2 Courts												
Andrew St. Parkette	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Barlow Court Park	-	-	-	-	-	-	-	-	-	-	-	\$13,000
Bons Park	-	-	-	-	-	-	-	-	-	-	-	\$7,000
Brookhouse Park	-	-	-	-	-	-	-	-	-	-	-	\$10,000
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Gate House Parkette	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Glanville Parkette	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Moyses Parkette	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Full Courts												
Clarrington Corners Park (Green Park)	-	1	1	1	1	1	1	1	1	1	1	\$38,000
Elliot Memorial Park	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Guildwood Park	-	-	1	1	1	1	1	1	1	1	1	\$47,000
Lord Elgin Park	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Pearce Farm Park	-	-	-	-	-	-	-	-	-	-	-	\$42,000
Rosswell Park	-	-	-	-	-	-	-	-	-	-	-	\$22,000
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	\$38,000
South Courtoise Community Park	-	-	-	1	1	1	1	1	1	1	1	\$38,000
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Walbridge Park	-	-	1	1	1	1	1	1	1	1	1	\$40,000
Total (#)	14	15	17	18	18	18	21	22	22	23		
Total (\$000)	\$325.0	\$363.0	\$450.0	\$488.0	\$488.0	\$488.0	\$553.0	\$575.0	\$575.0	\$582.0		

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
PARK FACILITIES

Tot Lots Park Name	# of Lots										UNIT COST (\$/lot)
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009	
Andrew St. Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Barlow Court Park	-	-	-	-	-	-	-	-	-	-	\$87,000
Brookhouse Park	-	-	-	-	-	-	-	-	-	-	\$82,000
Cherry Blossom Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Foster Creek Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Gate House Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
George Reynolds Park	-	-	-	-	-	-	-	-	-	-	\$76,000
Glanville Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Haydon Hall Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Ina Brown Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Landerville Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Moyses Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Peters Pike Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Pickard Gate Parkette (Robinson Ridge)	1	1	1	1	1	1	1	1	1	1	\$76,000
Tourist Information Centre	1	1	1	1	1	1	1	1	1	1	\$76,000
Whitecliff Parkette	1	1	1	1	1	1	1	1	1	1	\$76,000
Total (#)	15	15	15	15	15	15	16	18	18	18	
Total (\$000)	\$1,140.0	\$1,140.0	\$1,140.0	\$1,140.0	\$1,140.0	\$1,216.0	\$1,385.0	\$1,385.0	\$1,385.0	\$1,385.0	\$1,385.0

Total Park Facilities (\$000)	\$13,852.5	\$13,890.5	\$14,821.5	\$14,916.5	\$15,250.5	\$15,830.5	\$19,177.5	\$20,084.0	\$20,240.0	\$20,424.0
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APPENDIX B.4
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Shelters & Features Park Name	# of Park Shelters and Other Features												UNIT COST (\$/unit)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				
Andrew Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Argent Park	-	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Barlow Court Park	-	-	-	-	-	-	-	-	-	-	-	-	-	\$71,000
Bond Head Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Brookhouse Park	-	-	-	-	-	-	-	-	-	-	-	-	-	\$39,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Clarrington Corners Park (Green Park)	-	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Clarrington Fields	-	-	-	-	-	-	-	-	-	-	-	-	-	\$119,000
Courtside Entry Feature	-	-	-	-	-	-	-	-	-	-	-	-	-	\$101,000
Elliot Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Foster Creek Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Landerville Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Meams Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Moyses Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Newcastle Cenotaph	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Orono Streetscape	-	-	-	-	-	-	-	-	-	-	-	-	-	\$72,000
Pearce Farm Park	-	-	-	-	-	-	-	-	-	-	-	-	-	\$94,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Rosswell Park	-	-	-	-	-	-	-	-	-	-	-	-	-	\$42,000
Rotary Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Samuel Wilmot Nature Area	-	-	-	-	-	-	-	-	-	-	-	-	-	\$35,000
Solina Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Walbridge Park	-	-	-	-	-	-	-	-	-	-	-	-	-	\$38,000
West Side Drive Park	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Westview Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	\$38,000
Total (#)	22	24	25	25	25	25	25	25	25	25	25	30	33	33
Total (\$000)	\$836.0	\$912.0	\$950.0	\$950.0	\$950.0	\$950.0	\$950.0	\$1,308.0	\$1,523.0	\$1,523.0	\$1,523.0	\$1,523.0	\$1,523.0	\$1,523.0

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Parking Lots Park Name	m ² of Parking Lots										UNIT COST (\$/m ²)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Paved												
Bond Head Boat Launch	750	750	750	750	750	750	750	750	750	750	750	\$65
Bowmanville Memorial Park	756	756	756	756	756	756	756	756	756	756	756	\$65
Clarington Fields	-	-	-	-	-	-	5,712	5,712	5,712	5,712	5,712	\$65
Elephant Hill East	437	437	437	437	437	437	437	437	437	437	437	\$65
Orono Park	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	\$65
Tourism Office	930	930	930	930	930	930	930	930	930	930	930	\$65
Gravel												
Baseline	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$43
Bowmanville Boat Launch	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	2,280	\$43
Bowmanville Valley	1,000	1,000	1,000	1,000	2,035	2,035	2,035	2,035	2,035	2,035	2,035	\$43
Burketon Park	448	448	448	448	448	448	448	448	448	448	448	\$43
Courtyce Memorial Park	825	825	825	825	825	825	825	825	825	825	825	\$43
Darlington Hydro Soccer	2,520	4,220	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	\$43
Elephant Hill West	763	763	763	763	763	763	763	763	763	763	763	\$43
Harvey Jackson	640	640	640	640	640	640	640	640	640	640	640	\$43
Lakefront the Glen	170	170	170	170	170	170	170	170	170	170	170	\$43
Samuel Wilmot Nature Area	570	570	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	\$43
Solina Park	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$43
Soper Creek Park	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	\$43
Tyrone Park	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	\$43
Zion	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$43
Total (m²)	23,129	24,829	30,199	30,199	31,234	31,234	36,946	36,946	36,946	36,946	36,946	
Total (\$000)	\$1,101.3	\$1,174.4	\$1,405.3	\$1,405.3	\$1,449.8	\$1,449.8	\$1,821.1	\$1,821.1	\$1,821.1	\$1,821.1	\$1,821.1	\$1,821.1

APPENDIX B.4
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Park Access Road Park Name	m ² of Park Access Road										UNIT COST (\$/m ²)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Paved												
Baseline Park	49	49	49	49	49	49	49	49	49	49	49	\$65
Bond Head Boat Launch	420	420	420	420	420	420	420	420	420	420	420	\$65
Clarington Fields	-	-	-	-	-	-	-	-	-	-	-	\$65
Elephant Hill East	133	133	133	133	133	133	133	133	133	133	133	\$65
Orono Park	630	630	630	630	630	630	630	630	630	630	630	\$65
Solina Park	168	168	168	168	168	168	168	168	168	168	168	\$65
Soper Creek Park	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	\$65
Tourism Office	140	140	140	140	140	140	140	140	140	140	140	\$65
Gravel												
Baseline Park	140	140	140	140	140	140	140	140	140	140	140	\$43
Bowmanville Boat Launch	854	854	854	854	854	854	854	854	854	854	854	\$43
Bowmanville Valley	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	\$43
Darlington Hydro Soccer	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$43
Harvey Jackson	900	900	900	900	900	900	900	900	900	900	900	\$43
Lakefront the Glen	77	77	77	77	77	77	77	77	77	77	77	\$43
Samuel Wilmot Nature Area	400	400	400	400	400	400	400	400	400	400	400	\$43
Tyrone Park	330	330	330	330	330	330	330	330	330	330	330	\$43
Total (m²)	13,738	13,738	13,738	13,738	13,738	13,738	14,298	14,298	14,298	14,298	14,298	
Total (\$000)	\$682.8	\$682.8	\$682.8	\$682.8	\$682.8	\$682.8	\$719.2	\$719.2	\$719.2	\$719.2	\$719.2	

Boat Launches Park Name	# of Boat Launches										UNIT COST (\$/launch)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Bond Head	1	1	1	1	1	1	1	1	1	1	1	\$142,000
Bowmanville	1	1	1	1	1	1	1	1	1	1	1	\$142,000
Total (#)	2	2	2	2	2	2	2	2	2	2	2	
Total (\$000)	\$284.0	\$284.0	\$284.0	\$284.0	\$284.0	\$284.0	\$284.0	\$284.0	\$284.0	\$284.0	\$284.0	



APPENDIX B.4
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARK DEVELOPMENT & RELATED FACILITIES
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Park Trails Park Name	# of Linear Metres										UNIT COST (\$/metre)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Asphalt												
Bowmanville Boat Launch Waterfront Trail	-	-	-	-	-	-	465	465	465	465	465	\$376
Bowmanville Valley	-	-	-	1,110	1,785	1,785	1,785	1,785	1,785	1,785	1,785	\$208
Carveth Trail	-	-	-	280	280	280	280	600	600	600	600	\$184
Lion's Memorial Trail	-	-	-	-	-	320	320	320	320	320	320	\$231
Port of Newcastle Waterfront Trail	-	-	-	-	-	-	945	945	945	945	1,295	\$348
Ridge Pine Park Waterfront Trail	-	-	-	-	-	-	1,630	1,630	1,630	1,630	1,630	\$231
Soper Creek Trail	-	-	-	-	-	1,027	1,027	1,027	1,027	1,027	1,027	\$178
Granular												
Lion's Memorial Trail	630	630	630	630	630	310	310	310	310	310	310	\$75
Samuel Wilmot Nature Area	-	1,030	1,030	1,145	1,545	1,545	1,545	1,545	1,545	1,545	1,545	\$75
Sydney Rutherford Trail	383	383	383	383	383	383	383	383	383	383	383	\$75
Waterfront Trail	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	\$75
Courtyce Millennium Trail	-	-	-	-	-	-	-	-	900	900	900	\$75
Total (linear metres)	5,323	6,353	6,353	7,858	8,933	9,960	10,425	13,320	14,220	14,220	14,570	
Total (\$000)	\$399.2	\$476.5	\$476.5	\$767.5	\$937.9	\$1,170.6	\$1,345.5	\$2,109.7	\$2,177.2	\$2,177.2	\$2,299.0	

Park Bridges Park Name	# of Bridges										UNIT COST (\$/bridge)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Long Span												
Bowmanville Boat Launch Waterfront Trail	-	-	-	-	-	-	1	1	1	1	1	\$168,000
Bowmanville Valley	1	1	1	1	1	1	1	1	1	1	1	\$168,000
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	\$89,000
Ridge Pine Park Bridge	-	-	-	-	-	-	-	-	-	-	-	\$75,000
Samuel Wilmot Nature Area	1	1	1	1	1	1	1	1	1	1	1	\$89,000
Baseline Park	1	1	1	1	1	1	1	1	1	1	1	\$112,000
Courtyce Millennium Trail	-	-	-	-	-	-	-	-	-	-	-	\$85,000
Short Span												
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	\$33,000
Gatehouse Parkette	1	1	1	1	1	1	1	1	1	1	1	\$33,000
Lions Trail	1	1	1	1	1	1	1	1	1	1	1	\$33,000
Old Kingston Road Ped. Bridge - Courtyce	-	-	-	-	-	-	-	-	-	-	-	\$33,000
Orono Park	2	2	2	2	2	2	2	2	2	2	2	\$33,000
Soper Creek Trail	-	-	-	-	-	-	-	-	-	-	-	\$25,000
Sydney Rutherford Trail	1	1	1	1	1	1	1	1	1	1	1	\$33,000
Total (#)	10	11	11	11	11	13	14	15	15	15	16	
Total (\$000)	\$656.0	\$689.0	\$689.0	\$689.0	\$689.0	\$739.0	\$907.0	\$982.0	\$982.0	\$982.0	\$1,067.0	

Total Outdoor Buildings & Special Facilities	\$3,959.3	\$4,218.7	\$4,487.6	\$4,778.6	\$4,993.5	\$5,276.3	\$6,384.8	\$7,439.0	\$7,506.5	\$7,713.3
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MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
PARK DEVELOPMENT & RELATED FACILITIES

	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Historic Population	67,884	69,834	71,363	72,925	74,521	76,152	77,820	79,443	81,100	82,791

INVENTORY SUMMARY (\$000)

Parkland	\$19,682.2	\$20,006.3	\$21,124.6	\$21,232.9	\$21,687.7	\$24,236.4	\$24,286.8	\$26,519.1	\$26,361.9	\$27,597.6
Park Facilities	\$13,852.5	\$13,890.5	\$14,821.5	\$14,916.5	\$15,250.5	\$15,830.5	\$19,177.5	\$20,084.0	\$20,240.0	\$20,424.0
Special Facilities	\$3,959.3	\$4,218.7	\$4,487.6	\$4,778.6	\$4,993.5	\$5,276.3	\$6,384.8	\$7,439.0	\$7,506.5	\$7,713.3
Total (\$000)	\$37,494.1	\$38,115.5	\$40,433.7	\$40,928.1	\$41,931.8	\$45,343.2	\$49,849.1	\$54,042.2	\$54,108.5	\$55,734.9

SERVICE LEVEL (\$/capita)

	Average Service Level										
Parkland	\$289.94	\$286.48	\$296.02	\$291.16	\$291.03	\$318.26	\$312.09	\$333.81	\$325.05	\$333.34	\$307.72
Park Facilities	\$204.06	\$198.91	\$207.69	\$204.55	\$204.65	\$207.88	\$246.43	\$252.81	\$249.57	\$246.69	\$222.32
Special Facilities	\$58.33	\$60.41	\$62.88	\$65.53	\$67.01	\$69.29	\$82.05	\$93.64	\$92.56	\$93.17	\$74.49
Total (\$/capita)	\$552.33	\$545.80	\$566.59	\$561.24	\$562.68	\$595.43	\$640.57	\$680.26	\$667.18	\$673.20	\$604.53

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
PARK DEVELOPMENT & RELATED FACILITIES

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2000-2009)	\$604.53
Population Growth In New Units (2010-2019)	26,043
Maximum Allowable Funding Envelope	\$15,743,730
Less: Uncommitted Excess Capacity	\$5,685,426
Less: 10% Legislated Reduction	\$1,005,830
Net Maximum Allowable Funding Envelope	\$9,052,474

Excess Capacity Calculation	
Total Value of Inventory in 2009	\$55,734,928
Inventory Using Average Service Level	\$50,049,502
Excess Capacity	\$5,685,426
Excess Capacity:	Uncommitted

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs	
						Replacement & BTE Shares	10% Reduction			2010-2019	Post 2019
4.0 PARK DEVELOPMENT & RELATED FACILITIES											
4.1 Park Development, Facilities & Equipment											
4.1.1	Penwest Parkette	2010	\$ 245,000	\$ -	\$ 245,000	\$ -	\$ 24,500	\$ 220,500	\$ 220,500	\$ -	\$ -
4.1.2	Longworth and Scugg S/W corner	2010	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -
4.1.3	Hunt Street Parkette and Bridge	2011	\$ 385,000	\$ -	\$ 385,000	\$ -	\$ 38,500	\$ 346,500	\$ 346,500	\$ -	\$ -
4.1.4	Conceptual Park Related Design	2011	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ 13,500	\$ -	\$ -
4.1.5	Longworth Park Phase 2	2011	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 65,000	\$ 585,000	\$ 182,688	\$ 402,312	\$ -
4.1.6	Soper Creek Trail - King St. to St. Stephens subdivision	2011	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ 40,000	\$ 360,000	\$ -	\$ 360,000	\$ -
4.1.7	Hancock Neighbourhood Park	2012	\$ 475,000	\$ -	\$ 475,000	\$ -	\$ 47,500	\$ 427,500	\$ -	\$ 427,500	\$ -
4.1.8	Conceptual Park Related Design	2012	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
4.1.9	Knox Neighbourhood Park East	2012	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.1.10	Westvale Parkette	2013	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ 202,500	\$ -
4.1.11	Bowmanville Valley Trail - Design (Baseline Rd. to Waterfront)	2013	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
4.1.12	Farewell Creek Park and Trail	2013	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 65,000	\$ 585,000	\$ -	\$ 585,000	\$ -
4.1.13	Conceptual Park Related Design	2013	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
4.1.14	Bond Head Waterfront Park - Design	2013	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ -	\$ 31,500	\$ -
4.1.15	Newcastle Community Park - Design Phase 1	2014	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
4.1.16	Bowmanville Valley Trail - Baseline to Waterfront	2014	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ 35,000	\$ 315,000	\$ -	\$ 315,000	\$ -
4.1.17	Bond Head Waterfront Park	2014	\$ 700,000	\$ -	\$ 700,000	\$ -	\$ 70,000	\$ 630,000	\$ -	\$ 630,000	\$ -
4.1.18	Conceptual Park Related Design	2014	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
4.1.19	Aspen Springs Parkette	2014	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -
4.1.20	Clarington Fields - Washrooms/change room	2015	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ -
4.1.21	Samuel Wilmot Nature Area	2015	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
4.1.22	Courtyce Waterfront Park - Design	2015	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
4.1.23	Port Darlington Waterfront Park - East Beach	2015	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ 200,000	\$ 1,800,000	\$ -	\$ 1,800,000	\$ -
4.1.24	Conceptual Park Related Design	2015	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
4.1.25	Courtyce Waterfront Park Phase 1 - Design	2015	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
4.1.26	Newcastle Community Park - Phase 1 Construction	2015	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2019	
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2010-2019		
4.0 PARK DEVELOPMENT & RELATED FACILITIES												
4.1 Park Development, Facilities & Equipment												
	4.1.27 Clarington Fields Soccer - Design	2016	\$ 135,000	\$ -	\$ 135,000	\$ -	\$ 13,500	\$ 121,500	\$ -	\$ 121,500	\$ -	
	4.1.28 Courtice Waterfront Park Phase 1	2016	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ -	
	4.1.29 Foster Creek Neighbourhood Park	2016	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 65,000	\$ 585,000	\$ -	\$ 82,162	\$ 502,838	
	4.1.30 Brookhill Neighbourhood Park 1	2016	\$ 650,000	\$ -	\$ 650,000	\$ -	\$ 65,000	\$ 585,000	\$ -	\$ -	\$ 585,000	
	4.1.31 Conceptual Park Related Design	2016	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ -	\$ 13,500	
	4.1.32 Samuel Wilmot Nature Area	2016	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ -	\$ -	\$ 40,500	
	4.1.33 Lord Elgin Park Redevelopment	2017	\$ 450,000	\$ -	\$ 450,000	\$ 337,500	\$ 11,250	\$ 101,250	\$ -	\$ -	\$ 101,250	
	4.1.34 Clarington Fields Soccer	2017	\$ 2,700,000	\$ -	\$ 2,700,000	\$ -	\$ 270,000	\$ 2,430,000	\$ -	\$ -	\$ 2,430,000	
	4.1.35 Conceptual Park Related Design	2017	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ -	\$ 13,500	
	4.1.36 Port Darlington Waterfront Park - West Beach	2018	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ -	\$ 1,350,000	
	4.1.37 South Courtice Soccer Fields Phase II	2018	\$ 1,200,000	\$ -	\$ 1,200,000	\$ -	\$ 120,000	\$ 1,080,000	\$ -	\$ -	\$ 1,080,000	
	4.1.38 Brookhill Community Park	2018	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ -	\$ 1,350,000	
	4.1.39 Newcastle Waterfront Park	2019	\$ 600,000	\$ -	\$ 600,000	\$ -	\$ 60,000	\$ 540,000	\$ -	\$ -	\$ 540,000	
	Subtotal Park Development, Facilities & Equipment		\$ 20,180,000	\$ -	\$ 20,180,000	\$ 337,500	\$ 1,984,250	\$ 17,858,250	\$ 799,188	\$ 9,052,474	\$ 8,006,588	
	TOTAL PARK DEVELOPMENT & RELATED FACILITIES		\$ 20,180,000	\$ -	\$ 20,180,000	\$ 337,500	\$ 1,984,250	\$ 17,858,250	\$ 799,188	\$ 9,052,474	\$ 8,006,588	

Residential Development Charge Calculation	
Residential Share of 2010-2019 DC Eligible Costs	100%
10 Year Growth in Population in New Units	26,043
Unadjusted Development Charge Per Capita	\$347.60
Non-Residential Development Charge Calculation	
Non-Residential Share of 2010-2019 DC Eligible Costs	0%
10 Year Growth in Square Metres	367,733
Unadjusted Development Charge Per Square Metre	\$0.00

2010-2019 Net Funding Envelope	\$9,052,474
Reserve Fund Balance	\$256,500
2010 Capital Budget Draws	\$542,688
Uncommitted Reserve Funds	\$799,188
TOTAL	

APPENDIX B.4
TABLE 3

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARK DEVELOPMENT & RELATED FACILITIES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
PARK DEVELOPMENT & RELATED FACILITIES											
OPENING CASH BALANCE	\$0.00	\$732.09	\$733.51	\$745.11	\$816.15	\$483.94	(\$3,165.84)	(\$3,483.30)	(\$2,442.08)	(\$1,284.27)	
2010-2019 RESIDENTIAL FUNDING REQUIREMENTS											
- Park Development & Related Facilities: Non Inflated	\$0.0	\$762.3	\$891.0	\$859.5	\$1,251.0	\$4,185.0	\$1,103.7	\$0.0	\$0.0	\$0.0	\$9,052.5
- Park Development & Related Facilities: Inflated	\$0.0	\$777.6	\$927.0	\$912.1	\$1,354.1	\$4,620.6	\$1,242.9	\$0.0	\$0.0	\$0.0	\$9,834.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	26,043
REVENUE											
- DC Receipts: Inflated	\$719.5	\$754.0	\$913.3	\$956.3	\$1,003.0	\$1,052.0	\$1,103.4	\$1,211.6	\$1,269.9	\$1,331.8	\$10,314.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$25.6	\$25.7	\$26.1	\$28.6	\$16.9	(\$174.1)	(\$191.6)	(\$134.3)	(\$70.6)	(\$447.8)
- Interest on In-year Transactions	\$12.6	(\$0.6)	(\$0.4)	\$0.8	(\$9.7)	(\$98.1)	(\$3.8)	\$21.2	\$22.2	\$23.3	(\$32.6)
TOTAL REVENUE	\$732.1	\$779.0	\$938.6	\$983.2	\$1,021.9	\$970.8	\$925.4	\$1,041.2	\$1,157.8	\$1,284.5	\$9,834.5
CLOSING CASH BALANCE	\$732.1	\$733.5	\$745.1	\$816.2	\$483.9	(\$3,165.8)	(\$3,483.3)	(\$2,442.1)	(\$1,284.3)	\$0.2	

2010 Adjusted Charge Per Capita
\$359.02

Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2010	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.5

OPERATIONS

APPENDIX B.5

OPERATIONS

The Clarington Operations department is responsible for maintaining municipal infrastructure including roads and related infrastructure, grass cutting, and municipal buildings and facilities. Also included in this category are animal services as well as all other municipal fleet, except fire and emergency services. Note that the capital costs associated with road construction are dealt with in Appendix C.

TABLE 1 2000-2009 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Operations includes approximately 70,700 square feet of building space with a replacement value of \$8.48 million. The 17.1 hectares of land associated with the Operations buildings are valued at \$6.91 million and furniture and equipment add another \$549,000 to the value of the inventory. The municipal-wide fleet adds an additional \$10.89 million to the value of the capital assets.

The total value of the Operations capital infrastructure is estimated to be \$26.82 million. The ten-year historic average service level is \$322.59 per capita, and multiplied by the ten-year forecast population growth in new housing units, results in a ten-year maximum allowable of \$8.40 million. A calculated excess capacity of \$117,300 has been deemed as uncommitted excess capacity. As such, this amount is netted off of the maximum allowable funding envelope. Finally, operations must be reduced by ten per cent as required under the *DCA*. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$7.46 million.

TABLE 2 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The ten-year development-related capital plan for operations is comprised of an array of municipal fleet and small equipment additions for a total cost of \$4.17 million. Other projects relating to the operations department include storm water management equipment for \$60,000, a pole barn and Quonset hut at Yard 42 for \$400,000, and an expansion to Hampton Depot for \$315,000. There are also plans for the construction

of a snow storage facility. This by-law will recover for the design, four hectares of land and site development for a total project cost of \$1.86 million. Finally, a provision for operations space is planned for the year 2014 which includes 2 hectares of land and site development costs for a total of \$2.98 million. The snow storage facility has a non-growth share of \$1.40 million which has been netted off of the DC eligible costs.

The remainder of the operations capital program relates to animal services projects. Projects include additional cages, an expansion to the animal services building, and a vehicle for the animal services clerk. These projects total to \$119,000.

Altogether, the ten-year capital forecast for operations amounts to \$9.90 million. The legislated ten per cent discount amounts to \$850,400 and is netted off of the net municipal costs, leaving \$7.65 million as the total DC eligible costs.

Of the DC eligible costs, a portion can be paid through development charges previously collected. The available operations DC reserves amount to \$1.32 million and have been allocated to the first projects that appear in the capital program.

The remaining \$6.34 million is considered as the 2010-2019 development-related DC eligible costs. This amount is allocated 80 percent, or \$5.07 million, to the residential sector and 20 per cent, or \$1.27 million, to the non-residential sector. This yields an unadjusted charge of \$194.70 per capita and \$3.45 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge increases to \$206.12 per capita and the non-residential charge is also increases to \$3.64 per square metre.

The following table summarizes the calculation of the operations development charge.

OPERATIONS SUMMARY						
10-year Hist.	2010 - 2019		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$322.59	\$9,899,290	\$6,338,120	\$194.70	\$3.45	\$206.12	\$3.64

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
OPERATIONS

BUILDINGS Facility Name	# of square feet											UNIT COST (\$/sq. ft.)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009			
Animal Services	5,834	5,834	5,834	5,834	5,834	5,834	5,834	5,834	5,834	5,834	5,834	5,834	\$225
Building Services Expansion (Former Animal Services)	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$225
East Beach Storage	1,340	1,340	1,340	1,340	1,340	-	-	-	-	-	-	-	\$225
Hampton Operations Centre	14,812	14,812	14,812	14,812	14,812	14,812	14,812	14,812	14,812	14,812	14,812	14,812	\$225
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	1,152	1,152	\$40
Hampton Quonset Hut - Old Scuggog Road Hampton	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	\$20
Hampton Salt Shed	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	\$60
Hampton Sand Dome	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	\$30
Hampton Storage Trailers	704	704	704	704	704	704	704	704	704	704	704	704	\$15
Orono Operations Centre	5,122	5,122	5,122	5,122	5,122	5,122	5,122	5,122	5,122	5,122	5,122	5,122	\$225
Orono Storage Building	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	1,423	\$40
Orono Salt Shed	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	1,232	\$60
Orono Sand Dome	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	11,035	\$30
Yard 42	-	-	-	-	-	5,208	5,208	5,208	5,208	5,208	5,208	5,208	\$225
Yard 42 Sand Dome	-	-	-	-	-	8,210	8,210	8,210	8,210	8,210	8,210	8,210	\$30
Total (sq.ft.)	58,671	58,671	58,671	58,671	58,671	70,749	70,749	70,749	70,749	70,749	70,749	70,749	
Total (\$000)	\$7,364.3	\$7,364.3	\$7,364.3	\$7,364.3	\$7,364.3	\$8,480.9	\$8,480.9	\$8,480.9	\$8,480.9	\$8,480.9	\$8,480.9	\$8,480.9	\$8,480.9

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
OPERATIONS

LAND Facility Name	# of hectares										UNIT COST (\$/ha)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Animal Services	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	\$600,000
Building Services Expansion (Former Animal Services)	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$600,000
East Beach Storage	0.51	0.51	0.51	0.51	0.51	-	-	-	-	-	-	\$600,000
Hampton Operations Centre	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	3.22	\$365,000
Hampton property Old Scougog Road (Quonset Hut)	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	\$365,000
Orono	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	5.40	\$365,000
Yard 42	-	-	-	-	-	5.30	5.30	5.30	5.30	5.30	5.30	\$365,000
Total (ha)	12.30	12.30	12.30	12.30	12.30	17.09	17.09	17.09	17.09	17.09	17.09	
Total (\$000)	\$5,279.6	\$5,279.6	\$5,279.6	\$5,279.6	\$5,279.6	\$6,908.1	\$6,908.1	\$6,908.1	\$6,908.1	\$6,908.1	\$6,907.7	\$6,907.6

FURNITURE AND EQUIPMENT Facility Name	Total Value of Furniture and Equipment (\$)									
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
Depot One - Hampton	\$100,000	\$100,000	\$100,000	\$207,000	\$207,000	\$207,000	\$357,000	\$357,000	\$360,000	\$361,000
Depot One - Storage Building Sign Shed	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$31,000	\$31,000
Hampton property Old Scougog Road (Quonset Hut)	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Depot Two - Animal Control	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000
Depot Three - Orono Depot	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
Depot Three - Storage Building	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Miscellaneous Parks/Rec. & Cemetery	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Town Hall - Engineering MAC	\$167,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Yard 42	\$0	\$0	\$0	\$0	\$0	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Total (\$000)	\$440.0	\$273.0	\$273.0	\$380.0	\$380.0	\$389.0	\$539.0	\$539.0	\$548.0	\$549.0

APPENDIX B.5
TABLE 1 - PAGE 3

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - MUNICIPAL FLEET

FLEET & RELATED EQUIPMENT Vehicle or Equipment Name	# of Vehicles or Equipment											UNIT COST (\$/vehicle)
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
1 Ton Crew Cab Truck	3	2	2	2	2	2	2	2	2	4	4	\$53,600
1 Ton Crew Cab Truck (Diesel)	-	-	-	-	-	-	-	-	-	1	1	\$63,300
1 Ton Regular Cab Dump	-	-	-	-	-	-	-	-	-	1	1	\$45,000
1 Ton Truck - C/W Sand and Plow	3	3	3	3	3	3	2	2	2	2	2	\$81,600
1 Ton Long Box Crew Cab	-	-	-	-	-	-	-	-	-	1	1	\$33,000
2 Ton Truck Sign Truck	1	1	1	1	1	1	1	1	1	1	1	\$68,000
1/2 Ton Truck	8	6	6	6	6	6	6	7	3	3	3	\$19,400
1/2 Ton Truck 4 x 4 Ext Cab	-	-	-	1	1	1	2	2	4	6	6	\$33,500
1/2 Ton Truck 4 x 4 Reg Cab	-	-	-	-	-	-	-	-	2	2	2	\$33,000
1/2 Ton Truck 4 x 4 Crew Cab	-	-	-	-	-	-	-	-	1	1	1	\$27,400
1/2 Ton Truck Hybrid	-	-	-	-	-	-	2	2	2	2	2	\$36,400
3 Ton Truck Forestry Truck	1	1	1	1	1	1	1	1	1	1	1	\$167,000
2 Ton Truck	-	-	-	-	-	1	1	1	-	-	-	\$61,300
3/4 Ton Truck	1	3	3	3	3	3	5	2	1	1	1	\$33,000
3/4 Ton Crew Cab	-	-	-	-	-	-	-	-	1	1	1	\$30,200
3/4 Ton Ext Cab	-	-	-	-	-	-	-	-	1	1	2	\$33,000
3/4 Ton Truck (incl 4x4 C/W Sand & Plow)	2	2	2	2	2	2	2	5	3	3	3	\$65,500
60" - 61" Mower	3	3	3	4	4	4	4	4	4	4	4	\$14,600
72" Mower	2	2	2	3	3	3	4	4	4	4	4	\$15,000
Aquacide Weed Control Unit and Trailer	1	1	1	1	1	1	1	1	1	1	1	\$22,000
Backhoe Loader	2	2	2	2	2	2	2	2	2	2	2	\$120,000
Billy Goat	-	-	-	-	-	-	1	1	1	1	1	\$2,500
Bobcat	1	1	1	1	1	1	1	1	1	1	1	\$52,700
Car (Clerk's Department)	-	-	-	-	-	1	1	1	1	1	1	\$23,000
Chipper - Mowbark	1	1	1	1	1	1	1	1	1	1	1	\$32,000
Chipper Vermeer	-	-	-	-	-	1	1	1	1	1	1	\$27,500

APPENDIX B.5
TABLE 1 - PAGE 4

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - MUNICIPAL FLEET

FLEET & RELATED EQUIPMENT Vehicle or Equipment Name	# of Vehicles or Equipment											UNIT COST (\$/vehicle)		
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009				
Compact	2	2	2	2	2	2	2	2	2	2	2	2	3	\$35,200
Crew Cab	1	1	1	2	2	2	2	2	2	2	2	-	-	\$43,300
Excavator	2	2	2	2	2	2	2	2	2	2	2	2	2	\$360,000
Flusher	1	1	1	1	1	1	1	1	1	1	1	1	1	\$184,000
Gator	-	-	-	-	-	-	-	-	-	-	-	-	-	\$15,500
Grader Champion	2	2	2	2	2	2	2	2	2	2	2	2	2	\$302,000
Grader John Deere	-	-	-	-	-	-	-	-	-	-	-	-	-	\$247,000
Leaf Vacuum	1	1	1	1	1	1	1	1	1	1	1	1	1	\$28,000
Loader	1	1	1	1	1	1	1	1	1	1	1	2	3	\$210,200
Loader	1	1	1	1	1	1	1	1	1	1	1	-	-	\$206,600
Mad Vacuum	1	1	1	1	1	1	1	1	1	1	-	-	-	\$40,000
Steamer	1	1	1	1	1	1	1	1	1	1	-	-	-	\$27,000
Sweeper	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Tandem	12	12	12	12	12	12	12	12	12	12	12	13	13	\$209,800
Tractor	2	2	2	2	2	2	2	2	2	2	-	-	-	\$70,000
Tractor/Loader	2	2	2	2	2	2	2	2	2	2	1	4	4	\$42,600
Tractor/Loader	-	1	1	1	1	1	1	1	1	2	2	-	-	\$29,100
Tractor/Loader	-	-	-	-	-	-	-	-	-	1	1	-	-	\$61,100
Tractor/Mower	2	2	2	2	2	2	2	2	2	3	3	3	3	\$130,000
Trailer	2	2	2	2	2	2	2	2	2	2	2	-	-	\$12,000
Trailer	1	1	1	1	1	1	1	1	1	1	-	-	-	\$4,000
Trailer	2	2	2	2	2	2	2	2	2	2	3	8	8	\$8,000
Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,500
Trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	\$15,000
Trailer-Tandem	4	4	4	4	4	4	4	4	4	4	4	4	4	\$4,700
Truck Single Axle	10	10	11	11	10	11	11	11	11	11	11	11	11	\$198,000
Van	5	5	6	6	7	7	7	7	7	7	7	6	6	\$27,400
Van 1 Ton	-	-	-	-	-	-	-	-	-	-	-	1	1	\$55,800
Small Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	\$464,500
Total (#)	87	87	90	94	94	98	104	109	110	118				
Total (\$000)	\$9,343.4	\$9,346.1	\$9,586.5	\$9,692.9	\$9,522.3	\$9,869.7	\$9,945.9	\$10,298.9	\$10,331.2	\$10,887.3				

APPENDIX B.5
TABLE 1 - PAGE 5

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
OPERATIONS

Historic Population	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
	67,884	69,834	71,363	72,925	74,521	76,152	77,820	79,443	81,100	82,791

INVENTORY SUMMARY (\$000)

Building	\$7,364.3	\$7,364.3	\$7,364.3	\$7,364.3	\$7,364.3	\$8,480.9	\$8,480.9	\$8,480.9	\$8,480.9	\$8,480.9
Land	\$5,279.6	\$5,279.6	\$5,279.6	\$5,279.6	\$5,279.6	\$6,908.1	\$6,908.1	\$6,908.1	\$6,907.7	\$6,907.6
Furniture and Equipment	\$440.0	\$273.0	\$273.0	\$380.0	\$380.0	\$389.0	\$539.0	\$539.0	\$548.0	\$549.0
Fleet	\$9,343.4	\$9,346.1	\$9,586.5	\$9,692.9	\$9,522.3	\$9,869.7	\$9,945.9	\$10,298.9	\$10,331.2	\$10,887.3
Total (\$000)	\$22,427.3	\$22,263.0	\$22,503.4	\$22,716.8	\$22,546.2	\$25,647.7	\$25,873.9	\$26,226.9	\$26,267.8	\$26,824.8

SERVICE LEVEL (\$/capita)

	Average Service Level										
Building	\$108.48	\$105.45	\$103.19	\$100.98	\$98.82	\$111.37	\$108.98	\$106.75	\$104.57	\$102.44	\$105.11
Land	\$77.77	\$75.60	\$73.98	\$72.40	\$70.85	\$90.71	\$88.77	\$86.96	\$85.18	\$83.43	\$80.57
Furniture and Equipment	\$6.48	\$3.91	\$3.83	\$5.21	\$5.10	\$5.11	\$6.93	\$6.78	\$6.76	\$6.63	\$5.67
Fleet	\$137.64	\$133.83	\$134.33	\$132.92	\$127.78	\$129.61	\$127.81	\$129.64	\$127.39	\$131.50	\$131.24
Total (\$/capita)	\$330.38	\$318.80	\$315.34	\$311.51	\$302.55	\$336.80	\$332.48	\$330.13	\$323.89	\$324.01	\$322.59

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
OPERATIONS

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2000-2009)	\$322.59
Population Growth In New Units (2010-2019)	26,043
Maximum Allowable Funding Envelope	\$8,401,211
Less: Uncommitted Excess Capacity	\$117,251
Less: 10% Legislated Reduction	\$828,396
Net Maximum Allowable Funding Envelope	\$7,455,564

Excess Capacity Calculation	
Total Value of Inventory in 2009	\$26,824,800
Inventory Using Average Service Level	\$26,707,549
Excess Capacity	\$117,251
Excess Capacity:	Uncommitted

APPENDIX B.5
 TABLE 2 - PAGE 1
 MUNICIPALITY OF CLARINGTON
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2010-2019	
5.0 OPERATIONS											
5.1 Municipal Fleet and Equipment											
	5.1.1 1 Ton Crew Cab	2010	\$ 45,000 \$	-	\$ 45,000 \$	-	\$ 4,500 \$	40,500 \$	40,500 \$	-	-
	5.1.2 Plow Truck Combination Unit	2010	\$ 210,000 \$	-	\$ 210,000 \$	-	\$ 21,000 \$	189,000 \$	189,000 \$	-	-
	5.1.3 Snow Blower	2010	\$ 9,000 \$	-	\$ 9,000 \$	-	\$ 900 \$	8,100 \$	8,100 \$	-	-
	5.1.4 Multi-lift Attachments	2010	\$ 23,000 \$	-	\$ 23,000 \$	-	\$ 2,300 \$	20,700 \$	20,700 \$	-	-
	5.1.5 Cold Patch Applicator	2010	\$ 6,000 \$	-	\$ 6,000 \$	-	\$ 600 \$	5,400 \$	5,400 \$	-	-
	5.1.6 Scale	2010	\$ 13,750 \$	-	\$ 13,750 \$	-	\$ 1,375 \$	12,375 \$	12,375 \$	-	-
	5.1.7 Hopac and Thumb Attachment for Backhoe	2010	\$ 14,775 \$	-	\$ 14,775 \$	-	\$ 1,478 \$	13,298 \$	13,298 \$	-	-
	5.1.8 Small Equipment Upgrades	2010	\$ 20,000 \$	-	\$ 20,000 \$	-	\$ 2,000 \$	18,000 \$	18,000 \$	-	-
	5.1.9 Bobcat Compact Excavator	2011	\$ 77,000 \$	-	\$ 77,000 \$	-	\$ 7,700 \$	69,300 \$	69,300 \$	-	-
	5.1.10 2 - Tractor/Mower	2011	\$ 40,000 \$	-	\$ 40,000 \$	-	\$ 4,000 \$	36,000 \$	36,000 \$	-	-
	5.1.11 128" Finishing Mower	2011	\$ 80,000 \$	-	\$ 80,000 \$	-	\$ 8,000 \$	72,000 \$	72,000 \$	-	-
	5.1.12 Tractor 4WD with Loader	2011	\$ 75,000 \$	-	\$ 75,000 \$	-	\$ 7,500 \$	67,500 \$	67,500 \$	-	-
	5.1.13 1 Ton Crew Cab Dual Rear Wheel Truck	2011	\$ 51,000 \$	-	\$ 51,000 \$	-	\$ 5,100 \$	45,900 \$	45,900 \$	-	-
	5.1.14 Street Sweeper	2011	\$ 210,000 \$	-	\$ 210,000 \$	-	\$ 21,000 \$	189,000 \$	189,000 \$	-	-
	5.1.15 Flusher Truck	2011	\$ 200,000 \$	-	\$ 200,000 \$	-	\$ 20,000 \$	180,000 \$	180,000 \$	-	-
	5.1.16 Small Equipment Upgrades	2011	\$ 20,000 \$	-	\$ 20,000 \$	-	\$ 2,000 \$	18,000 \$	18,000 \$	-	-
	5.1.17 Hydro-Space Hydro-Vac	2011	\$ 75,000 \$	-	\$ 75,000 \$	-	\$ 7,500 \$	67,500 \$	67,500 \$	-	-
	5.1.18 Service Vehicle for Storm Water Management	2011	\$ 112,000 \$	-	\$ 112,000 \$	-	\$ 11,200 \$	100,800 \$	100,800 \$	-	-
	5.1.19 Trackless for Trail Maintenance	2012	\$ 198,500 \$	-	\$ 198,500 \$	-	\$ 19,850 \$	178,650 \$	178,650 \$	-	-
	5.1.20 Truck Mounted Tanks for Salt Brine x 4 Trucks w/ GPS	2012	\$ 52,000 \$	-	\$ 52,000 \$	-	\$ 5,200 \$	46,800 \$	46,800 \$	-	-
	5.1.21 1 Ton Crew Cab w/ Dump Body	2012	\$ 75,000 \$	-	\$ 75,000 \$	-	\$ 7,500 \$	67,500 \$	67,500 \$	-	-
	5.1.22 Small Equipment Upgrades	2012	\$ 20,000 \$	-	\$ 20,000 \$	-	\$ 2,000 \$	18,000 \$	18,000 \$	-	-
	5.1.23 Grapple	2012	\$ 380,000 \$	-	\$ 380,000 \$	-	\$ 38,000 \$	342,000 \$	342,000 \$	-	-
	5.1.24 Box 8' 6" DEL "Little Tipster" slide in dump body (3)	2012	\$ 17,265 \$	-	\$ 17,265 \$	-	\$ 1,727 \$	15,539 \$	15,539 \$	-	-
	5.1.25 Pickup truck, 4X4 ½ tonne, 2500 Extend a cab	2012	\$ 40,000 \$	-	\$ 40,000 \$	-	\$ 4,000 \$	36,000 \$	36,000 \$	-	-
	5.1.26 Pickup truck, 4X4 ½ tonne Extend a cab	2012	\$ 32,000 \$	-	\$ 32,000 \$	-	\$ 3,200 \$	28,800 \$	28,800 \$	-	-
	5.1.27 Plow truck combination unit	2012	\$ 220,000 \$	-	\$ 220,000 \$	-	\$ 22,000 \$	198,000 \$	198,000 \$	-	-
	5.1.28 6X6 ATV Rhino type vehicle	2012	\$ 18,000 \$	-	\$ 18,000 \$	-	\$ 1,800 \$	16,200 \$	16,200 \$	-	-
	5.1.29 Culvert Steamer	2013	\$ 14,000 \$	-	\$ 14,000 \$	-	\$ 1,400 \$	12,600 \$	12,600 \$	-	-
	5.1.30 Sign Truck	2013	\$ 80,000 \$	-	\$ 80,000 \$	-	\$ 8,000 \$	72,000 \$	72,000 \$	-	-
	5.1.31 Truck for Parks with Poly Water Tank	2013	\$ 55,000 \$	-	\$ 55,000 \$	-	\$ 5,500 \$	49,500 \$	49,500 \$	-	-
	5.1.32 Self Propelled Snow Blower	2013	\$ 175,000 \$	-	\$ 175,000 \$	-	\$ 17,500 \$	157,500 \$	157,500 \$	-	-
	5.1.33 Truck Mounted Tanks for Salt Brine x 4 Trucks w/ GPS	2013	\$ 52,000 \$	-	\$ 52,000 \$	-	\$ 5,200 \$	46,800 \$	46,800 \$	-	-
	5.1.34 Mower	2013	\$ 25,000 \$	-	\$ 25,000 \$	-	\$ 2,500 \$	22,500 \$	22,500 \$	-	-
	5.1.35 Small Equipment Upgrades	2013	\$ 20,000 \$	-	\$ 20,000 \$	-	\$ 2,000 \$	18,000 \$	18,000 \$	-	-
	5.1.36 Plow Truck Combination Unit	2013	\$ 220,000 \$	-	\$ 220,000 \$	-	\$ 22,000 \$	198,000 \$	198,000 \$	-	-
	5.1.37 3 Ton C/W Sand & Plow (rear lanes)	2014	\$ 273,000 \$	-	\$ 273,000 \$	-	\$ 27,300 \$	245,700 \$	245,700 \$	-	-
	5.1.38 Salt Management - Mixing Equipment/Storage Units	2014	\$ 100,000 \$	-	\$ 100,000 \$	-	\$ 10,000 \$	90,000 \$	90,000 \$	-	-
	5.1.39 128" Finishing Mower	2014	\$ 80,000 \$	-	\$ 80,000 \$	-	\$ 8,000 \$	72,000 \$	72,000 \$	-	-

APPENDIX B.5
 TABLE 2 - PAGE 2
 MUNICIPALITY OF CLARINGTON
 DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs Replacement & BTE Shares	10% Reduction	Total DC Eligible Costs	DC Eligible Costs		
									Available DC Reserves	Post 2019	
5.0 OPERATIONS											
5.1 Municipal Fleet and Equipment (Cont'd)											
	5.1.40 Mower	2014	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
	5.1.41 Plow Truck Combination Unit	2014	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 22,500	\$ 202,500	\$ -	\$ 202,500	\$ -
	5.1.42 Small Equipment Upgrades	2014	\$ 20,000	\$ -	\$ 20,000	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000	\$ -
	5.1.43 Five GPS Units	2014	\$ 15,000	\$ -	\$ 15,000	\$ -	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
	5.1.44 Radios	2015	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -
	5.1.45 SW 4S Snow Clearing	2015	\$ 160,000	\$ -	\$ 160,000	\$ -	\$ 16,000	\$ 144,000	\$ -	\$ 144,000	\$ -
	5.1.46 1 Ton Crew Cab Truck	2015	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
	5.1.47 Mower	2016	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
	5.1.48 2 - Tractor/Mower	2016	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
	5.1.49 Community Services Pick-up Truck, 4 X 4, regular cab	2016	\$ 32,000	\$ -	\$ 32,000	\$ -	\$ 3,200	\$ 28,800	\$ -	\$ 28,800	\$ -
	Subtotal Municipal Fleet and Equipment		\$ 4,165,290	\$ -	\$ 4,165,290	\$ -	\$ 416,529	\$ 3,748,761	\$ 1,153,373	\$ 2,595,389	\$ -
5.2 Buildings, Land & Equipment											
	5.2.1 Storm Water Management Equipment	2010	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000	\$ 54,000	\$ -	\$ -
	5.2.2 Pole Barn and Quonset Hut at Yard 42	2011	\$ 400,000	\$ -	\$ 400,000	\$ -	\$ 40,000	\$ 360,000	\$ 108,369	\$ 251,631	\$ -
	5.2.3 Hampton Depot Expansion	2011	\$ 315,000	\$ -	\$ 315,000	\$ -	\$ 31,500	\$ 283,500	\$ -	\$ 283,500	\$ -
	5.2.4 Snow Storage										
	Design	2011	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
	Land (4 hectare)	2012	\$ 1,480,000	\$ -	\$ 1,480,000	\$ 1,095,000	\$ 36,500	\$ 328,500	\$ -	\$ 328,500	\$ -
	Site Development	2012	\$ 350,000	\$ -	\$ 350,000	\$ 300,000	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
	5.2.5 Operations Space and Land										
	Land (2 hectares)	2014	\$ 730,000	\$ -	\$ 730,000	\$ -	\$ 73,000	\$ 657,000	\$ -	\$ 657,000	\$ -
	Site Development (10,000 sf @ \$225)	2014	\$ 2,250,000	\$ -	\$ 2,250,000	\$ -	\$ 225,000	\$ 2,025,000	\$ -	\$ 2,025,000	\$ -
	Subtotal Buildings, Land & Equipment		\$ 5,615,000	\$ -	\$ 5,615,000	\$ 1,395,000	\$ 422,000	\$ 3,798,000	\$ 162,369	\$ 3,635,631	\$ -
5.3 Animal Services											
	5.3.1 Cages	2010-2015	\$ 10,000	\$ -	\$ 10,000	\$ -	\$ 1,000	\$ 9,000	\$ -	\$ 9,000	\$ -
	5.3.2 Expansion to Animal Services Building	2016	\$ 54,000	\$ -	\$ 54,000	\$ -	\$ 5,400	\$ 48,600	\$ -	\$ 48,600	\$ -
	5.3.3 Cages for Expansion	2016	\$ 25,000	\$ -	\$ 25,000	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
	5.3.4 Animal Services Clerks Vehicle	2018	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
	Subtotal Animal Services		\$ 119,000	\$ -	\$ 119,000	\$ -	\$ 11,900	\$ 107,100	\$ -	\$ 107,100	\$ -
TOTAL OPERATIONS			\$ 9,899,290	\$ -	\$ 9,899,290	\$ 1,395,000	\$ 850,429	\$ 7,653,861	\$ 1,315,741	\$ 6,338,120	\$ -

Residential Development Charge Calculation	
Residential Share of 2010-2019 DC Eligible Costs	\$5,070,496
10 Year Growth in Population in New Units	26,043
Unadjusted Development Charge Per Capita	\$194.70
Non-Residential Development Charge Calculation	
Non-Residential Share of 2010-2019 DC Eligible Costs	\$1,267,624
10 Year Growth in Square Metres	367,733
Unadjusted Development Charge Per Square Metre	\$3.45

2010-2019 Net Funding Envelope	\$7,455,564
Reserve Fund Balance	\$307,373
2010 Capital Budget Draws	\$1,008,368
Uncommitted Reserve Funds	\$1,315,741



MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
OPERATIONS
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

OPERATIONS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
OPENING CASH BALANCE	\$0.00	\$419.11	\$390.92	(\$187.68)	(\$139.03)	(\$2,533.69)	(\$2,346.97)	(\$1,976.67)	(\$1,377.61)	(\$737.27)	
2010-2019 RESIDENTIAL FUNDING REQUIREMENTS											
- Operations: Non Inflated	\$1.2	\$465.3	\$1,058.0	\$462.7	\$2,678.2	\$256.8	\$126.7	\$0.0	\$21.6	\$0.0	\$5,070.5
- Operations: Inflated	\$1.2	\$474.6	\$1,100.7	\$491.0	\$2,898.9	\$283.5	\$142.7	\$0.0	\$25.3	\$0.0	\$5,418.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	26,043
REVENUE											
- DC Receipts: Inflated	\$413.1	\$432.9	\$524.3	\$549.0	\$575.8	\$604.0	\$633.5	\$695.6	\$729.1	\$764.6	\$5,921.9
INTEREST											
- Interest on Opening Balance	\$0.0	\$14.7	\$13.7	(\$10.3)	(\$7.6)	(\$139.4)	(\$129.1)	(\$108.7)	(\$75.8)	(\$40.6)	(\$483.1)
- Interest on In-year Transactions	\$7.2	(\$1.1)	(\$15.9)	\$1.0	(\$63.9)	\$5.6	\$8.6	\$12.2	\$12.3	\$13.4	(\$20.6)
TOTAL REVENUE	\$420.3	\$446.4	\$522.1	\$539.7	\$504.3	\$470.3	\$513.0	\$599.1	\$665.6	\$737.4	\$5,418.2
CLOSING CASH BALANCE	\$419.1	\$390.9	(\$187.7)	(\$139.0)	(\$2,533.7)	(\$2,347.0)	(\$1,976.7)	(\$1,377.6)	(\$737.3)	\$0.2	

2010 Adjusted Charge Per Capita
\$206.12

Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5
TABLE 3 - PAGE 2

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
OPERATIONS
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

OPERATIONS	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
OPENING CASH BALANCE	\$0.00	\$116.30	\$121.95	(\$25.43)	(\$15.49)	(\$616.95)	(\$573.23)	(\$483.96)	(\$337.60)	(\$180.88)	
2010-2019 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Operations: Non Inflated	\$0.3	\$116.3	\$264.5	\$115.7	\$669.5	\$64.2	\$31.7	\$0.0	\$5.4	\$0.0	\$1,267.6
- Operations: Inflated	\$0.3	\$118.7	\$275.2	\$122.8	\$724.7	\$70.9	\$35.7	\$0.0	\$6.3	\$0.0	\$1,354.5
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	31,490	32,365	33,692	34,663	35,582	36,633	37,671	40,649	41,870	43,118	367,733
REVENUE											
- DC Receipts: Inflated	\$114.6	\$120.2	\$127.6	\$133.9	\$140.2	\$147.2	\$154.4	\$170.0	\$178.6	\$187.6	\$1,474.3
INTEREST											
- Interest on Opening Balance	\$0.0	\$4.1	\$4.3	(\$1.4)	(\$0.9)	(\$33.9)	(\$31.5)	(\$26.6)	(\$18.6)	(\$9.9)	(\$114.5)
- Interest on In-year Transactions	\$2.0	\$0.0	(\$4.1)	\$0.2	(\$16.1)	\$1.3	\$2.1	\$3.0	\$3.0	\$3.3	(\$5.2)
TOTAL REVENUE	\$116.6	\$124.3	\$127.8	\$132.7	\$123.3	\$114.6	\$125.0	\$146.4	\$163.0	\$180.9	\$1,354.6
CLOSING CASH BALANCE	\$116.3	\$121.9	(\$25.4)	(\$15.5)	(\$617.0)	(\$573.2)	(\$484.0)	(\$337.6)	(\$180.9)	\$0.1	

2010 Adjusted Charge Per Square Metre	\$3.64
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Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6

PARKING

APPENDIX B.6

PARKING

The Municipality of Clarington owns and operates seven parking lots with a combined total of 287 parking spaces, as well as 226 street parking meters and 5 pay and display ticket dispensers.

TABLE 1 2000-2009 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for parking includes 287 parking spaces valued at \$1.98 million. There are 226 parking meters and 5 pay and display ticket dispensers which combine for a total value of \$281,000.

The total value of the parking capital infrastructure is estimated to be \$2.26 million. The ten-year historic average service level is \$27.72 per capita, and multiplied by the ten-year forecast population growth in new housing units, results in a ten-year maximum allowable of \$721,900. The parking service must be reduced by ten per cent as required under the *DCA*. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$649,700.

TABLE 2 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The ten-year development-related capital plan for parking is comprised of a provision for additional public parking lots in year 2013 for a total cost of \$629,000. Additional pay and display ticket dispensers and on-street meters are also including in the capital program for a total of \$82,000.

Altogether, the ten-year capital program for parking amounts to \$711,000. The legislated ten per cent discount amounts to \$71,100 and is netted off of the net municipal costs, leaving \$639,900 as the total DC eligible costs.

Of the DC eligible costs, a portion can be paid through development charges previously collected. The available parking DC reserves amount to \$81,400 and have been allocated to the first project that appears in the capital program.

The remaining \$558,500 is considered as the 2010-2019 development-related DC eligible costs. This amount is allocated 80 percent, or \$446,800, to the residential sector and 20 per cent, or \$111,700, to the non-residential sector. This yields an unadjusted charge of \$17.16 per capita and \$0.30 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge increases to \$18.44 per capita and the non-residential charge is also increases to \$0.33 per square metre.

The following table summarizes the calculation of the parking development charge.

PARKING SUMMARY						
10-year Hist.	2010 - 2019		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$27.72	\$711,000	\$558,466	\$17.16	\$0.30	\$18.44	\$0.33

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKING

PARKING LOTS Lot Name	# of Parking Spaces										UNIT COST (\$/space)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Division Street	86	86	86	86	86	86	86	86	86	86	86	\$6,900
King Street	-	-	40	40	40	40	40	40	40	40	40	\$6,900
Silver Street South	31	31	31	31	31	31	31	31	31	31	31	\$6,900
Silver Street North	-	-	-	-	36	36	36	36	36	36	36	\$6,900
Church Street (West Side)	34	34	34	34	34	34	34	34	34	34	34	\$6,900
Church Street (East Side)	35	35	35	35	35	35	35	35	35	35	35	\$6,900
Newcastle Village	25	25	25	25	25	25	25	25	25	25	25	\$6,900
Total (#)	211	211	251	251	287	287	287	287	287	287	287	
Total (\$000)	\$1,455.9	\$1,455.9	\$1,731.9	\$1,731.9	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3

PARKING METERS Type of Meter	# of Parking Meters										UNIT COST (\$/meter)	
	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Street Parking Meters	226	226	226	226	226	226	226	226	226	226	226	\$1,000
Pay and Display Ticket Dispensers	3	3	3	4	4	4	4	4	4	4	4	\$11,000
Total (#)	229	229	229	230	230	230	230	230	230	230	230	231
Total (\$000)	\$259.0	\$259.0	\$259.0	\$270.0	\$270.0	\$270.0	\$270.0	\$270.0	\$270.0	\$270.0	\$270.0	\$281.0

APPENDIX B.6
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
PARKING

Historic Population	2000	2001	2002	2003	2004	2005	2006	2007	2008	2009
	67,884	69,834	71,363	72,925	74,521	76,152	77,820	79,443	81,100	82,791

INVENTORY SUMMARY (\$000)

Parking Spaces	\$1,455.9	\$1,455.9	\$1,731.9	\$1,731.9	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3	\$1,980.3
Parking Meters	\$259.0	\$259.0	\$270.0	\$270.0	\$270.0	\$270.0	\$270.0	\$270.0	\$270.0	\$281.0
Total (\$000)	\$1,714.9	\$1,714.9	\$2,001.9	\$2,250.3	\$2,250.3	\$2,250.3	\$2,250.3	\$2,250.3	\$2,250.3	\$2,261.3

SERVICE LEVEL (\$/capita)	Average Service Level										
Parking Spaces	\$21.45	\$20.85	\$24.27	\$23.75	\$26.57	\$26.00	\$25.45	\$24.93	\$24.42	\$23.92	\$24.16
Parking Meters	\$3.82	\$3.71	\$3.63	\$3.70	\$3.62	\$3.55	\$3.47	\$3.40	\$3.33	\$3.39	\$3.56
Total (\$/capita)	\$25.26	\$24.56	\$27.90	\$27.45	\$30.20	\$29.55	\$28.92	\$28.33	\$27.75	\$27.31	\$27.72

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
PARKING

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2000-2009)	\$27.72
Population Growth In New Units (2010-2019)	26,043
Maximum Allowable Funding Envelope	\$721,912
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$72,191
Net Maximum Allowable Funding Envelope	\$649,721

Excess Capacity Calculation	
Total Value of Inventory in 2009	\$2,261,300
Inventory Using Average Service Level	\$2,294,967
Excess Capacity	\$0

APPENDIX B.6
TABLE 2

MUNICIPALITY OF CLARINGTON
GROWTH-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2019
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2010-2019	
6.0 PARKING											
6.1 New Parking Spaces											
6.1.1	Additional Public Parking Lots	2013	\$ 629,000	-	\$ 629,000	-	\$ 62,900	\$ 566,100	\$ 81,434	\$ 484,666	\$ -
	Subtotal New Parking Spaces		\$ 629,000	-	\$ 629,000	-	\$ 62,900	\$ 566,100	\$ 81,434	\$ 484,666	\$ -
6.2 Parking Meters											
6.2.1	Pay and Display Ticket Dispensers (2)	2013	\$ 22,000	-	\$ 22,000	-	\$ 2,200	\$ 19,800	\$ -	\$ 19,800	\$ -
6.2.2	Additional On-Street Meters	2014	\$ 20,000	-	\$ 20,000	-	\$ 2,000	\$ 18,000	\$ -	\$ 18,000	\$ -
6.2.3	Additional On-Street Meters	2015	\$ 40,000	-	\$ 40,000	-	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
	Subtotal Parking Meters		\$ 82,000	-	\$ 82,000	-	\$ 8,200	\$ 73,800	\$ -	\$ 73,800	\$ -
TOTAL PARKING			\$ 711,000	\$ -	\$ 711,000	\$ -	\$ 71,100	\$ 639,900	\$ 81,434	\$ 558,466	\$ -

Residential Development Charge Calculation	
Residential Share of 2010-2019 DC Eligible Costs	80%
10 Year Growth in Population in New Units	\$446,773
Unadjusted Development Charge Per Capita	26,043
	\$17.16
Non-Residential Development Charge Calculation	
Non-Residential Share of 2010-2019 DC Eligible Costs	20%
10 Year Growth in Square Metres	\$111,693
Unadjusted Development Charge Per Square Metre	367,733
	\$0.30

2010-2019 Net Funding Envelope	\$649,721
Reserve Fund Balance	\$0
2010 Capital Budget Draws	\$81,434
Uncommitted Reserve Funds	\$81,434
TOTAL	\$81,434

APPENDIX B.6
TABLE 3 - PAGE 1

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKING	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
OPENING CASH BALANCE	\$0.00	\$37.65	\$78.34	\$128.81	(\$256.29)	(\$233.84)	(\$224.11)	(\$178.75)	(\$125.29)	(\$65.84)	
2010-2019 RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$0.0	\$0.0	\$0.0	\$403.6	\$14.4	\$28.8	\$0.0	\$0.0	\$0.0	\$0.0	\$446.8
- Parking: Inflated	\$0.0	\$0.0	\$0.0	\$428.3	\$15.6	\$31.8	\$0.0	\$0.0	\$0.0	\$0.0	\$475.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	26,043
REVENUE											
- DC Receipts: Inflated	\$37.0	\$38.7	\$46.9	\$49.1	\$51.5	\$54.0	\$56.7	\$62.2	\$65.2	\$68.4	\$529.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.3	\$2.7	\$4.5	(\$14.1)	(\$12.9)	(\$12.3)	(\$9.8)	(\$6.9)	(\$3.6)	(\$51.1)
- Interest on In-year Transactions	\$0.6	\$0.7	\$0.8	(\$10.4)	\$0.6	\$0.4	\$1.0	\$1.1	\$1.1	\$1.2	(\$2.8)
TOTAL REVENUE	\$37.6	\$40.7	\$50.5	\$43.2	\$38.0	\$41.5	\$45.4	\$53.5	\$59.5	\$66.0	\$475.8
CLOSING CASH BALANCE	\$37.6	\$78.3	\$128.8	(\$256.3)	(\$233.8)	(\$224.1)	(\$178.7)	(\$125.3)	(\$65.8)	\$0.1	

2010 Adjusted Charge Per Capita **\$18.44**

Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.6
TABLE 3 - PAGE 2

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKING
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARKING	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
OPENING CASH BALANCE	\$0.00	\$10.58	\$22.04	\$34.62	(\$61.75)	(\$56.19)	(\$53.84)	(\$42.55)	(\$29.22)	(\$14.35)	
2010-2019 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Parking: Non Inflated	\$0.0	\$0.0	\$0.0	\$100.9	\$3.6	\$7.2	\$0.0	\$0.0	\$0.0	\$0.0	\$111.7
- Parking: Inflated	\$0.0	\$0.0	\$0.0	\$107.1	\$3.9	\$7.9	\$0.0	\$0.0	\$0.0	\$0.0	\$118.9
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	31,490	32,365	33,692	34,663	35,582	36,633	37,671	40,649	41,870	43,118	367,733
REVENUE											
- DC Receipts: Inflated	\$10.4	\$10.9	\$11.6	\$12.1	\$12.7	\$13.3	\$14.0	\$15.4	\$16.2	\$17.0	\$133.6
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.4	\$0.8	\$1.2	(\$3.4)	(\$3.1)	(\$3.0)	(\$2.3)	(\$1.6)	(\$0.8)	(\$11.8)
- Interest on In-year Transactions	\$0.2	\$0.2	\$0.2	(\$2.6)	\$0.2	\$0.1	\$0.2	\$0.3	\$0.3	\$0.3	(\$0.7)
TOTAL REVENUE	\$10.6	\$11.5	\$12.6	\$10.7	\$9.5	\$10.3	\$11.3	\$13.3	\$14.9	\$16.5	\$121.1
CLOSING CASH BALANCE	\$10.6	\$22.0	\$34.6	(\$61.8)	(\$56.2)	(\$53.8)	(\$42.6)	(\$29.2)	(\$14.3)	\$2.2	

2010 Adjusted Charge Per Square Metre **\$0.33**

Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

GENERAL GOVERNMENT

APPENDIX B.7
GENERAL GOVERNMENT

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

TABLE 1 2010 – 2019 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

As shown on Table 1, the 2010–2019 development-related gross cost for general government is \$3.51 million. An amount of \$150,000 has been identified as a benefit to existing share. The legislated ten per cent discount is then discounted, and amounts to \$335,000. The existing reserve fund balance reduces the capital program by \$217,000 as indicated in the available DC reserves column. The remaining amount of \$2.81 million is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation.

The total costs eligible for DC recovery amounts to \$2.81 million and is allocated 80 per cent, or \$2.24 million to the residential sector and 20 per cent, or \$561,200 to the non-residential sector based on shares of ten-year growth in population in new units and employment. The resulting unadjusted per capita residential charge is \$86.20 before cash flow adjustments. The non-residential unadjusted charge is \$1.53 per square metre.

TABLE 2 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases slightly to \$87.06 per capita and the non-residential charge also increases slightly to \$1.54 per square metre.

The following table summarizes the calculation of the general government development charge.

GENERAL GOVERNMENT SUMMARY					
2010 - 2019		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,508,000	\$2,806,005	\$86.20	\$1.53	\$87.06	\$1.54

APPENDIX B.7
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
GROWTH-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs				
						Replacement & BTE Shares	10% Reduction		DC Eligible Costs	Available DC Reserves	2010-2019	Post 2019	
7.0 GENERAL GOVERNMENT													
7.1 Growth-Related Studies													
Emergency Services													
7.1.1	Fire Master Plan	2012	\$ 50,000	-	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
Planning and Development													
7.1.2	Toolley / Robinson Creeks Subwatershed Study	2010	\$ 70,000	-	\$ 70,000	\$ -	\$ 7,000	\$ 63,000	\$ 60,000	\$ 3,000	\$ -	\$ 3,000	\$ -
7.1.3	OP Review - Webdesigner	2010	\$ 8,000	-	\$ 8,000	\$ -	\$ -	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -
7.1.4	Hancock Master Plan & Conceptual Servicing Plan Update	2011	\$ 40,000	-	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -	\$ -	\$ -
7.1.5	Streetscape Master Plans	2011	\$ 150,000	-	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ 112,995	\$ 22,005	\$ -	\$ 22,005	\$ -
7.1.6	Intensification Areas/Corridor Studies	2011	\$ 150,000	-	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ 135,000	\$ -	\$ 135,000	\$ -
7.1.7	Bikeways/Trails Master Plan	2012	\$ 50,000	-	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.8	Zoning Bylaw	2012	\$ 200,000	-	\$ 200,000	\$ 150,000	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.9	Official Plan Review Implementation Studies	2012	\$ 200,000	-	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ 180,000	\$ -
7.1.10	East Bowmanville Corridor Study	2013	\$ 250,000	-	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 225,000	\$ -
7.1.11	Soper Creek Subwatershed Study	2015	\$ 250,000	-	\$ 250,000	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -	\$ 225,000	\$ -
7.1.12	Architectural Control	2015	\$ 50,000	-	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 45,000	\$ -
7.1.13	Bloor North Secondary Plan	2015	\$ 200,000	-	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ 180,000	\$ -
7.1.14	Bloor North Zoning Bylaw	2016	\$ 75,000	-	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -	\$ 67,500	\$ -
7.1.15	Bennett Road West Secondary Plan	2016	\$ 200,000	-	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -	\$ 180,000	\$ -
7.1.16	Official Plan Review 2 - Commercial Policy Review	2016	\$ 450,000	-	\$ 450,000	\$ -	\$ 45,000	\$ 405,000	\$ -	\$ 405,000	\$ -	\$ 405,000	\$ -
7.1.17	Bennett Road West Zoning Bylaw	2017	\$ 75,000	-	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -	\$ 67,500	\$ -
7.1.18	Official Plan Review	2018	\$ 350,000	-	\$ 350,000	\$ -	\$ 35,000	\$ 315,000	\$ -	\$ 315,000	\$ -	\$ 315,000	\$ -

APPENDIX B.7
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
GROWTH-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2019	
						Replacement & BTE Shares	10% Reduction		Available DC Reserves	2010-2019		
7.0 GENERAL GOVERNMENT (Cont'd)												
Community Services												
	7.1.19 Community Strategic Plan - Review	2011	\$ 50,000	-	\$ 50,000	-	\$ 5,000	\$ 45,000	-	\$ 45,000	-	
	7.1.20 Community Services Strategic Plan - Study Review	2013	\$ 125,000	-	\$ 125,000	-	\$ 12,500	\$ 112,500	-	\$ 112,500	-	
	7.1.21 Indoor Facility Needs Study (Phase 2 Bowmanville)	2014	\$ 40,000	-	\$ 40,000	-	\$ 4,000	\$ 36,000	-	\$ 36,000	-	
	7.1.22 Community Services Strategic Plan - Study Review	2016	\$ 50,000	-	\$ 50,000	-	\$ 5,000	\$ 45,000	-	\$ 45,000	-	
Operations												
	7.1.23 Operations Department Master Plan	2015	\$ 100,000	-	\$ 100,000	-	\$ 10,000	\$ 90,000	-	\$ 90,000	-	
Library												
	7.1.24 Library Services Strategic Plan	2014	\$ 50,000	-	\$ 50,000	-	\$ 5,000	\$ 45,000	-	\$ 45,000	-	
	7.1.25 Courice Branch Library- Needs Assessment	2015	\$ 50,000	-	\$ 50,000	-	\$ 5,000	\$ 45,000	-	\$ 45,000	-	
	7.1.26 Information Technology Study	2016	\$ 25,000	-	\$ 25,000	-	\$ 2,500	\$ 22,500	-	\$ 22,500	-	
Development Charges												
	7.1.27 Development Charges Background Study	2014	\$ 100,000	-	\$ 100,000	-	\$ 10,000	\$ 90,000	-	\$ 90,000	-	
	7.1.28 Development Charges Background Study	2019	\$ 100,000	-	\$ 100,000	-	\$ 10,000	\$ 90,000	-	\$ 90,000	-	
TOTAL GENERAL GOVERNMENT			\$ 3,508,000	\$ -	\$ 3,508,000	\$ 150,000	\$ 335,000	\$ 3,023,000	\$ 216,995	\$ 2,806,005	\$ -	

Residential Development Charge Calculation	
Residential Share of 2010-2019 DC Eligible Costs	\$2,244,804
10 Year Growth in Population in New Units	26,043
Unadjusted Development Charge Per Capita	\$86.20
Non-Residential Development Charge Calculation	
Non-Residential Share of 2010-2019 DC Eligible Costs	\$561,201
10 Year Growth in Square Metres	367,733
Unadjusted Development Charge Per Square Metre	\$1.53

Reserve Fund Balance	\$68,000
2010 Capital Budget Draws	\$148,995
Uncommitted Reserve Funds	\$216,995
TOTAL	\$216,995

APPENDIX B.7
TABLE 2 - PAGE 1

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
GENERAL GOVERNMENT											
OPENING CASH BALANCE	\$0.00	\$175.11	\$199.52	\$164.70	\$114.34	\$215.13	(\$46.15)	(\$440.23)	(\$228.62)	(\$228.23)	
2010-2019 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$2.4	\$161.6	\$252.0	\$270.0	\$136.8	\$468.0	\$576.0	\$54.0	\$252.0	\$72.0	\$2,244.8
- General Government: Inflated	\$2.4	\$164.8	\$262.2	\$286.5	\$148.1	\$516.7	\$648.7	\$62.0	\$295.3	\$86.0	\$2,472.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	26,043
REVENUE											
- DC Receipts: Inflated	\$174.5	\$182.8	\$221.5	\$231.9	\$243.2	\$255.1	\$267.6	\$293.8	\$308.0	\$323.0	\$2,501.4
INTEREST											
- Interest on Opening Balance	\$0.0	\$6.1	\$7.0	\$5.8	\$4.0	\$7.5	(\$2.5)	(\$24.2)	(\$12.6)	(\$12.6)	(\$21.5)
- Interest on In-year Transactions	\$3.0	\$0.3	(\$1.1)	(\$1.5)	\$1.7	(\$7.2)	(\$10.5)	\$4.1	\$0.2	\$4.1	(\$6.9)
TOTAL REVENUE	\$177.5	\$189.2	\$227.4	\$236.2	\$248.9	\$255.4	\$254.6	\$273.6	\$295.6	\$314.6	\$2,473.1
CLOSING CASH BALANCE	\$175.1	\$199.5	\$164.7	\$114.3	\$215.1	(\$46.1)	(\$440.2)	(\$228.6)	(\$228.2)	\$0.3	

2010 Adjusted Charge Per Capita **\$87.06**

Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.7
TABLE 2 - PAGE 2

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

GENERAL GOVERNMENT	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	TOTAL
OPENING CASH BALANCE	\$0.00	\$48.74	\$60.20	\$50.45	\$36.77	\$60.73	(\$5.87)	(\$105.72)	(\$54.15)	(\$55.42)	
2010-2019 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$0.6	\$40.4	\$63.0	\$67.5	\$34.2	\$117.0	\$144.0	\$13.5	\$63.0	\$18.0	\$561.2
- General Government: Inflated	\$0.6	\$41.2	\$65.5	\$71.6	\$37.0	\$129.2	\$162.2	\$15.5	\$73.8	\$21.5	\$618.2
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	31,490	32,365	33,692	34,663	35,582	36,633	37,671	40,649	41,870	43,118	367,733
REVENUE											
- DC Receipts: Inflated	\$48.5	\$50.8	\$54.0	\$56.6	\$59.3	\$62.3	\$65.3	\$71.9	\$75.5	\$79.4	\$623.6
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.7	\$2.1	\$1.8	\$1.3	\$2.1	(\$0.3)	(\$5.8)	(\$3.0)	(\$3.0)	(\$3.2)
- Interest on In-year Transactions	\$0.8	\$0.2	(\$0.3)	(\$0.4)	\$0.4	(\$1.8)	(\$2.7)	\$1.0	\$0.0	\$1.0	(\$1.8)
TOTAL REVENUE	\$49.3	\$52.7	\$55.8	\$58.0	\$61.0	\$62.6	\$62.3	\$67.1	\$72.6	\$77.4	\$618.6
CLOSING CASH BALANCE	\$48.7	\$60.2	\$50.4	\$36.8	\$60.7	(\$5.9)	(\$105.7)	(\$54.2)	(\$55.4)	\$0.4	

2010 Adjusted Charge Per Square Metre	\$1.54
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Allocation of Capital Program	
Residential Sector	80%
Non-Residential Sector	20%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

ROADS AND RELATED TECHNICAL APPENDIX

APPENDIX C

ROADS AND RELATED TECHNICAL APPENDIX

The Engineering Services Department is involved in every municipal servicing construction or re-construction project across the Municipality of Clarington. The divisions relating to the planning, construction, and management of the road network are the Engineering Transportation & Design, Infrastructure & Capital Works, and Construction Divisions.

This appendix provides the detailed analysis undertaken to establish the development charge rates for the roads and related service category in the Municipality of Clarington. The service category includes the road network as well as railroad crossings, intersection improvements, sidewalk construction, street lighting, grade separations culvert improvements, and other related expenditures.

The development-related road and related infrastructure projects are required to service the demands of new development up to “build-out”, or 2031, of the Municipality. This forecast is discussed in more detail in Appendix A.

The following tables set out the 2010 to 2031 development-related capital program and the calculation of the development charges for roads and related. The cost, quantum and description of the development-related capital program for roads and related services was prepared by AECOM. The projects identified in the capital program are required to service the demands of new development between 2010 and 2031, subject to annual capital budget reviews. Consistent with s.5.(1)7. of the *DCA*, there is no legislated percentage reduction in the eligible development-related capital cost for the provision of roads and related infrastructure.

Tables 1 – 8 provide details of the projects included in the Municipal-wide roads and related services development charges calculation. The content of the tables is as follows:

Table 1	2000 – 2009 Historical Service Level Analysis
Table 2	2010 – 2031 Roads & Related Capital Program
Table 3	Project Types and Descriptions
Table 4	2010-2031 Engineered Studies & Non Site Specific Improvements

Table 5	Calculation of Unadjusted Development Charge
Table 6	Residential Cash Flow Analysis
Table 7	Non-Residential Industrial Cash Flow Analysis
Table 8	Non-Residential Commercial & Major Office Cash Flow Analysis

The historic service level data on Table 1 indicates that the Municipality has a 2010-2031 maximum funding envelope of \$301.74 million. This funding envelope entitles the Municipality to recover for development-related capital projects up to this ceiling. The total cost of the roads capital program is \$144.49 million and provides for the undertaking of projects throughout the Municipality.

The entire \$144.49 million development-related capital program is not to be fully recovered from future development charges; approximately \$16.22 million of the program has been identified as the benefit to existing share (Table 2, Page 5). Table 4 identifies a further \$833,400 in benefit to existing shares from a total gross project cost of \$3.02 million for engineering studies and non site specific improvements.

There is a small amount in the roads and related DC reserve fund balance of \$7,000 that is uncommitted, and applied to fund the program. This amount is shown in Table 5.

The result is a development charge recoverable share of the capital program of \$130.45 million (Table 5). The DC recoverable costs have been allocated 81 per cent (\$106.05 million) to new residential development and 19 per cent (\$24.39 million) to new non-residential development. The allocation of costs is based on an analysis of roadside environment of the development-related roads projects, undertaken by AECOM.

The non-residential share of the development-related costs has been further allocated between industrial land uses and population-related/major office land uses. The non-residential costs are allocated between the land use types based on projected number of new trips (AM peak period) that would be generated by the forecast new non-residential development over the period 2010-2031. This data is taken from the ITE Trip Generation Manual, 8th Edition. The result is an allocation of 42% to industrial and 58% to all other non-residential land uses.

The long term cash-flow analysis (Tables 6 - 8) takes into consideration expenditure timing and revenue projections. The effect of the analysis is to increase the development charge rates. The main reason for this increase in the rates is the “front-ending” of the roads capital program. This relationship, between the timing of the infrastructure emplacement preceding the development, is normal and expected as the roads and related network needs to be in place prior to full-development of the benefiting lands. Table 6 displays the residential cash flow analysis, Table 7 provides the non-residential industrial cash flows and Table 8 shows the non-residential commercial & major office cash flows.

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

2010 - 2031		ROADS AND RELATED SUMMARY			Adjusted Development Charge		
Development-Related Capital Program		Unadjusted Development Charge					
Total	Net DC Recoverable	Residential	Industrial	Non-Industrial	Residential	Industrial	Non-Industrial
		\$/capita	\$/sq.m	\$/sq.m	\$/capita	\$/sq.m	\$/sq.m
\$147,505,815	\$130,446,776	\$1,679.97	\$19.89	\$46.01	\$1,829.51	\$21.05	\$50.25

APPENDIX C
TABLE 1

MUNICIPALITY OF CLARINGTON
ROADS & RELATED
HISTORIC SERVICE LEVEL ANALYSIS

Road Type	Lanes	Kilometres of Major Roadway										10 Year Average	Value (\$/km)
		2000	2001	2002	2003	2004	2005	2006	2007	2008	2009		
Rural Collector	2	170.87	170.24	170.14	169.90	169.38	169.38	169.38	169.67	167.91	167.39	169.43	\$1,043,000
Semi-Urban Collector	2	22.07	21.24	20.19	20.19	19.55	18.40	18.40	19.18	19.18	18.93	19.73	\$1,505,000
Urban Collector	2	38.61	42.07	43.63	46.11	47.59	49.29	51.39	53.42	57.80	58.56	48.85	\$2,666,000
Urban Collector	3	-	-	-	-	-	-	0.64	0.84	0.84	0.84	0.32	\$2,759,000
Urban Collector	4	2.19	2.19	2.48	2.48	2.78	3.13	3.73	4.15	4.50	4.50	3.21	\$3,019,000
Semi-Urban Arterial	2	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,803,000
Urban Arterial	3	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	0.67	\$2,904,000
Urban Arterial	4	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	1.82	\$3,263,000
Urban Arterial	5	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	1.32	\$3,528,000
Total Major Road Kilometres		237.70	239.70	240.40	242.64	243.26	244.16	247.50	251.22	254.19	254.19	245.50	
Population		67,884	69,834	71,363	72,925	74,521	76,152	77,820	79,443	81,100	82,791		
Kilometres of Major Rd. per 1,000 Pop.		3.50	3.43	3.37	3.33	3.26	3.21	3.18	3.16	3.13	3.07	3.26	
Value of Road Network, 000's \$		\$333,788	\$341,114	\$344,449	\$350,803	\$354,158	\$358,023	\$367,199	\$375,907	\$386,808	\$387,929		
Value of Roads Network per Capita		\$4,917	\$4,885	\$4,827	\$4,810	\$4,752	\$4,701	\$4,719	\$4,732	\$4,770	\$4,686	\$4,780	

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
ROADS & RELATED

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2000-2009)	\$4,779.83
Population Growth In New Units (2010-2031)	63,128
Maximum Allowable Funding Envelope	\$301,740,896
Less: Uncommitted Excess Capacity	\$0
Net Maximum Allowable Funding Envelope	\$301,740,896

Excess Capacity Calculation	
Total Value of Inventory in 2009	\$387,929,456
Inventory Using Average Service Level	\$395,726,627
Excess Capacity	\$0

APPENDIX C
 TABLE 2 - PAGE 1
 MUNICIPALITY OF CLARINGTON
 ROADS & RELATED
 GROWTH-RELATED CAPITAL PROGRAM

#	Project		Year of Project	Type of Work ¹	Length (metres)	Road Construction	Storm Drainage	Sidewalk Construction	Streetlight Installation	Utility Works	Streetscape Works	Signals/ Intersections	Structure Works	EA Cost	Land Purchase	Total Gross	Benefit to Existing Share ²	Development Charge Recoverable
	From	To																
1	Baseline Rd	Lambe Rd	2015	1.8	826.86	\$1,320,681	\$307,780	\$199,027	\$231,157	\$12,279	\$81,883	\$0	\$0	\$50,000	\$0	\$2,202,806	\$0	\$2,202,806
2	Baseline Rd Culvert (99065)	at Darlington Creek	2015	8.1	9.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	189,477	\$0	\$0	\$189,477	\$0	\$189,477
3	Baseline Rd.	Haines Rd.	2015	1.2	415.00	\$780,514	\$288,448	\$87,486	\$25,246	\$65,758	\$24,715	\$0	\$0	\$0	\$0	\$1,242,178	\$98,188	\$1,143,990
4	Baseline Rd. Sidewalk	Liberty St.	2010	2.3	400.00	\$0	\$0	\$70,979	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$70,979	\$0	\$70,979
5	Baseline Rd.	Mearns Ct.	2013	1.1	413.00	\$516,062	\$255,228	\$86,150	\$25,124	\$45,927	\$80,141	\$0	\$0	\$0	\$0	\$1,008,622	\$181,656	\$826,966
6	Bennett Rd.	Hwy. 401	2020	1.7	940.00	\$1,043,229	\$332,778	\$99,092	\$57,183	\$126,295	\$27,991	\$0	\$0	\$0	\$0	\$1,686,568	\$222,075	\$1,464,493
7	Bennett Rd.	South Service Rd.	2023	1.2	749.00	\$1,408,687	\$484,501	\$157,915	\$45,564	\$100,633	\$44,607	\$0	\$0	\$0	\$0	\$2,241,907	\$148,443	\$2,093,464
8	Bennett Rd. Railroad Crossing	at CNR Level Crossing	2021	4.4	-	\$0	\$0	\$0	\$0	\$0	\$0	\$496,607	\$0	\$0	\$0	\$496,607	\$0	\$496,607
10A	Conc. Rd. 3	Reg. Rd. 57	2013	1.2	820.00	\$1,542,221	\$530,428	\$172,885	\$49,883	\$110,172	\$48,835	\$0	\$0	\$0	\$0	\$2,454,425	\$264,501	\$2,189,924
10B	Conc. Rd. 3	Middle Rd.	2015	1.2	830.00	\$1,561,029	\$536,897	\$174,993	\$50,491	\$111,516	\$49,431	\$0	\$0	\$0	\$0	\$2,484,357	\$336,016	\$2,148,341
10C	Conc. Rd. 3	Liberty St.	2019	1.2	385.00	\$724,092	\$249,042	\$81,171	\$23,421	\$51,727	\$22,929	\$0	\$0	\$0	\$0	\$1,152,382	\$150,586	\$1,001,796
11	Conc. St. El/Lambe St. Intersection		2028	4.3	-	\$0	\$0	\$0	\$0	\$0	\$0	\$213,134	\$0	\$0	\$0	\$213,134	\$0	\$213,134
12	Concession St. E.	Soper Creek Dr.	2017	1.2	482.00	\$906,925	\$311,788	\$101,622	\$29,322	\$64,760	\$28,706	\$0	\$0	\$0	\$0	\$1,442,723	\$388,803	\$1,053,920
12B	Concession St. E.	Lambe Rd.	2028	1.2	833.00	\$1,566,671	\$538,837	\$175,625	\$50,674	\$111,919	\$49,610	\$0	\$0	\$0	\$0	\$2,493,336	\$208,492	\$2,284,844
13	Frank St. (Streetscape)	King St.	2015	6.2	130.00	\$0	\$0	\$0	\$0	\$0	\$330,461	\$0	\$0	\$0	\$0	\$330,461	\$165,231	\$165,231
136	Frank St.	Future Queen St.	2018	2.3	125.00	\$0	\$0	\$22,181	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$22,181	\$0	\$22,181
14	Green Rd.	0.22km N. Highway 2	2011	1.2	966.00	\$1,816,612	\$624,870	\$203,667	\$68,765	\$129,788	\$57,530	\$0	\$0	\$0	\$0	\$2,891,432	\$432,146	\$2,459,286
15	Green Rd.	Baseline Rd.	2021	1.2	685.00	\$1,288,319	\$443,101	\$144,422	\$41,671	\$92,034	\$40,795	\$0	\$0	\$0	\$0	\$2,050,342	\$100,704	\$1,949,639
16	Green Rd. Widening	Baseline Rd.	2020	1.3	1,733.00	\$901,255	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$901,255	\$0	\$901,255
17	Green Rd.	Future Longworth Ave.	2024	1.2	1,170.00	\$2,200,486	\$756,630	\$246,677	\$71,175	\$157,197	\$69,680	\$0	\$0	\$0	\$0	\$3,502,045	\$432,065	\$3,069,979
18	Green Rd. Sidewalk	Highway 2	2012	2.3	492.00	\$0	\$0	\$87,304	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$87,304	\$0	\$87,304
19	Haines St.	Highway 2	2023	1.2	916.00	\$1,722,774	\$592,927	\$193,125	\$55,723	\$123,071	\$54,553	\$0	\$0	\$0	\$0	\$2,741,772	\$156,456	\$2,585,316
22	Highway 2 Sidewalk	271m East of Clarrington Blvd.	2015	2.1	175.00	\$0	\$0	\$114,285	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$114,285	\$0	\$114,285
24	Highway 2 Sidewalk	Soper Creek	2021	2.3	1,482.00	\$0	\$0	\$262,977	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$262,977	\$0	\$262,977
25	Highway 2 Streetlighting	Soper Creek	2014	3.1	1,482.00	\$0	\$0	\$0	\$297,081	\$0	\$0	\$0	\$0	\$0	\$0	\$297,081	\$0	\$297,081



APPENDIX C
 TABLE 2 - PAGE 2
 MUNICIPALITY OF CLARINGTON
 ROADS & RELATED
 GROWTH-RELATED CAPITAL PROGRAM

#	Project		Year of Project	Type of Work ¹	Length (metres)	Road Construction	Storm Drainage	Sidewalk Construction	Streetlight Installation	Utility Works	Streetscape Works	Signals/ Intersections	Structure Works	EA Cost	Land Purchase	Total Gross	Benefit to Existing Share ²	Development Charge Recoverable
	Road/Project Description	From																
26	King St./Simpson Ave. Intersection		2014	4.2	-	\$0	\$0	\$0	\$0	\$0	\$0	\$294,124	\$0	\$0	\$0	\$294,124	\$0	\$294,124
27	King St. Corridor Improv. (Streetscape)	Liberty St.	2014	6.2	412.00	\$0	\$0	\$0	\$0	\$0	\$1,047,308	\$0	\$0	\$0	\$0	\$1,047,308	\$523,654	\$523,654
28	King Street Corridor Improv. (Streetscape)	Simpson Ave.	2014	6.2	396.00	\$0	\$0	\$0	\$0	\$0	\$1,006,635	\$0	\$0	\$0	\$0	\$1,006,635	\$503,318	\$503,318
29	King St./Saugus St. Intersection		2013	4.2	-	\$0	\$0	\$0	\$0	\$0	\$0	\$294,124	\$0	\$0	\$0	\$294,124	\$0	\$294,124
30	Lambe Rd. Grade Separation	at CNR Crossing	2025	5.1	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,831,202	\$0	\$0	\$6,831,202	\$0	\$6,831,202
31	Lambe Rd. Box Culvert (99069)	at Soper Creek Tributary	2013	8.1	9.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	189,477	\$0	\$25,000	\$214,477	\$128,686	\$85,791
32	Lambe Rd.	Baseline Rd.	2022	1.2	666.00	\$1,252,585	\$430,811	\$140,416	\$40,515	\$69,481	\$39,664	\$0	\$0	\$0	\$0	\$1,993,472	\$249,923	\$1,743,548
33	Lambe Rd.	Concession St. E	2021	1.2	1,112.00	\$2,091,403	\$719,312	\$234,448	\$67,646	\$149,404	\$66,225	\$0	\$0	\$0	\$0	\$3,328,439	\$413,679	\$2,914,760
34	Lambe Rd.	Highway 2	2018	1.2	1,350.00	\$2,539,023	\$873,265	\$284,627	\$82,125	\$181,381	\$80,400	\$0	\$0	\$0	\$0	\$4,040,821	\$504,696	\$3,536,125
35	Lambe Rd.	Highway 401	2023	1.2	482.00	\$906,525	\$311,788	\$101,622	\$29,322	\$64,760	\$28,706	\$0	\$0	\$0	\$0	\$1,442,723	\$117,618	\$1,325,104
36	Lambe Rd.	South Service Rd.	2025	1.2	798.00	\$1,500,345	\$516,197	\$168,246	\$48,545	\$107,216	\$47,525	\$0	\$0	\$0	\$0	\$2,388,574	\$126,461	\$2,262,113
37	Liberty St. Sidewalk	Longworth Ave.	2012	2.1	733.00	\$0	\$0	\$478,690	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$478,690	\$0	\$478,690
38	Liberty St. Sidewalk	Nelson St.	2010	2.3	266.77	\$0	\$0	\$47,338	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$47,338	\$0	\$47,338
39	Liberty St. Sidewalk	Conc. Rd. 3	2022	2.3	1,160.00	\$0	\$0	\$205,839	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$205,839	\$0	\$205,839
40	Liberty St. Streetlighting	Conc. Rd. 3	2013	3.1	1,160.00	\$0	\$0	\$0	\$232,533	\$0	\$0	\$0	\$0	\$0	\$0	\$232,533	\$0	\$232,533
41	Longworth Ave. (Rd. Oversizing)	Bowmanville Creek	2020	1.9	1,540.00	\$543,554	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$543,554	\$153,425	\$390,128
42	Longworth Ave./Green Rd. Intersection		2023	4.3	-	\$0	\$0	\$0	\$0	\$0	\$0	\$213,134	\$0	\$0	\$0	\$213,134	\$0	\$213,134
47	Mearns Ave. Grade Separation	At CPR Level Crossing	2026	5.2	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$8,000,000	\$0	\$0	\$8,000,000	\$0	\$8,000,000
48	Middle Rd.	North Of Goodwin Ave.	2011	1.2	380.00	\$714,688	\$737,424	\$80,117	\$23,117	\$51,055	\$22,631	\$0	\$0	\$0	\$0	\$1,629,032	\$217,545	\$1,411,487
49	Middle Rd.	Conc. Rd. 3	2017	1.2	1,140.00	\$2,144,064	\$737,424	\$240,352	\$69,350	\$153,166	\$67,893	\$0	\$0	\$0	\$0	\$3,412,249	\$837,012	\$2,575,237
51	Nash Rd.	West Urban Boundary	2027	1.2	1,874.00	\$3,524,540	\$1,212,222	\$395,105	\$114,001	\$251,794	\$111,607	\$0	\$0	\$0	\$0	\$5,609,258	\$784,479	\$4,824,779
52	Nelson St. Sidewalk	Ontario St.	2010	2.3	83.71	\$0	\$0	\$14,854	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,854	\$0	\$14,854
53	Nelson St.	West Limits	2015	1.5	237.00	\$284,536	\$67,390	\$57,724	\$0	\$12,512	\$10,064	\$0	\$0	\$0	\$0	\$452,226	\$130,345	\$321,881
54	Queen St. Extension	St. George St.	2021	1.8	113.00	\$180,466	\$42,062	\$27,199	\$31,590	\$1,678	\$11,190	\$0	\$0	\$0	\$0	\$250,000	\$0	\$544,206
55	Reg. Rd. 57 Sidewalk	Aspen Springs Dr.	2014	2.1	458.00	\$0	\$0	\$299,100	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$299,100	\$0	\$299,100

APPENDIX C
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 MUNICIPALITY OF CLARINGTON
 ROADS & RELATED
 GROWTH-RELATED CAPITAL PROGRAM

#	Project		Year of Project	Type of Work ¹	Length (metres)	Road Construction	Storm Drainage	Sidewalk Construction	Streetlight Installation	Utility Works	Streetscape Works	Signals/ Intersections	Structure Works	EA Cost	Land Purchase	Total Gross	Benefit to Existing Share ²	Development Charge Recoverable
	Road/Project Description	From																
56	Reg. Rd. 57 Streetlighting	Highway 2	2013	3.1	1,562.00	\$0	\$0	\$0	\$313,118	\$0	\$0	\$0	\$0	\$0	\$0	\$313,118	\$0	\$313,118
57	Reg. Rd. 57 Sidewalk	Highway 2	2017	2.1	3,098.00	\$0	\$0	\$2,023,169	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,023,169	\$0	\$2,023,169
58	Reg. Rd. 57 Streetlighting	King St.	2013	3.1	1,800.00	\$0	\$0	\$0	\$360,828	\$0	\$0	\$0	\$0	\$0	\$0	\$360,828	\$0	\$360,828
59	Reg. Rd. 57 Sidewalk	Conc. Rd. 3	2020	2.3	1,155.00	\$0	\$0	\$204,952	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$204,952	\$0	\$204,952
60	Reg. Rd. 57 Streetlighting	Conc. Rd. 3	2020	3.1	1,155.00	\$0	\$0	\$0	\$231,531	\$0	\$0	\$0	\$0	\$0	\$0	\$231,531	\$0	\$231,531
61	Reg. Rd. 57 Sidewalk	Prestonway Dr.	2016	2.3	848.00	\$0	\$0	\$150,476	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$150,476	\$0	\$150,476
62	Scoug St. Sidewalk	King St.	2017	2.3	1,421.00	\$0	\$0	\$252,153	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$252,153	\$0	\$252,153
63	Scoug St. Sidewalk	475m South of Scoug Court	2013	2.3	475.00	\$0	\$0	\$84,288	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$84,288	\$0	\$84,288
64	Scoug Ct.	Scoug St.	2011	1.1	519.00	\$648,502	\$320,734	\$108,262	\$31,572	\$57,714	\$100,710	\$0	\$0	\$0	\$0	\$1,267,484	\$135,422	\$1,132,072
65	Simpson Ave. (Realigned) Creek Crossing	Simpson Ave.	2018	5.3	-	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$2,388,541	\$0	\$0	\$2,388,541	\$0	\$2,388,541
66	Simpson Ave. Realignment	Simpson Ave.	2018	1.8	191.24	\$305,453	\$71,185	\$46,032	\$53,463	\$2,840	\$18,938	\$0	\$0	\$50,000	\$0	\$547,911	\$0	\$547,911
67	Simpson Ave. Extension	King St.	2014	1.8	125.00	\$199,653	\$46,528	\$30,088	\$34,945	\$1,856	\$12,379	\$0	\$0	\$0	\$100,000	\$425,449	\$0	\$425,449
68	South Service Rd.	Lamb Rd.	2022	1.2	145.00	\$272,710	\$93,795	\$30,571	\$8,821	\$19,482	\$8,636	\$0	\$0	\$0	\$0	\$434,014	\$36,995	\$397,019
69	St. George St. Tree Planting (Streetscape)	King St.	2014	6.4	113.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$9,897	\$4,949	\$4,949
70	Stevens Rd.	Reg. Rd. 57	2016	1.4	325.00	\$412,640	\$230,938	\$80,549	\$0	\$15,576	\$2,572	\$0	\$0	\$0	\$0	\$742,274	\$49,276	\$692,998
72	Countice Rd. Sidewalk	South End of Plaza	2010	2.1	160.00	\$0	\$0	\$104,489	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$104,489	\$0	\$104,489
73	Baseline Rd. Culvert (99057)	at Trolley Creek (e. of R. R. 34)	2017	8.1	9.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$25,000	\$214,477	\$128,686	\$85,791
74	Baseline Rd. Culvert (99055)	at Robinson Creek (w. of R. R. 34)	2019	8.1	9.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$189,477	\$0	\$25,000	\$214,477	\$128,686	\$85,791
75	Baseline Rd.	Regional Rd. 34 (Countice Rd.)	2016	1.2	823.00	\$1,547,964	\$532,369	\$0	\$50,066	\$110,575	\$49,014	\$0	\$0	\$0	\$0	\$2,289,887	\$189,303	\$2,100,584
76	Baseline Rd.	CPR Level Crossing	2019	1.2	2,161.00	\$4,064,317	\$1,387,872	\$0	\$0	\$290,344	\$128,699	\$0	\$0	\$0	\$0	\$5,881,232	\$1,190,223	\$4,691,009
77	Bloor St./Reg. Rd. 22 Streetlighting	Prestonvale Rd.	2016	3.1	1,800.00	\$0	\$0	\$0	\$360,828	\$0	\$0	\$0	\$0	\$0	\$0	\$360,828	\$0	\$360,828
78	Bloor St./Reg. Rd. 22 Sidewalk	Prestonvale Rd.	2016	2.3	1,800.00	\$0	\$0	\$319,406	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$319,406	\$0	\$319,406
79	Bloor St. Sidewalk	West Town Line	2014	2.3	414.44	\$0	\$0	\$73,541	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$73,541	\$0	\$73,541
81	Countice Road Streetlighting	Nash Rd.	2010	3.5	1,040.00	\$0	\$0	\$0	\$105,627	\$0	\$0	\$0	\$0	\$0	\$0	\$105,627	\$0	\$105,627
82	Countice Rd. Sidewalk	Moyses Dr.	2015	2.1	205.00	\$0	\$0	\$133,877	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,877	\$0	\$133,877



APPENDIX C
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 MUNICIPALITY OF CLARINGTON
 ROADS & RELATED
 GROWTH-RELATED CAPITAL PROGRAM

#	Road/Project Description	Project		Year of Project	Type of Work ¹	Length (metres)	Road Construction	Storm Drainage	Sidewalk Construction	Streetlight Installation	Utility Works	Streetscape Works	Signals/ Intersections	Structure Works	EA Cost	Land Purchase	Total Gross	Benefit to Existing Share ²	Development Charge Recoverable
		From	To																
83	Courtyce Rd. Sidewalk	Stagemaster Cr.	Bloor St.	2018	2.3	1,130.00	\$0	\$0	\$200,516	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$200,516	\$0	\$200,516
84	Courtyce Rd. Streetlighting	Stagemaster Cr.	Bloor St.	2018	3.1	1,130.00	\$0	\$0	\$0	\$226,520	\$0	\$0	\$0	\$0	\$0	\$0	\$226,520	\$0	\$226,520
85	Darlington Blvd.	Highway 2	Foxhunt Trail	2010	1.1	687.00	\$658,421	\$424,856	\$143,306	\$41,792	\$76,386	\$135,309	\$0	\$0	\$0	\$0	\$1,677,781	\$260,270	\$1,417,511
86	Hancock Rd. Box Culvert (99077)	Highway 2 at Black Creek Tributary	Nash Rd.	2013	8.2	20.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$725,361	\$0	\$25,000	\$750,361	\$524,762	\$225,599
87	Hancock Rd.	Highway 2	Nash Rd.	2013	1.7	573.00	\$635,925	\$202,853	\$60,404	\$34,857	\$76,986	\$17,063	\$0	\$0	\$0	\$0	\$1,025,089	\$312,629	\$715,469
88	Hancock Rd.	Highway 2	0.65km North	2014	1.7	662.00	\$734,699	\$234,360	\$69,786	\$40,271	\$88,944	\$19,713	\$0	\$0	\$0	\$0	\$1,187,774	\$100,294	\$1,087,480
89	Highway 2 Sidewalk on South Side	Highway 2	Hancock Road (Realigned)	2024	2.3	533.00	\$0	\$0	\$94,580	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$94,580	\$0	\$94,580
90	Highway 2 Sidewalk on South Side	Highway 2	Courtyce Rd.	2012	2.3	950.00	\$0	\$0	\$168,575	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$168,575	\$0	\$168,575
91	Highway 2 Streetscape	Highway 2	Prestonvale Rd.	2014	6.1	425.90	\$0	\$0	\$0	\$0	\$0	\$682,158	\$0	\$0	\$0	\$0	\$682,158	\$344,322	\$337,836
92	Highway 2 Streetscape	Highway 2	Courtyce Rd.	2014	6.2	641.00	\$0	\$0	\$0	\$0	\$0	\$536,112	\$0	\$0	\$0	\$0	\$536,112	\$278,778	\$257,334
93	Highway 2 Streetscape	Highway 2	Centrefield Dr.	2014	6.1	408.50	\$0	\$0	\$0	\$0	\$0	\$325,628	\$0	\$0	\$0	\$0	\$325,628	\$169,326	\$156,301
94	Highway 2 Streetscape	Highway 2	Courtyce Rd.	2014	6.2	482.04	\$0	\$0	\$0	\$0	\$0	\$633,496	\$0	\$0	\$0	\$0	\$633,496	\$329,418	\$304,078
95	Highway 2 Streetscape	Highway 2	Prestonvale Rd.	2014	6.1	816.03	\$0	\$0	\$0	\$0	\$0	\$772,220	\$0	\$0	\$0	\$0	\$772,220	\$401,555	\$370,665
96	Highway 2 Streetscape	Highway 2	Townline Rd.	2014	6.1	433.00	\$0	\$0	\$0	\$0	\$0	\$287,544	\$0	\$0	\$0	\$0	\$287,544	\$149,523	\$138,021
97	Highway 2 Streetscape	Highway 2	Maplefield Drive	2014	6.2	365.70	\$0	\$0	\$0	\$0	\$0	\$632,542	\$0	\$0	\$0	\$0	\$632,542	\$432,922	\$399,620
98	Nash Rd.	15m West of Harry Gay Dr.	Hancock Rd.	2018	1.1	311.00	\$388,601	\$192,193	\$64,874	\$0	\$34,554	\$60,348	\$0	\$0	\$0	\$0	\$740,600	\$82,885	\$657,715
99	Osbourne Rd.	Highway 2	South Service Rd.	2010	1.2	1,758.00	\$3,306,372	\$1,137,186	\$370,648	\$106,944	\$236,199	\$104,698	\$0	\$0	\$0	\$0	\$5,262,047	\$206,656	\$5,055,391
100	Prestonvale Rd. Railroad Crossing	Highway 2	at CPR Level Crossing	2013	4.4	-	\$0	\$0	\$0	\$0	\$0	\$0	\$496,607	\$0	\$0	\$0	\$496,607	\$0	\$496,607
103	Prestonvale Rd. Sidewalk	Highway 2	Bloor St.	2011	2.3	750.00	\$0	\$0	\$133,086	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$133,086	\$0	\$133,086
104	Prestonvale Rd.	Highway 2	CPR Level Crossing	2019	1.2	1,038.00	\$1,952,226	\$671,444	\$218,847	\$63,145	\$139,462	\$61,818	\$0	\$0	\$0	\$0	\$3,106,942	\$328,177	\$2,778,765
105	Regional Rd. 34 Sidewalk	Highway 2	North Urban Boundary	2020	2.1	1,075.00	\$0	\$0	\$702,036	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$702,036	\$0	\$702,036
106	Solina Rd.	Highway 2	South Service Rd.	2016	1.2	826.00	\$1,553,506	\$534,309	\$174,150	\$50,248	\$110,978	\$49,193	\$0	\$0	\$0	\$0	\$2,472,384	\$118,331	\$2,354,053
108	Tooley Rd. Sidewalk	Highway 2	Nash Rd.	2013	2.3	1,018.04	\$0	\$0	\$180,649	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$180,649	\$0	\$180,649
109	Trulls Rd.	Highway 2	230m South of Yorkville Dr. Reg. Rd. 22	2014	1.1	724.00	\$904,654	\$447,421	\$151,024	\$44,043	\$80,511	\$140,489	\$0	\$0	\$0	\$0	\$1,768,142	\$160,236	\$1,607,906
111	Trulls Rd.	Highway 2	George Reynolds Dr.	2013	1.1	434.00	\$542,292	\$288,206	\$67,898	\$26,402	\$48,262	\$84,216	\$0	\$0	\$0	\$0	\$1,037,275	\$426,360	\$610,915

APPENDIX C
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MUNICIPALITY OF CLARINGTON
ROADS & RELATED
GROWTH-RELATED CAPITAL PROGRAM

#	Road/Project Description	Project		Year of Project	Type of Work ¹	Length (metres)	Road Construction	Storm Drainage	Sidewalk Construction	Streetlight Installation	Utility Works	Streetscape Works	Signals/ Intersections	Structure Works	EA Cost	Land Purchase	Total Gross	Benefit to Existing Share ²	Development Charge Recoverable
		From	To																
112	Trulls Rd. Sidewalk	Nash Rd.	George Reynolds Dr.	2011	2.3	619.29	\$0	\$0	\$109,892	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$109,892	\$0	\$109,892
113	Trulls Rd. Sidewalk	Sandingham Dr.	Highway 2	2014	2.3	514.00	\$0	\$0	\$91,208	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$91,208	\$0	\$91,208
137	Trulls Rd. (Rural Upgrade)	Bloor St. (Reg. Rd. 22)	Baseline Rd.	2016	2.0	1,825.00	\$671,964	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$671,964	\$536,701	\$135,264
114	West Townline Rd. Sidewalk	Dudley Court	South Regional Urban Limit	2021	2.1	240.00	\$0	\$0	\$156,734	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$156,734	\$0	\$156,734
133	Coutice Rd. (Regional Road 34)	Bloor Street	CPR/Future GO Station	2016	2.4	1,540.00	\$0	\$0	\$1,168,050	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,168,050	\$0	\$1,168,050
134	Coutice Rd. (Regional Road 34)	Bloor Street	Highway 401 Interchange	2016	3.1	2,085.00	\$0	\$0	\$0	\$417,959	\$0	\$0	\$0	\$0	\$0	\$0	\$417,959	\$0	\$417,959
135	Green Rd. Grade Separation	Green Road at CPR		2012	5.1		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$6,831,202	\$0	\$6,831,202	\$0	\$6,831,202	
115	Arthur St.	1.2 km North Andrew Street	Conc. Rd. 3	2024	1.7	479.00	\$531,603	\$169,575	\$50,495	\$29,139	\$64,357	\$14,263	\$0	\$0	\$0	\$0	\$659,432	\$482,205	\$377,227
116	Arthur St. Railroad Crossing	at C.P.R. Level Crossing		2021	4.4	-	\$0	\$0	\$0	\$0	\$0	\$0	\$496,607	\$0	\$0	\$496,607	\$0	\$496,607	
117	Arthur St.	CPR Level Crossing	1.13km N. of CPR	2020	1.7	1,131.00	\$1,255,204	\$400,395	\$119,227	\$68,802	\$151,957	\$33,679	\$0	\$0	\$0	\$0	\$2,029,264	\$223,110	\$1,806,154
118	Conc. Rd. 3	RR 17	Arthur St.	2022	1.2	738.00	\$1,387,999	\$477,385	\$155,696	\$44,895	\$99,155	\$43,952	\$0	\$0	\$0	\$0	\$2,206,982	\$173,348	\$2,035,634
119	Grady Dr. Structure	At Foster Creek		2016	5.4	70.00	\$366,000	\$0	\$0	\$0	\$0	\$0	\$0	\$865,390	\$0	\$0	\$1,231,390	\$0	\$1,231,390
120	Highway 2 Sidewalk	Given Rd.	Rudell Rd.	2014	2.1	502.81	\$0	\$0	\$228,363	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$228,363	\$0	\$228,363
121	Highway 2 Sidewalk	West Urban Boundary	Rudell Rd.	2022	2.3	520.00	\$0	\$0	\$92,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,273	\$0	\$92,273
122	Highway 2 Sidewalk	West Urban Boundary	Rudell Rd.	2018	2.3	520.00	\$0	\$0	\$92,273	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$92,273	\$0	\$92,273
123	Highway 2 Streetlighting	West Urban Boundary	Rudell Rd.	2011	3.1	520.00	\$0	\$0	\$0	\$104,239	\$0	\$0	\$0	\$0	\$0	\$0	\$104,239	\$0	\$104,239
124	North St. Sidewalk	George St.	Remi Court	2016	2.3	175.00	\$0	\$0	\$31,053	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,053	\$0	\$31,053
125	Regional Rd. 17 Sidewalk	Remi Court	Conc. Rd. 3	2022	2.3	1,610.00	\$0	\$0	\$285,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,691	\$0	\$285,691
126	Regional Rd. 17 Sidewalk	Remi Court	Conc. Rd. 3	2012	2.3	1,610.00	\$0	\$0	\$285,691	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$285,691	\$0	\$285,691
127	Regional Rd. 17 Streetlighting	Remi Court	Conc. Rd. 3	2015	3.1	1,610.00	\$0	\$0	\$0	\$322,740	\$0	\$0	\$0	\$0	\$0	\$0	\$322,740	\$0	\$322,740
128	Rudell Rd.	475m South of C.P.R. Tracks	CPR/Future GO Station	2015	1.8	475.00	\$758,682	\$176,808	\$114,333	\$132,791	\$7,054	\$47,039	\$0	\$0	\$50,000	\$0	\$1,286,706	\$0	\$1,286,706
129	Rudell Rd. Sidewalk	Sunset Blvd.	Hart Blvd.	2015	2.2	100.00	\$0	\$0	\$31,643	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$31,643	\$0	\$31,643
130	Toronto St. Culvert (63505)	at Foster Creek		2017	8.1	9.00	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$217,898	\$0	\$25,000	\$242,898	\$145,739	\$97,159
131	Toronto St.	Mill St.	CNR Level Crossing	2017	1.2	1,115.00	\$2,097,045	\$721,253	\$235,081	\$67,829	\$149,807	\$66,404	\$0	\$0	\$0	\$0	\$3,337,419	\$191,286	\$3,146,132
132	Toronto St./Mill St. Intersection			2013	4.1	-	\$0	\$0	\$0	\$0	\$0	\$0	\$210,000	\$0	\$0	\$210,000	\$0	\$210,000	
TOTAL							\$60,377,927	\$20,652,315	\$15,247,105	\$5,224,634	\$4,218,555	\$8,808,443	\$2,714,335	\$26,617,500	\$150,000	\$475,000	\$144,485,815	\$16,218,575	\$128,267,240

APPENDIX C
TABLE 3

MUNICIPALITY OF CLARINGTON
ROADS & RELATED
DEVELOPMENT-RELATED CAPITAL PROJECT TYPES & DESCRIPTIONS

Project Type	Project Description	Project Type	Project Description
Road Works			
1.1	Semi Urban to Urban Collector	5.1	Structure - Rail Underpass - Collector\Arterial (14 m ultimate road width)
1.2	Rural to Urban Collector	5.2	Structure - Rail Overpass - Collector\Arterial (14 m ultimate road width)
1.3	Collector Road Widening	5.3	Structure - Creek Crossing - Major (collector\arterial road, 3 span)
1.4	Semi Urban to Urban Local Residential	5.4	Structure - Creek Crossing - Minor (local or rural road, singal span)
1.5	Urban Local Reconstruction	Streetscape Works	
1.6	Widening of Rural to Urban Collector	6.11	Townline Rd. to Darlington Blvd., Courtice
1.7	Rural to Half Urban Collector	6.12	Darlington Blvd. To Centrefield Dr., Courtice
1.8	New Urban Collector	6.13	Farewell Creek Bridge (Centrefield to Prestonvale Rd.), Courtice
1.9	Road Oversizing	6.14	Prestonvale Rd. to Trulls Road, Courtice
1.99	Rural Upgrade	6.15	Trulls Road to Maplefield St. (MCA), Courtice
Sidewalk Works			
2.1	Fill Ditch and Pour Curb to Construct Sidewalk	6.16	Maplefield Street to Courtice Road, Courtice
2.2	Pour Curb and Grade to Construct Sidewalk	6.17	Courtice Road to Hancock Road, Courtice
2.3	Tie Sidewalk into existing Cross Section	6.20	Streetscaping Established Corridor
2.4	Fill Ditch and Pour Curb to Construct Multi Use 3.0m Path	6.30	Streetscaping in Developing Corridor
Street Lighting works			
3.1	Lighting for Urban Arterial Road (both sides - 50 m spacing)	6.40	Tree Planting Both Sides in Boulevard
3.2	Decorative Street Lighting (double hung in median - 50 m spacing)	Culvert Works	
3.3	Decorative Street Lighting (both sides - 35 m spacing)	8.1	Extend Concrete Box Culvert
3.4	Lighting for Collector Road (single side - 50 m spacing)	8.2	Replace and Extend Concrete Box Culvert
3.5	Lighting for Rural Arterial Road (single side - 50 m spacing)		
3.6	Lighting on Existing HP's for Arterial Road (one side - 70 m spacing)		
3.7	Walkway Lighting (one side - 30m spacing)		

APPENDIX C
TABLE 4

MUNICIPALITY OF CLARINGTON
ROADS AND RELATED
SUMMARY OF ENGINEERED SERVICES STUDIES & NON SITE-SPECIFIC IMPROVEMENTS

Service	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2031
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2010-2019	
1.0 Other Road Related Projects										
1.1 Bowmanville Waterfront Redevelopment Transportation Network Needs and Feasibility Study	2015	\$ 70,000	-	\$ 70,000	\$ -	\$ -	\$ 70,000	\$ -	\$ 70,000	\$ -
1.2 Transportation Master Plan Study	2010	\$ 150,000	-	\$ 150,000	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
1.3 Environmental Study Report to Establish an East/West Transportation Corridor North of Highway No. 2	2020	\$ 100,000	-	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
1.4 Environmental Study Report to Establish an East/West Transportation Corridor South of Highway No. 2	2020	\$ 100,000	-	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
1.5 Development Traffic Monitoring Studies for Development Charge Project Implementation	2010-2029	\$ 100,000	-	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
1.6 Erosion Protection Works	2010-2029	\$ 2,500,000	-	\$ 2,500,000	\$ 833,400	\$ -	\$ 1,666,600	\$ -	\$ 1,666,600	\$ -
TOTAL Other Road Related Projects		\$ 3,020,000	\$ -	\$ 3,020,000	\$ 833,400	\$ -	\$ 2,186,600	\$ -	\$ 2,186,600	\$ -

APPENDIX C
TABLE 5

MUNICIPALITY OF CLARINGTON
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
ROADS AND RELATED SERVICES
2010 - 2031

Ultimate Year Growth in Population in New Units	63,128
Ultimate Growth in Square Meters	307,485
Population-Related & Major Office Industrial	515,190
Total	822,675

	Development-Related Capital Program (in \$000s)						Residential Share		Non-Residential Share	
	Total Gross Cost	Grants/ Subsidies/ Other Contributions	Benefit to Existing Share	Available DC Reserves	Post 2031	Total Cost Eligible For DC Recovery	%	\$	%	\$
ROADS AND RELATED										
Roads & Related Projects	\$144,485.81	\$0.00	\$16,218.57	\$7.06	\$0.00	\$128,260.18	81.3%	\$104,275.52	18.7%	\$23,984.65
Other Road Related Projects	\$3,020.00	\$0.00	\$833.40	\$0.00	\$0.00	\$2,186.60	81.3%	\$1,777.71	18.7%	\$408.89
TOTAL ROADS AND RELATED	\$147,505.81	\$0.00	\$17,051.97	\$7.06	\$0.00	\$130,446.78		\$106,053.23		\$24,393.55
Residential										
Unadjusted Development Charge Per Capita										
Non-Residential										
Population-Related & Major Office										
Share of Non-Residential Capital Program										
Unadjusted Development Charge Per Square Metre										
Industrial										
Share of Non-Residential Capital Program										
Unadjusted Development Charge Per Square Metre										

APPENDIX C
TABLE 6

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
ROADS AND RELATED												
OPENING CASH BALANCE	\$0.0	(\$2,120.0)	(\$2,922.5)	(\$5,201.9)	(\$6,611.1)	(\$8,566.4)	(\$11,109.9)	(\$14,457.8)	(\$17,853.9)	(\$19,781.7)	(\$22,527.6)	(\$22,555.6)
2010 - 2031 RESIDENTIAL FUNDING REQUIREMENTS												
- Roads And Related: Non Initiated	\$5,729.6	\$4,421.4	\$6,455.1	\$5,622.0	\$6,153.1	\$6,682.3	\$7,358.0	\$7,578.7	\$6,309.0	\$7,028.9	\$4,869.0	\$5,617.7
- Roads And Related: Initiated	\$5,729.6	\$4,509.8	\$6,715.8	\$5,966.1	\$6,660.3	\$7,377.8	\$8,286.3	\$8,705.5	\$7,392.0	\$8,400.2	\$5,935.2	\$6,984.9
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	2,004	2,059	2,445	2,510	2,581	2,654	2,729	2,938	3,019	3,104	3,195	3,290
REVENUE												
- DC Receipts: Initiated	\$3,666.3	\$3,842.3	\$4,653.9	\$4,873.1	\$5,111.2	\$5,360.9	\$5,622.6	\$6,174.3	\$6,471.4	\$6,786.7	\$7,125.4	\$7,484.0
INTEREST												
- Interest on Opening Balance	\$0.0	(\$116.6)	(\$160.7)	(\$286.1)	(\$363.6)	(\$471.2)	(\$611.0)	(\$795.2)	(\$982.0)	(\$1,088.0)	(\$1,239.0)	(\$1,240.6)
- Interest on In-year Transactions	(\$56.7)	(\$18.4)	(\$56.7)	(\$30.1)	(\$42.6)	(\$55.5)	(\$73.3)	(\$69.6)	(\$25.3)	(\$44.4)	\$20.8	\$8.7
TOTAL REVENUE	\$3,609.6	\$3,707.3	\$4,436.5	\$4,556.9	\$4,705.0	\$4,834.3	\$4,938.3	\$5,309.5	\$5,464.1	\$5,654.3	\$5,907.2	\$6,252.2
CLOSING CASH BALANCE	(\$2,120.0)	(\$2,922.5)	(\$5,201.9)	(\$6,611.1)	(\$8,566.4)	(\$11,109.9)	(\$14,457.8)	(\$17,853.9)	(\$19,781.7)	(\$22,527.6)	(\$22,555.6)	(\$23,288.4)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
ROADS AND RELATED											
OPENING CASH BALANCE	(\$23,288.4)	(\$22,599.1)	(\$23,220.7)	(\$20,754.9)	(\$24,075.1)	(\$26,161.3)	(\$25,851.9)	(\$22,576.6)	(\$15,846.0)	(\$8,300.2)	\$0.0
2010 - 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Initiated	\$3,941.7	\$5,126.2	\$2,951.3	\$7,464.7	\$6,575.8	\$3,994.4	\$2,102.7	\$71.8	\$0.0	\$0.0	\$106,053.2
- Roads And Related: Initiated	\$4,999.0	\$6,631.3	\$3,894.2	\$10,046.5	\$9,027.2	\$5,593.1	\$3,003.1	\$104.6	\$0.0	\$0.0	\$125,962.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	2,989	3,060	3,137	3,219	3,299	2,854	2,916	2,979	3,043	3,104	63,128
REVENUE											
- DC Receipts: Initiated	\$6,935.3	\$7,242.0	\$7,572.7	\$7,926.1	\$8,285.5	\$7,311.3	\$7,619.5	\$7,939.8	\$8,272.6	\$8,607.2	\$144,884.1
INTEREST											
- Interest on Opening Balance	(\$1,280.9)	(\$1,243.0)	(\$1,277.1)	(\$1,141.5)	(\$1,324.1)	(\$1,438.9)	(\$1,421.9)	(\$1,241.7)	(\$871.5)	(\$456.5)	(\$19,051.1)
- Interest on In-year Transactions	\$33.9	\$10.7	\$64.4	(\$58.3)	(\$20.4)	\$30.1	\$80.8	\$137.1	\$144.8	\$150.6	\$130.7
TOTAL REVENUE	\$5,688.3	\$6,009.7	\$6,359.9	\$6,726.3	\$6,941.0	\$5,902.5	\$6,278.4	\$6,835.2	\$7,545.8	\$8,301.3	\$125,963.7
CLOSING CASH BALANCE	(\$22,599.1)	(\$23,220.7)	(\$20,754.9)	(\$24,075.1)	(\$26,161.3)	(\$25,851.9)	(\$22,576.6)	(\$15,846.0)	(\$8,300.2)	\$1.1	

2010 Adjusted Charge Per Capita **\$1,829.51**

Allocation of Capital Program	
Residential Sector	81.3%
Non-Residential Sector	18.7%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C
TABLE 7

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
NON-RESIDENTIAL DEVELOPMENT CHARGE: INDUSTRIAL DEVELOPMENT
(in \$000)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
ROADS AND RELATED												
OPENING CASH BALANCE	\$0.0	(\$80.9)	(\$20.3)	(\$198.0)	(\$286.4)	(\$424.6)	(\$615.2)	(\$879.4)	(\$1,141.1)	(\$1,254.0)	(\$1,439.4)	(\$1,357.0)
2010 - 2031 INDUSTRIAL DEV. FUNDING REQUIREMENTS												
- Roads And Related: Non Initiated	\$553.5	\$427.1	\$623.6	\$543.1	\$594.4	\$645.5	\$710.8	\$732.1	\$609.5	\$679.0	\$470.4	\$542.7
- Roads And Related: Initiated	\$553.5	\$435.7	\$648.8	\$576.4	\$643.4	\$712.7	\$800.5	\$841.0	\$714.1	\$811.5	\$573.4	\$674.8
NON-RESIDENTIAL GROWTH												
- Industrial Growth in Square Metres	22,555	23,270	21,775	22,425	23,010	23,660	24,310	26,195	26,975	27,755	28,535	29,445
REVENUE												
- DC Receipts: Initiated	\$474.8	\$499.6	\$476.9	\$500.9	\$524.3	\$549.9	\$576.3	\$633.4	\$665.3	\$688.2	\$732.2	\$770.7
INTEREST												
- Interest on Opening Balance	\$0.0	(\$4.4)	(\$1.1)	(\$10.9)	(\$15.8)	(\$23.4)	(\$33.8)	(\$48.4)	(\$62.8)	(\$69.0)	(\$79.2)	(\$74.6)
- Interest on In-year Transactions	(\$2.2)	\$1.1	(\$4.7)	(\$2.1)	(\$3.3)	(\$4.5)	(\$6.2)	(\$5.7)	(\$1.3)	(\$3.1)	\$2.8	\$1.7
TOTAL REVENUE	\$472.6	\$496.3	\$471.1	\$487.9	\$505.3	\$522.1	\$536.3	\$579.3	\$601.2	\$626.1	\$655.8	\$697.7
CLOSING CASH BALANCE	(\$80.9)	(\$20.3)	(\$198.0)	(\$286.4)	(\$424.6)	(\$615.2)	(\$879.4)	(\$1,141.1)	(\$1,254.0)	(\$1,439.4)	(\$1,357.0)	(\$1,334.0)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
ROADS AND RELATED											
OPENING CASH BALANCE	(\$1,334.0)	(\$1,303.7)	(\$1,408.0)	(\$1,223.5)	(\$1,610.5)	(\$1,890.7)	(\$1,957.7)	(\$1,752.1)	(\$1,228.0)	(\$639.8)	
2010 - 2031 INDUSTRIAL DEV. FUNDING REQUIREMENTS											
- Roads And Related: Non Initiated	\$380.8	\$495.2	\$285.1	\$721.1	\$635.3	\$385.9	\$203.1	\$6.9	\$0.0	\$0.0	\$10,245.3
- Roads And Related: Initiated	\$482.9	\$640.6	\$376.2	\$970.5	\$872.1	\$540.3	\$290.1	\$10.1	\$0.0	\$0.0	\$12,168.6
NON-RESIDENTIAL GROWTH											
- Industrial Growth in Square Metres	21,905	22,360	22,815	23,270	23,725	19,565	19,890	20,215	20,605	20,930	515,190
REVENUE											
- DC Receipts: Initiated	\$584.8	\$608.9	\$633.7	\$659.3	\$685.6	\$576.7	\$598.0	\$619.9	\$644.5	\$667.8	\$13,381.7
INTEREST											
- Interest on Opening Balance	(\$73.4)	(\$71.7)	(\$77.4)	(\$67.3)	(\$88.6)	(\$104.0)	(\$107.7)	(\$96.4)	(\$67.5)	(\$35.2)	(\$1,212.4)
- Interest on In-year Transactions	\$1.8	(\$0.9)	\$4.5	(\$8.6)	(\$5.1)	\$0.6	\$5.4	\$10.7	\$11.3	\$11.7	\$3.9
TOTAL REVENUE	\$513.2	\$536.3	\$560.8	\$583.5	\$591.9	\$473.3	\$495.7	\$534.2	\$588.2	\$644.3	\$12,173.2
CLOSING CASH BALANCE	(\$1,303.7)	(\$1,408.0)	(\$1,223.5)	(\$1,610.5)	(\$1,890.7)	(\$1,957.7)	(\$1,752.1)	(\$1,228.0)	(\$639.8)	\$4.5	

2010 Adjusted Charge Per Square Metre **\$21.05**

Allocation of Capital Program		
Residential Sector		81.3%
Non-Residential Sector		18.7%
Industrial Share of Non-Res Sector		42.0%
Non-Industrial Share of Non-Res Sector		58.0%
Rates for 2010		
Inflation Rate		2.0%
Interest Rate on Positive Balances		3.5%
Interest Rate on Negative Balances		5.5%

APPENDIX C
TABLE 8

MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
NON-RESIDENTIAL DEVELOPMENT CHARGE: COMMERCIAL & MAJOR OFFICE DEVELOPMENT
(in \$000)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
ROADS AND RELATED												
OPENING CASH BALANCE	\$0.0	(\$324.0)	(\$481.0)	(\$787.9)	(\$978.5)	(\$1,242.7)	(\$1,582.9)	(\$2,028.9)	(\$2,476.6)	(\$2,724.9)	(\$3,078.3)	(\$3,065.8)
2010 - 2031 COMM. & OFF. DEV. FUNDING REQUIREMENTS												
- Roads And Related: Non Initiated	\$764.4	\$589.8	\$861.1	\$750.0	\$820.9	\$891.5	\$981.6	\$1,011.1	\$841.7	\$937.7	\$649.6	\$749.4
- Roads And Related: Initiated	\$764.4	\$601.6	\$895.9	\$795.9	\$888.5	\$984.3	\$1,105.4	\$1,161.4	\$986.1	\$1,120.7	\$791.8	\$931.8
NON-RESIDENTIAL GROWTH												
- Commercial & Major Office Growth in Square Metres	8,935	9,095	11,917	12,238	12,572	12,973	13,361	14,454	14,895	15,363	15,844	16,352
REVENUE												
- DC Receipts: Initiated	\$449.0	\$466.2	\$623.0	\$652.6	\$683.8	\$719.7	\$756.1	\$834.3	\$877.0	\$922.6	\$970.5	\$1,021.7
INTEREST												
- Interest on Opening Balance	\$0.0	(\$17.8)	(\$26.5)	(\$43.3)	(\$53.8)	(\$68.3)	(\$87.1)	(\$111.6)	(\$136.2)	(\$149.9)	(\$169.3)	(\$188.6)
- Interest on In-year Transactions	(\$8.7)	(\$3.7)	(\$7.5)	(\$3.9)	(\$5.6)	(\$7.3)	(\$9.6)	(\$9.0)	(\$3.0)	(\$5.4)	\$3.1	\$1.6
TOTAL REVENUE	\$440.3	\$444.7	\$589.0	\$605.3	\$624.4	\$644.1	\$669.4	\$713.7	\$737.8	\$767.3	\$804.3	\$854.7
CLOSING CASH BALANCE	(\$324.0)	(\$481.0)	(\$787.9)	(\$978.5)	(\$1,242.7)	(\$1,582.9)	(\$2,028.9)	(\$2,476.6)	(\$2,724.9)	(\$3,078.3)	(\$3,065.8)	(\$3,143.0)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
ROADS AND RELATED											
OPENING CASH BALANCE	(\$3,143.0)	(\$3,059.2)	(\$3,150.8)	(\$2,830.2)	(\$3,285.7)	(\$3,576.6)	(\$3,521.0)	(\$3,068.0)	(\$2,152.8)	(\$1,127.7)	
2010 - 2031 COMM. & OFF. DEV. FUNDING REQUIREMENTS											
- Roads And Related: Non Initiated	\$525.9	\$683.9	\$393.7	\$995.8	\$877.3	\$532.9	\$280.5	\$9.6	\$0.0	\$0.0	\$14,148.3
- Roads And Related: Initiated	\$666.9	\$884.7	\$519.5	\$1,340.3	\$1,204.3	\$746.2	\$400.6	\$14.0	\$0.0	\$0.0	\$16,804.3
NON-RESIDENTIAL GROWTH											
- Commercial & Major Office Growth in Square Metres	14,422	14,769	15,156	15,503	15,903	14,130	14,437	14,744	15,051	15,371	307,485
REVENUE											
- DC Receipts: Initiated	\$919.1	\$960.0	\$1,004.9	\$1,048.5	\$1,097.0	\$994.2	\$1,036.1	\$1,079.3	\$1,123.8	\$1,170.7	\$19,410.1
INTEREST											
- Interest on Opening Balance	(\$172.9)	(\$168.3)	(\$173.3)	(\$155.7)	(\$180.7)	(\$196.7)	(\$193.7)	(\$168.7)	(\$118.4)	(\$62.0)	(\$2,622.8)
- Interest on In-year Transactions	\$4.4	\$1.3	\$8.5	(\$8.0)	(\$3.0)	\$4.3	\$11.1	\$18.6	\$19.7	\$20.5	\$18.4
TOTAL REVENUE	\$750.7	\$793.1	\$840.1	\$884.8	\$913.3	\$801.8	\$853.6	\$929.2	\$1,025.1	\$1,129.2	\$16,805.7
CLOSING CASH BALANCE	(\$3,059.2)	(\$3,150.8)	(\$2,830.2)	(\$3,285.7)	(\$3,576.6)	(\$3,521.0)	(\$3,068.0)	(\$2,152.8)	(\$1,127.7)	\$1.4	

2010 Adjusted Charge Per Square Metre **\$50.25**

Allocation of Capital Program	
Residential Sector	81.3%
Non-Residential Sector	18.7%
Industrial Share of Non-Res Sector	42.0%
Non-Industrial Share of Non-Res Sector	58.0%
Rates for 2010	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX D

RESERVE FUNDS

APPENDIX D

DEVELOPMENT CHARGES RESERVE FUNDS

The *DCA* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the reserve fund balances that are available to help fund the development-related capital costs identified in this study. The opening balances of the development charges reserve funds as at December 31, 2009, have been adjusted to account for current commitments to projects. All of the available reserve fund balances are therefore accounted for in this study.

As shown on Table 1, the December 31, 2009 total reserve fund balance was approximately \$5.20 million.

The application of the available monies in each of the reserve funds is discussed in the appendix section related to each service. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis.

**APPENDIX D
TABLE 1**

**MUNICIPALITY OF CLARINGTON
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2009**

Service	Reserve Fund Balance as at Dec. 31, 2009	2010 Capital Budget Draws	Uncommitted Reserve Funds
Library Service	(\$320,947.14)	(\$309,000.00)	(\$629,947.14)
Emergency & Fire Services	\$2,085,269.84	(\$1,044,977.00)	\$1,040,292.84
Indoor Recreation	(\$747,054.12)	(\$3,097,826.00)	(\$3,844,880.12)
Park Development & Related Facilities	\$799,188.09	(\$256,500.00)	\$542,688.09
Operations	\$1,315,741.38	(\$307,373.00)	\$1,008,368.38
Parking	\$81,434.16	\$0.00	\$81,434.16
General Government	\$216,994.74	(\$68,000.00)	\$148,994.74
Roads And Related	\$1,765,701.46	(\$1,758,638.00)	\$7,063.46
Total Development Charge Reserves	\$5,196,328.41	(\$6,842,314.00)	(\$1,645,985.59)

APPENDIX E

LONG-TERM CAPITAL AND OPERATING IMPACTS

APPENDIX E
TABLE 1

MUNICIPALITY OF CLARINGTON
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2010 dollars)

Net Cost (in 2010\$)	Estimated Operating Costs (\$000)											
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Library Service												
Courtice Library Expansion	\$35	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$490.0	\$490.0	\$490.0	\$490.0	\$490.0	\$490.0
Emergency & Fire Services												
New Station #2 in Newcastle	\$100	\$1,200.0	\$1,650.0	\$1,200.0	\$1,650.0	\$1,650.0	\$1,200.0	\$1,650.0	\$1,200.0	\$1,200.0	\$1,200.0	\$1,200.0
Expansion of Headquarters	\$100	\$0.0	\$450.0	\$450.0	\$450.0	\$450.0	\$450.0	\$450.0	\$450.0	\$450.0	\$450.0	\$450.0
New Station #6 in Bowmanville	\$100	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,200.0
Indoor Recreation												
South Bowmanville Multi-Use Facility	\$10	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$820.0	\$820.0	\$820.0	\$820.0	\$820.0	\$820.0
Park Development & Related Facilities												
Total Park Development & Facilities Program	\$20	\$5.7	\$34.7	\$54.5	\$73.6	\$101.4	\$194.4	\$244.3	\$307.6	\$391.6	\$403.6	\$403.6
Operations												
Total Buildings & Fleet New Infrastructure	\$10	\$4.0	\$21.1	\$49.7	\$56.2	\$93.4	\$96.9	\$98.7	\$98.7	\$99.0	\$99.0	\$99.0
Parking												
Total Parking Infrastructure	\$0.05	\$0.0	\$0.0	\$0.0	\$32.6	\$33.6	\$35.6	\$35.6	\$35.6	\$35.6	\$35.6	\$35.6
ROADS AND RELATED												
Roads and Related Projects	\$225	\$153.5	\$310.7	\$497.7	\$689.9	\$887.4	\$1,090.4	\$1,298.9	\$1,523.5	\$1,754.3	\$1,991.9	\$1,991.9
TOTAL ESTIMATED OPERATING COSTS		\$1,363.2	\$1,566.5	\$2,251.9	\$2,502.2	\$2,765.7	\$3,067.2	\$4,637.5	\$4,925.3	\$5,240.5	\$6,690.1	\$6,690.1

MUNICIPALITY OF CLARINGTON
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2010 (\$000)	2011 (\$000)	2012 (\$000)	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	TOTAL (\$000)
LIBRARY SERVICE											
Total Net Cost (1)	508.3	1,327.9	284.2	287.2	289.2	792.9	6,164.5	299.2	755.2	226.2	10,934.6
Net Cost From Development Charges (2)	597.2	1,416.3	371.8	373.4	374.6	826.9	1,855.3	40.9	296.2	0.0	6,152.5
Net Cost From Non-DC Sources	(88.9)	(88.5)	(87.6)	(86.3)	(85.4)	(34.0)	4,309.2	258.3	458.9	226.2	4,782.1
- Discount Portion (3)	22.6	22.6	22.6	22.6	22.6	72.7	609.5	22.6	22.6	22.6	863.2
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	24.2	24.6	25.5	26.8	27.7	29.0	30.4	32.1	232.8	0.0	453.2
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	3,465.7	0.0	0.0	0.0	3,465.7
EMERGENCY & FIRE SERVICES											
Total Net Cost (1)	2,229.0	710.0	1,280.0	20.0	20.0	20.0	230.0	20.0	20.0	5,740.0	10,289.0
Net Cost From Development Charges (2)	0.0	0.0	949.7	20.0	20.0	20.0	230.0	20.0	20.0	5,740.0	7,019.7
Net Cost From Non-DC Sources	2,229.0	710.0	330.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,269.3
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	1,045.0	710.0	330.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,085.3
- Replacement & Benefit to Existing	1,184.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,184.0
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
INDOOR RECREATION											
Total Net Cost (1)	2,029.0	2,131.0	7,343.0	1,437.0	2,931.0	1,320.0	25,981.0	1,445.0	1,512.0	5,083.0	51,212.0
Net Cost From Development Charges (2)	1,904.0	2,000.1	7,205.9	1,293.3	2,637.9	1,188.0	15,473.3	1,300.5	1,360.8	4,574.7	38,938.5
Net Cost From Non-DC Sources	125.0	130.9	137.1	143.7	293.1	132.0	10,507.7	144.5	151.2	508.3	12,273.5
- Discount Portion (3)	125.0	130.9	137.1	143.7	293.1	132.0	2,598.1	144.5	151.2	508.3	4,363.9
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	7,909.6	0.0	0.0	0.0	7,909.6
PARK DEVELOPMENT & RELATED FACILITIES											
Total Net Cost (1)	285.0	1,450.0	990.0	955.0	1,390.0	4,650.0	2,495.0	3,165.0	4,200.0	600.0	20,180.0
Net Cost From Development Charges (2)	0.0	762.3	891.0	859.5	1,251.0	4,185.0	1,103.7	0.0	0.0	0.0	9,052.5
Net Cost From Non-DC Sources	285.0	687.7	99.0	95.5	139.0	465.0	1,391.3	3,165.0	4,200.0	600.0	11,127.5
- Discount Portion (3)	28.5	145.0	99.0	95.5	139.0	465.0	249.5	282.8	420.0	60.0	1,984.3
- Available DC Reserves (4)	256.5	542.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	799.2
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	337.5	0.0	0.0	337.5
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	1,141.8	2,544.8	3,780.0	540.0	8,006.6
OPERATIONS											
Total Net Cost (1)	403.2	1,706.7	2,864.4	642.7	3,719.7	356.7	176.0	0.0	30.0	0.0	9,899.3
Net Cost From Development Charges (2)	1.5	581.6	1,322.5	578.4	3,347.7	321.0	158.4	0.0	27.0	0.0	6,338.1
Net Cost From Non-DC Sources	401.7	1,125.0	1,541.9	64.3	372.0	35.7	17.6	0.0	3.0	0.0	3,561.2
- Discount Portion (3)	40.3	170.7	146.9	64.3	372.0	35.7	17.6	0.0	3.0	0.0	850.4
- Available DC Reserves (4)	361.4	954.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,315.7
- Replacement & Benefit to Existing	0.0	0.0	1,395.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,395.0
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

Notes: (1) For total development-related capital program see Appendix B.
(2) Share of capital program to be funded from development charges if calculated rates are fully implemented
(3) Mandatory 10% reduction for applicable services
(4) Portion of development-related capital program identified as available DC reserves (to be funded from present Development Charge reserve fund balances).
(5) Post 2019 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX E
TABLE 2 - PAGE 2

MUNICIPALITY OF CLARINGTON
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2010 (\$000)	2011 (\$000)	2012 (\$000)	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	TOTAL (\$000)
PARKING											
Total Net Cost (1)	0.0	0.0	0.0	651.0	20.0	40.0	0.0	0.0	0.0	0.0	711.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	504.5	18.0	36.0	0.0	0.0	0.0	0.0	558.5
Net Cost From Non-DC Sources	0.0	0.0	0.0	146.5	2.0	4.0	0.0	0.0	0.0	0.0	152.5
- Discount Portion (3)	0.0	0.0	0.0	65.1	2.0	4.0	0.0	0.0	0.0	0.0	71.1
- Available DC Reserves (4)	0.0	0.0	0.0	81.4	0.0	0.0	0.0	0.0	0.0	0.0	81.4
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GENERAL GOVERNMENT											
Total Net Cost (1)	78.0	390.0	500.0	375.0	190.0	650.0	800.0	75.0	350.0	100.0	3,508.0
Net Cost From Development Charges (2)	3.0	202.0	315.0	337.5	171.0	585.0	720.0	67.5	315.0	90.0	2,806.0
Net Cost From Non-DC Sources	75.0	188.0	185.0	37.5	19.0	65.0	80.0	7.5	35.0	10.0	702.0
- Discount Portion (3)	7.0	39.0	35.0	37.5	19.0	65.0	80.0	7.5	35.0	10.0	335.0
- Available DC Reserves (4)	68.0	149.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	217.0
- Replacement & Benefit to Existing	0.0	0.0	150.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	150.0
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ROADS AND RELATED (6)											
Total Net Cost (1)	7,283.1	6,135.2	7,851.5	8,665.4	10,878.3	8,790.8	9,855.7	10,925.1	8,259.4	10,355.0	88,999.4
Net Cost From Development Charges (2)	6,816.2	5,350.1	7,851.5	6,826.8	7,480.0	8,061.0	8,962.1	9,233.6	7,671.8	8,557.4	76,810.3
Net Cost From Non-DC Sources	466.9	785.1	0.0	1,838.6	3,398.3	729.8	893.6	1,691.5	587.6	1,797.7	12,189.1
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	7.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.1
- Replacement & Benefit to Existing	466.9	785.1	0.0	1,838.6	3,398.3	729.8	893.6	1,691.5	587.6	1,797.7	12,189.1
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL MUNICIPAL SERVICES											
Total Net Cost (1)	12,815.6	13,850.7	21,113.1	13,033.2	19,438.2	16,620.3	45,702.2	15,929.3	15,126.5	22,104.2	195,733.3
Net Cost From Development Charges (2)	9,321.9	10,312.4	18,907.3	10,793.4	15,300.2	15,222.8	28,502.7	10,662.4	9,690.8	18,962.1	147,676.0
Net Cost From Non-DC Sources	3,493.7	3,538.3	2,205.8	2,239.8	4,138.0	1,397.5	17,199.5	5,266.8	5,435.7	3,142.2	48,057.3
- Discount Portion (3)	223.4	508.2	440.7	428.7	847.7	774.4	3,554.7	457.4	631.8	600.9	8,467.9
- Available DC Reserves (4)	1,737.9	2,356.1	330.3	81.4	0.0	0.0	0.0	0.0	0.0	0.0	4,505.7
- Replacement & Benefit to Existing	1,675.1	809.8	1,570.5	1,865.4	3,426.0	758.8	924.0	2,061.1	820.3	1,797.7	15,708.8
- For Post 2019 Growth (5)	0.0	0.0	0.0	0.0	0.0	0.0	12,517.2	2,544.8	3,780.0	540.0	19,381.9

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

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

(3) Mandatory 10% reduction for applicable services

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

(5) Post 2019 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

(6) Roads and Related Capital Program extends to 2031, only however ten-year funding requirements are shown in this table.

APPENDIX F

APPROVED

DEVELOPMENT CHARGES BY-LAW

2010-058

THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON

BY-LAW NO. 2010-058

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

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

AND WHEREAS Council has before it a report entitled "Development Charges Background Study, The Municipality of Clarington, April 2010" (the "Study");

AND WHEREAS Council gave notice to the public of a public meeting and held a public meeting pursuant to section 12 of the Act on May 17, 2010, prior to which the Study and a proposed development charges by-law were made available to the public, and Council heard comments and representations from all persons who applied to be heard (the "Public Meeting") and considered Report FND-013-10 dated May 17, 2010 (the "Staff Report");

AND WHEREAS staff of the Municipality considered the public comments and representations made at the Public Meeting at the meeting of the Council held on May 31, 2010;

AND WHEREAS at its meeting on May 31, 2010, by Resolution No. C-228-10 Council approved the recommendations contained in Report FND-013-10;

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

Definitions

1. (1) In this By-law the term:

Accessory: where used to describe a building means that the building is naturally and normally incidental, subordinate in purpose or floor area or both, and is exclusively devoted to a principal use or building located on the same lot.

Act: means the Development Charges Act, 1997, S.O. 1997, c.27, as it may be amended from time to time or a successor statute;

Agricultural: means a bona fide farming operation, including farm buildings and buildings accessory thereto, sod farms, the breeding and/or the boarding of horses, greenhouses, and residential buildings which are used exclusively

to provide living accommodation for employees of the operator of the land devoted to the practice of farming and which residential buildings are occupied for fewer than eight (8) consecutive months during each calendar year and must be a secondary residence;

Agri-tourism: means an agricultural establishment that provides a service to promote and educate the public about farming and agricultural activities. An agri-tourism use shall be located on the same lot as a farm. An agri-tourism use may include a farm produce outlet. Agri-tourism may include the following uses: corn or hay maze; petting zoo; hayrides; sleigh rides; buggy or carriage rides; seasonal activities/events related to the farm and farm tours, but shall not include: restaurant, amusement park, special event, overnight camping or motorized recreational competition with the exception of tractor pulls.

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

Apartment: means a residential building, or the residential portion of a mixed-use building containing 4 or more dwelling units which have a common entrance from the street level, common halls, stairs, elevators and/or yards, and which is not a dwelling unit or dwelling units contained in a single-detached dwelling, a semi-detached dwelling, a townhouse (rowhouse) dwelling, or a multiple dwelling;

Approval Authority: means the Region's Commissioner of Planning, the Region's Land Division Committee or the Ontario Municipal Board having jurisdiction to approve a plan of subdivision under section 51 of the Planning Act, to grant a consent under section 53 of the Planning Act, or to approve a description under section 50 of the Condominium Act, whichever Act is applicable in the circumstances;

Board of Education: means a board as defined in Subsection 1(1) of the Education Act 1997, s.o.1997, c.27, as amended;

Brownfields: means vacant or underutilized properties, with potential for redevelopment, which are in the process of site remediation by completing a Record of Site Condition or successor documentation under the regulations issues by the Ministry of Environment;

Building: means a building or structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, and includes an air-supported structure;

Building Code Act: means the Building Code Act, 1992, S.O. 1992, chapter 23, as amended and all Regulations thereto including the Ontario Building Code, 2006, as amended, and as they may be amended or replaced from time to time;

Conversion: means the change in use of a portion or all of a building as allowed under the provisions and regulations of the Municipality's Zoning Bylaws;

Demolish: means to do anything in the removal of a building or a part thereof and the term "demolition" has a corresponding meaning;

Development: includes redevelopment;

Development Charge: means a development charge imposed by this By-law;

Dwelling Unit: means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one person

or by more than one person, containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself;

Dwelling, Apartment: means a dwelling unit contained in an apartment;

Dwelling, Apartment-in-House:, means a dwelling located within a permitted single detached dwelling or semi-detached dwelling created through converting part of or adding onto the principal dwelling.

Dwelling, garden suite: means a one unit residential structure containing washroom and kitchen facilities that is designed to be portable and that is accessory to a single detached dwelling constructed on the same lot and is considered an apartment dwelling unit for the purposes of this by-law.

Dwelling, Large Apartment: means an apartment dwelling containing 69.675 square metres of residential floor area or more;

Dwelling, Linked: means a building separated vertically into two separate dwelling units, connected underground by footing and foundation, the horizontal distance between the interior walls of the two (2) dwelling units above finished grade shall be in accordance with the provisions of the Municipality's Zoning By-law, each of which has an independent entrance directly from the outside of the building and each of which is located on a separate lot;

Dwelling, Low Density Multiple Unit: means all residential dwelling units that are not included in the definition of "apartment", "linked dwelling", "semi-detached dwelling" or "single detached dwelling";

Dwelling, Mobile Home: means a dwelling unit which is designed and constructed to be transported on its own chassis and is placed on a foundation;

Dwelling, Multiple: means a residential building or the residential portion of a mixed-use building which contains one or more dwelling units;

Dwelling, Semi-Detached: means a residential building divided vertically so as to contain only two separate dwelling units each of which has an independent entrance directly from outside of the building, is located on separate lots, at least 50 per cent of the above-grade area of a main wall on one side of each dwelling unit is attached to or is the same as a main wall on one side of the other dwelling unit, building is not attached to any other building or structure except its own garage or shed and the building has open space on all sides of it;

Dwelling, Single-Detached: 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, has open space on all sides, and has no dwelling units either above it or below it, and the term "single-detached dwelling" includes a mobile home;

Dwelling, Small Apartment: means an apartment containing less than 69.675 square metres of residential floor area;

Dwelling, Townhouse: means a group of three or more attached dwelling units which are separated from the other dwelling unit vertically and/or horizontally and each dwelling unit having a separate entrance to grade;

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) accessory 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.

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

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 of the building or mixed-used building in question;

Gross Floor Area: means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.

Hotel: means a building providing overnight accommodation with a minimum of 70 overnight accommodation rooms which each such room shall include a bedroom and a bathroom combination and minimal kitchen facilities, which is not a dwelling unit or dwelling units contained in a single-detached dwelling, a semi-detached dwelling, a townhouse (row house) dwelling or a multiple dwelling and which have a common entrance from street level, common halls, stairs, elevators and that is three stories or greater in height. Convention meeting space facilities that are constructed within the hotel building, on the same lot as the hotel or an abutting lot, are deemed to be part of the hotel.

Intensification: means areas such as urban growth centres, intensification corridors, and other opportunities that may include infill, redevelopment, brownfield sites, the expansion or conversion of existing buildings.

Industrial: means any building located on lands having an industrial zone by a Zoning By-law of the Municipality of Clarington and used for or in connection with:

- a. manufacturing, assembling, processing, fabricating, refining;
- b. research and development, storage of materials and products, truck terminals, warehousing, and buildings and structures or portions thereof which are designed, used or intended to be used for a purpose, but the term does not include:
 - i) retail service sales or rental areas, storage or warehousing areas or uses used, designed or intended to be used in connection with retail sales, service or rental areas, and
 - ii) office areas that are not accessory to any of the foregoing areas or uses, or to any other non-residential areas or uses, or

accessory office uses that are greater than 25% of the gross floor area of the industrial building.

Land for Parks": for the purposes of paragraph 3 of subsection 2(4) of the Act:

- a. includes land for woodlots and land that is acquired because it is environmentally sensitive, and
- b. does not include land for an enclosed structure used throughout the year for public recreation and land that is necessary for the structure to be used for that purpose, including parking and access to the structure;

Land: includes buildings and structures;

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

Lot: means a parcel of land within a registered plan of subdivision or any land that may be legally conveyed under the exemption provided in clauses 50(3)(b) or 50(5)(a) of the Planning Act;

Major Office Building: means a building containing business administrative and or professional offices and associated ancillary services containing a minimum of 5 000 square metres of gross floor area.

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

Mixed-Use Building: means a building used, designed, or intended to be used either for use 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;

Municipality: means The Corporation of the Municipality of Clarington;

Non-Residential: means buildings or portions of mixed-use buildings containing floors or portions of floors contained therein which are used, designed or intended to be used for a purpose which is not a residential purpose;

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;

Protracted: means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, or an alteration to or an addition to a building for a continuous period exceeding twelve months from the date on which the construction, erection or placement of the temporary building or structure was completed;

Region: means The Regional Municipality of Durham;

Residential: means buildings or portions of mixed-use buildings and floors or portions of floors contained therein which are used, designed, or intended to be used as living accommodation for one or more individuals provided in a dwelling unit(s) and an accessory building to the dwelling;

Residential Floor Area: means the floor area of an apartment measured either between the exterior faces of the exterior walls of the apartment, or between the exterior faces of one or more of the exterior walls of the apartment and one or more of the centre line(s) of the wall(s) separating the apartment in question from an abutting apartment and the exterior face(s) of the wall(s) separating the apartment in question from an adjacent corridor, elevator, lobby, or stair, whether or not any such walls contain one or more entrances to the apartment, provided that where the apartment dwelling in which the apartment is located is attached to another building by a party or common wall the centre line of such wall shall be deemed to be an exterior face of an exterior wall of the apartment dwelling in question;

Service: means a service designated as such by subsection 6(2) of this By-law;

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

Total Floor Area: in the case of buildings other than mixed-use buildings, means the sum total of the total areas of the non-residential floors contained in the building that are not exempt from development charges imposed by this By-law, whether at, above, or below grade, measured between the exterior faces of the exterior walls of the building. In the case of mixed-use buildings that contain a combination of residential, and/or non-residential areas or uses that are not exempt from development charges imposed by this By-law, "total floor area" means the sum total of each of total areas of the non-residential floors, or the sum total of the non-residential portions of the floors contained in the mixed-use building that are not exempt from development charges imposed by this By-law, whether at, above or below grade, and (1) where the total area of the floor is comprised of non-residential areas or uses that are not exempt from development charges, total floor area shall be measured between the exterior faces of the exterior walls of the mixed-use building, and (2) where one or more portions of a floor of the mixed-use building comprise non-residential areas or uses that are not exempt from development charges and another portion(s) of the same floor that either is a residential area or use, or is a non-residential area or use which is not exempt from development charges imposed by this By-law, total floor area shall be measured either between the exterior face(s) of the exterior wall(s) and/or between the centre lines of interior walls which separate the non-residential area(s) and use(s) from one or more residential area(s) and use(s) or non-residential areas or uses that are so exempt on the same floor. In the case of mixed-use building that contain (a) a combination of residential areas or uses, and non-residential areas or uses some only of which are exempt from development charges imposed by this By-law, or (b) only a combination of classes or types of non-residential areas or uses, some only of which are exempt from development charges imposed by this By-law, "total floor area" means the sum total of each of the total areas of the portions of the non-residential floors that are not exempt from development charges imposed by this By-law, contained in the mixed-use building whether at, above or below grade, and (1) where the total area of the floor is non-residential which is not exempt from development charges imposed by this By-law, total floor area shall be measured between the exterior faces of the exterior walls of the mixed-use building, and (2) where the total area of one or more portion(s) of a floor(s) of the mixed-

use building is a non-residential area(s) or use(s) which is not exempt from development charges imposed by this By-law and the same floor also contains another portion(s) of a floor(s) which is exempt from development charges imposed by this By-law, total floor area shall be measured between the exterior face(s) of the exterior wall(s) and/or the centre line(s) of interior walls which separate the non-residential area(s) and use(s) on the floor that are exempt from development charges from those on the same floor that are not exempt from development charges imposed by this By-law. In all cases in which the building or mixed-use building is attached to another building or mixed-use building, the centre line of the party or common wall shall be deemed to be an exterior wall of each building or mixed-use building as the case may be. Where a building does not have any walls, "total floor area" means the sum total of the area of land below the roof of the building and the total areas of the floors in the building, except where the canopies or roof overhand is for weather protection only for employees or customers and does not have any retail activity or storage for retail purposes. Except as otherwise provided in this definition, in all cases, "total floor area":

- a. includes the floor area of a mezzanine, an air-supported structure, interior corridors, lobbies and common areas, and the space occupied by interior wall partitions, and
- b. excludes any areas of the building or mixed-use building used for elevators, enclosed garbage storage areas, loading facilities, mechanical equipment related to the operation or the maintenance of the building or mixed-use building, parking of motor vehicles, retail gas pump canopies, stairwells, and any separately enclosed garbage storage area.

Zoning By-law: means the Municipality's By-law No. 84-63 and By-law No. 2005-109, as amended, as may be further amended or replaced from time to time.

- (2) In this By-law, unless the context otherwise requires, the singular includes the plural and the plural includes the singular.

Rules

2. (1) The rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a development charge is payable in any particular case and for determining the amount of the development charges that are payable are set forth in sections 8 to 16, inclusive, and section 22 of this By-law.
- (2) The exemptions provided for are the exemptions set forth in sections 18 to 21, inclusive of this By-law; the indexing of charges shall be in accordance with section 15 of this By-law;
- (3) The rules for determining if a development charge credit is available shall be in accordance with the rules set forth in section 22 of this By-law;
- (4) The rules for determining refunds shall be in accordance with the rules set forth in Section 23 of this By-law.

Lands Affected by By-law

3. This By-law applies to all lands within the geographic area of the Municipality.

Designated Services

4. It is hereby declared by Council that the development of land for residential buildings, non-residential buildings and mixed-use buildings in the Municipality will increase the need for services.
5. The development charges imposed by section 7 of this By-law shall apply without regard to the services which in fact are required or are used by or in respect of a particular development of land.
6. (1) Except where otherwise provided, development charges are imposed against land by this By-law to pay for increased capital costs required because of increased needs for services arising from the development of land within the Municipality.
- (2) The following are designated services for the purpose of this By-law:
 - a. General Government;
 - b. Library Services;
 - c. Emergency Services;
 - d. Indoor Recreation;
 - e. Park Development and Related Facilities;
 - f. Operations (Buildings, Equipment and Fleet);
 - g. Parking;
 - h. Roads and Related; and
 - i. Storm Water Drainage and Control Services.
- (3) The allocations of the residential development charges and the non-residential development charges imposed by this By-law, to the designated services referred to in subsection 6(2) are set out in Schedules "3" and "4", respectively, hereto.

Imposition of Development Charges

7. Except as otherwise provided in this By-law, development charges are imposed against land if the development of the land requires any one or more of the following actions or decisions:
 - (1) The passing of a zoning by-law or of an amendment thereto under section 34 of the Planning Act;
 - (2) The approval of a minor variance under section 45 of the Planning Act;
 - (3) A conveyance of land to which a by-law passed under subsection 50(7) of the Planning Act applies;
 - (4) The approval of a plan of subdivision under section 51 of the Planning Act;
 - (5) A consent under section 53 of the Planning Act;
 - (6) The approval of a description under section 50 of the Condominium Act; or

- (7) The issuing of a permit under the Building Code Act, 1992 in relation to a building.
8. Not more than one development charge for each of the services set out in subsection 6(2) is imposed by this By-law upon the development of land whether or not two or more of the actions or decisions referred to in section 7 are required before the land in question can be developed.
9. Notwithstanding section 8 of this By-law, if two or more of the actions or decisions referred to in section 7 occur at different times, additional development charges shall be imposed in respect of any increase in or additional development permitted by that action or decision or by those actions or decisions.
10. Where the development of land requires an action or decision referred to in section 7 of this By-law to be taken or made after the issuance of a building permit and no development charges have been paid, then development charges shall be paid prior to the action or the decision referred to in section 7 being taken or being made.
11. 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 does require one or more of the other actions or decisions referred to in section 7 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 in question being taken or being made.
12. (1) Nothing in this By-law shall prevent the Municipality or an approval authority from requiring, as a condition of an agreement under sections 51 or 53 of the Planning Act, that the owner of land, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as the approval authority may require, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.
- (2) Without derogating from subsection 12 (1), nothing in this By-law shall prevent the Municipality or an approval authority from requiring as a condition of any approval given under the Planning Act that the owner, at the owner's expense, shall install such services as may be determined by the Municipality or the approval authority in accordance with the applicable law.

Basis of Calculation of Development Charges

13. Subject to section 16 the development charges imposed by this By-law shall be calculated as follows:
- (1) In the cases 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;
- (2) In the cases of non-residential buildings and the non-residential portion of mixed-use buildings, on the basis of the total floor area contained in the non-residential building or in the non-residential portion of the mixed-use building proposed to be developed for non-residential purposes.

Amount of Development Charges

14. (1) The amount of the development charges payable in respect of the development of apartment dwellings, linked dwellings, multiple dwellings, semi-detached dwellings, single-detached dwellings, and townhouse dwellings and in respect of the development of the residential areas of

mixed-use buildings shall be as set out and shall be determined in accordance with subsection 16(1) of this By-law and Schedule "1" hereto.

- (2) The amount of the development charges payable in respect of development of non-residential buildings, and in respect of the development of the non-residential components of mixed-use buildings, shall be as set out and shall be determined in accordance with subsection 16(2) of this By-law and Schedule "2" hereto.

Indexing of Development Charges

15. The development charges set out in Schedules "1" and "2" hereto shall be adjusted without amendment to this By-law annually on January 1st in each year, commencing on January 1st, 2011, in accordance with the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007) based on the 12 month period most recently available.

Timing of Calculation and Payment

16. (1) The residential development charges set out in Schedule "1" hereto are payable in full on the effective date of this by-law.
- (2) The non-residential development charges set out in Schedule "2" are payable in full commencing on the effective date of this by-law.
- (3) Subject to subsections 16(1) and 16(2), and except as provided in section 22 of this By-law, development charges shall be calculated as of, and shall be payable on the date the first building permit is issued for the development of the land against which the development charges imposed by this By-law apply.

Payment by Money

17. Payment of development charges shall be by cash or by certified cheque.

Rules with Respect to Exemptions for Existing Residential

18. This By-law does not apply to impose development charges if the only effect of any action or decision referred to in section 7 is:
 - (1) An interior alteration to an existing residential building or structure which does not change or intensify the use of the land;
 - (2) The enlargement of an existing residential dwelling unit;
 - (3) The creation of one or two additional residential dwelling units in an existing single detached dwelling where the total gross floor area of the additional unit(s) does not exceed the gross floor area of the existing dwelling unit;
 - (4) The creation of one additional dwelling unit in a semi-detached dwelling or row dwelling where the total gross floor area of the additional unit does not exceed the gross floor area of the existing dwelling unit; or
 - (5) The creation of one additional dwelling unit in any other existing residential building provided the gross floor area of the additional unit does not exceed the smallest existing dwelling unit already in the building.

Rule With Respect to the Exemption of Agricultural Development

19. Agricultural development of land including agri-tourism is exempt from development charges imposed by this By-law.

Rules With Respect to the Exemption of Certain Public and Other Buildings

20. Buildings within any of the following categories of areas or uses are hereby exempted from development charges imposed by this By-law:
- (1) Buildings owned by and used, designed or intended for use as hospitals governed by the Public Hospitals Act, R.S.O. 1990, c.P.40, as amended or replaced from time to time;
 - (2) Buildings owned by and used, designed or intended for use for the purposes of the Municipality, the Region, or their local boards;
 - (3) Buildings owned by and used, designed or intended for use as a place of worship;
 - (4) Buildings owned by a board of education and used, designed or intended for use for school purposes including the administration or the servicing of schools;
 - (5) Buildings owned by, or where a long term lease of 20 years or longer has been entered into, and used, designed or intended for use for the purposes of a college of applied arts and technology established pursuant to the Ministry of Colleges and Universities Act, R.S.O. 1990, c.M.19, as amended or replaced from time to time;
 - (6) Buildings owned by, or where a long term lease of 20 years or longer has been entered into, and used, designed and intended for use for the purposes of a university established by an Act of the Legislative Assembly of Ontario;
 - (7) Buildings or parts thereof located either in the Clarington Science Park or the Clarington Energy Park as shown on the plans contained in Schedule '6' hereto, that are used, designed or intended to be used for the purpose of research facilities, laboratories, offices, amenity areas and service areas for staff who conduct research, with evidence provided to the satisfaction of the Director of Finance/Treasurer;
 - (8) Buildings owned by a corporation or organization registered as a charity for the purposes of the Income Tax Act R.S.C. 1985, Chapter 1 (5th Supp.) as it may be amended or replaced from time to time, and used, designed, or intended for use for any residential or for any non-residential purpose of the not-for-profit corporation or organization in question;
 - (9) The gross floor area of the conversion where, as a result of development of land located in a 'revitalization area' as shown on the map contained in Schedule '5' hereto, a building is converted in whole or in part to a different use; and
 - (10) Buildings constructed after July 1, 2006 for the purpose of a hotel.
 - (11) Intensification projects must be located within Town/Village Centres of the Municipality of Clarington Illustrated in the Land Use maps A2, A3, A4, A5 for the Urban Areas of Courtice, Bowmanville, Newcastle, and Orono of the Clarington Official Plan. To be eligible for a partial exemption, projects must meet the land use, urban design, and compatibility policies of the Clarington Official Plan and applicable Zoning By-law in addition to the regulations set out within this by-law.
 - a) An exemption equal to twenty five percent of the applicable development charges otherwise payable on the third story at the time the building permit was issued for residential and or office intensification buildings that are a minimum of three stories.

- b) An exemption equal to fifty percent, seventy-five and one hundred percent of the applicable development charges otherwise payable at the time the building permit was issued for residential and or office intensification buildings for the fourth, fifth and sixth (and higher) floors respectively.
- c) An exemption equal to twenty five percent of the applicable development charges otherwise payable at the time the building permit was issued for non-office commercial floor space within any intensification building outlined in 20 (11) a. or 20 (11) b.

Rules with Respect to the Exemption of Temporary Buildings

21. (1) Temporary buildings are exempt from the development charges imposed by this By-law.
- (2) In the event that a temporary building becomes protracted, it shall be deemed not to be, or ever to have been a temporary building, and the development charges required to be paid by this By-law shall become payable on the date on which the temporary building becomes protracted.
- (3) Prior to an action or decision referred to in section 7 of this By-law being taken or being made in respect of the development of a temporary building, the Municipality, pursuant to section 27 of the Act, may require an owner to enter into an agreement which may include the provision of security for the owner's obligation under the agreement and which agreement shall provide for all or part of the development charges to be paid after the date on which they would otherwise be payable under subsections 16(1) or 16(2) of this By-law, whichever is applicable. The terms of such agreement shall prevail over the provisions of subsections 16(1), 16(2) and 16(3) of this By-law.

Rules with Respect to Credits

22. (1) Where, as a result of the redevelopment of land, a building or existing 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 or such building or structure is destroyed in whole or in part by fire, explosion or Act of God or is demolished and reconstructed for the same purpose for which it was put before it was destroyed, the development charges otherwise payable with respect to such redevelopment or reconstruction 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 the Schedule 1 of this By-law 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 of this By-law 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.
- (2) A credit in respect of an event referred to in subsection 22(1) shall not be given unless within five years from the date on which the event occurred, a building permit has been issued.

- (3) The amount of any credit under subsection 22(1) shall not exceed in total the amount of the development charges otherwise payable with respect to the redevelopment of the land or reconstruction of the building or structure as the case may be.
- (4) Notwithstanding subsection 22(1) no credit will be provided when:
 - a. the demolished building or structure or part thereof would have been exempt under this by-law;
 - b. where 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. where a development or redevelopment which is exempt in whole or in part or eligible for any other relief under this By-law.
- (5) Where a development charge is payable for a development or redevelopment of brownfield lands, with the exception of development or redevelopment of brownfield lands for the purpose of a gasoline service station, which requires the clean up of lands under the Ontario Ministry of the Environment's "Guideline for Use at Contaminated Sites in Ontario" as amended or replaced from time to time, an amount will be credited against the development charge otherwise payable equal to the amount of the actual costs of assessment and clean up of the property, approved by the Municipality, but the credited amount shall not exceed the total development charge payable hereunder. To obtain the development charge credit a Record of Site Condition certifying that an assessment of the property has been done and it conforms to an appropriate standard for the intended use must have been issued by the Ministry of the Environment.

Rules Respecting Refunds

- 23. (1) An amount equal to the development charge that has been paid by the owner of a building that has been relocated as a result of land requirements by the municipal, provincial or federal governments to another property and designated with that property under the Ontario Heritage Act shall be paid to the owner after application is made to the Director of Finance/Treasurer for a refund and upon presentation of proof to the satisfaction of the Director that the building has been so designated; however, no refund or credit shall be provided on the original site of the building in question.
- (2) An amount equal to the development charge that has been paid by the owner of a building that has been relocated to another property and designated with that property under the Ontario Heritage Act shall be paid to the owner after application is made to the Director of Finance/Treasurer for a refund and upon presentation of proof to the satisfaction of the Director that the building has been so designated; however no refund or credit shall be provided on the original site of the building in question.
- (3) An amount equal to the applicable development charge paid at the time the building permit was issued for a dwelling unit provided that the existing dwelling unit 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 the new dwelling unit.
- (4) An amount equal to the applicable development charge paid at the time the building permit was issued if the building permit was cancelled prior to the commencement of the construction of the building or structure in question.

- (5) An amount equal to fifty percent of the applicable development charge paid at the time the building permit was issued for major office buildings on lands identified in Schedule 6A and Schedule 6B and industrial development in the Municipality which is certified and registered with the LEED Canada Green Building Rating Systems (or its successor).
- (6) Intensification projects must be located within Town/Village Centres of the Municipality of Clarington Illustrated in the Land Use maps A2, A3, A4, A5 for the Urban Areas of Courtice, Bowmanville, Newcastle, and Orono of the Clarington Official Plan. To be eligible for a refund, projects must meet the land use, urban design, and compatibility policies of the Clarington Official Plan and applicable Zoning By-law in addition to the regulations set out within this by-law.
 - a) An amount equal to fifty percent of the applicable development charges paid at the time the building permit was issued for commercial buildings located in intensification areas when these projects achieve a minimum Gold certification by the GBCG under the LEED Canada Green Building Rating Systems.
- (7) An amount equal to the applicable development charge paid at the time the building permit was issued for professional offices and ancillary facilities designed to be occupied primarily by medical practitioners licensed by the College of Physicians and Surgeons of Ontario upon presentation of proof to the satisfaction of the Director of Finance/Treasurer that the building or portions thereof have in fact been occupied by such practitioners.

Interest

- 24. The Municipality shall pay interest on a refund under subsections 18(2), 18(3) and 25(2) of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force 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.

Front-Ending Agreements

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

Schedules

- 26. Schedule 1 – Residential Development Charges, Schedule 2 - Non-Residential Development Charges, Schedule 3 – Allocation of Residential Development Charges, Schedule 4 – Allocation of Non-Residential Development Charges, Schedule 5A – Revitalization Area – Newcastle Village, Schedule 5B – Revitalization Area – Orono, Schedule 5C – Revitalization Area – Bowmanville, Schedule 6A – Clarington Energy Business Park and 6B – Clarington Science and Technology Park are attached to and form part of this By-law.

Date By-law Effective

- 27. This By-law comes into force and is effective on July 1, 2010.

Date By-law Expires

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

Repeal of By-law No.2005-108

- 29. By-law No. 2005-108 as amended by By-law Nos. 2006-160, 2007-195 and 2008-104, is repealed effective July 1, 2010.

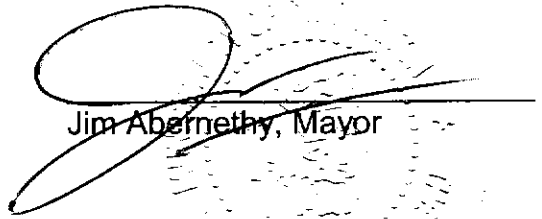
Headings for Reference Only

30. The headings inserted in this By-law are for convenience of reference only and shall not affect the construction or interpretation of this By-law.

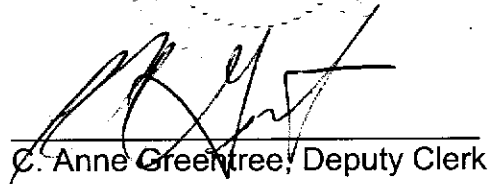
Severability

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

This by-law read a first, second, and third time, and passed in open council this 31st day of May, 2010.



Jim Abernethy, Mayor



C. Anne Greentree, Deputy Clerk

SCHEDULE "1"**RESIDENTIAL DEVELOPMENT CHARGES**

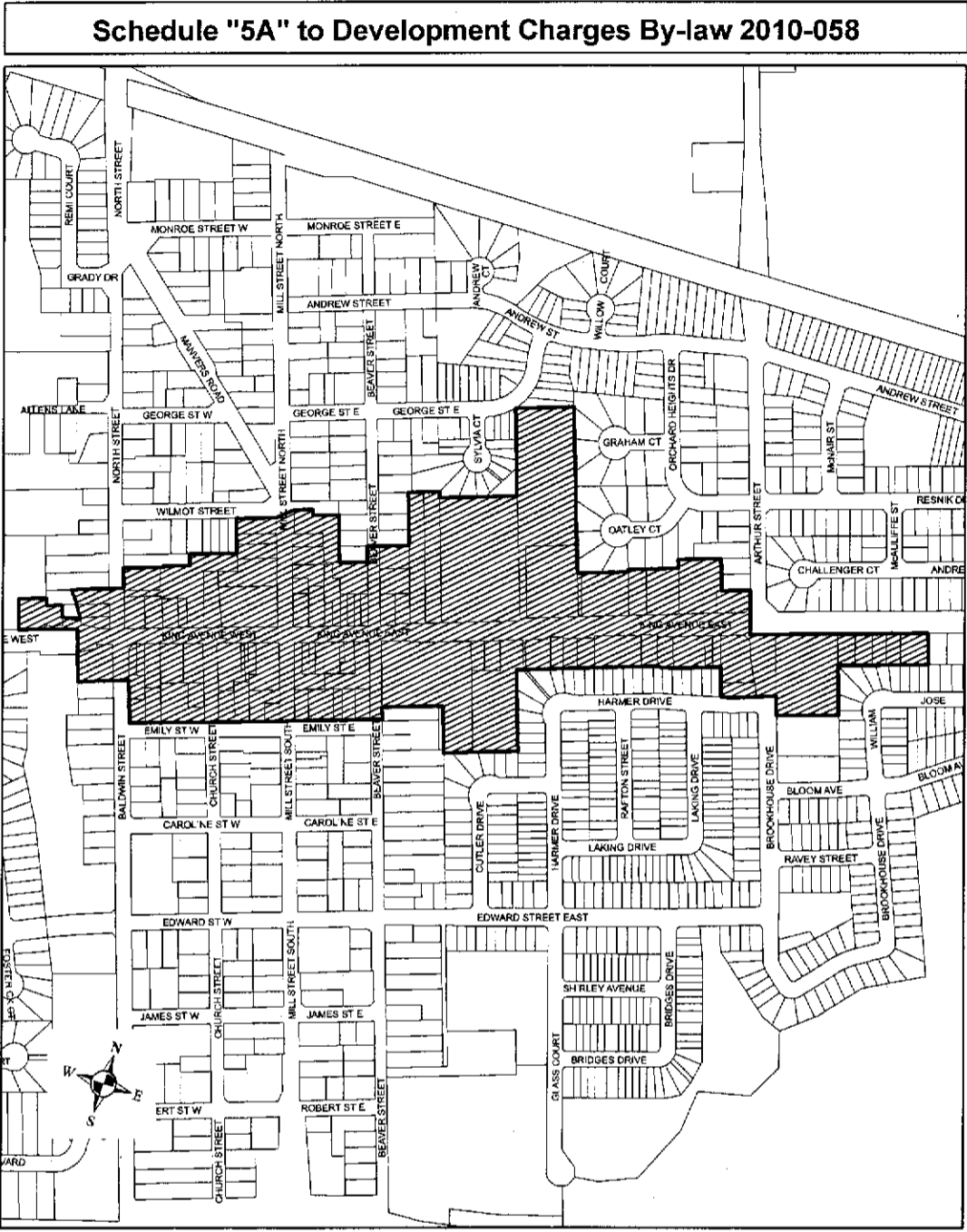
SCHEDULE "1" TO BY -LAW NO. 2010-058		
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON		
RESIDENTIAL DEVELOPMENT CHARGES PER UNIT		
	July 1, 2010	January 1, 2011
Single and Semi-Detached, or Link	\$14,143	\$14,500
Low Density Multiple	\$12,329	\$12,630
Apartments		
Large	\$ 9,700	\$ 9,963
Small	\$ 6,152	\$ 6,316

SCHEDULE "2"**NON-RESIDENTIAL DEVELOPMENT CHARGES**

SCHEDULE "2" TO BY -LAW NO. 2010-058		
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON		
NON-RESIDENTIAL DEVELOPMENT CHARGES PER		
SQUARE METRE OF GROSS FLOOR AREA		
	July 1, 2010	July 1, 2011
Non-Residential (excluding Industrial)	\$55.20	\$59.44
Industrial	\$30.24	\$30.24

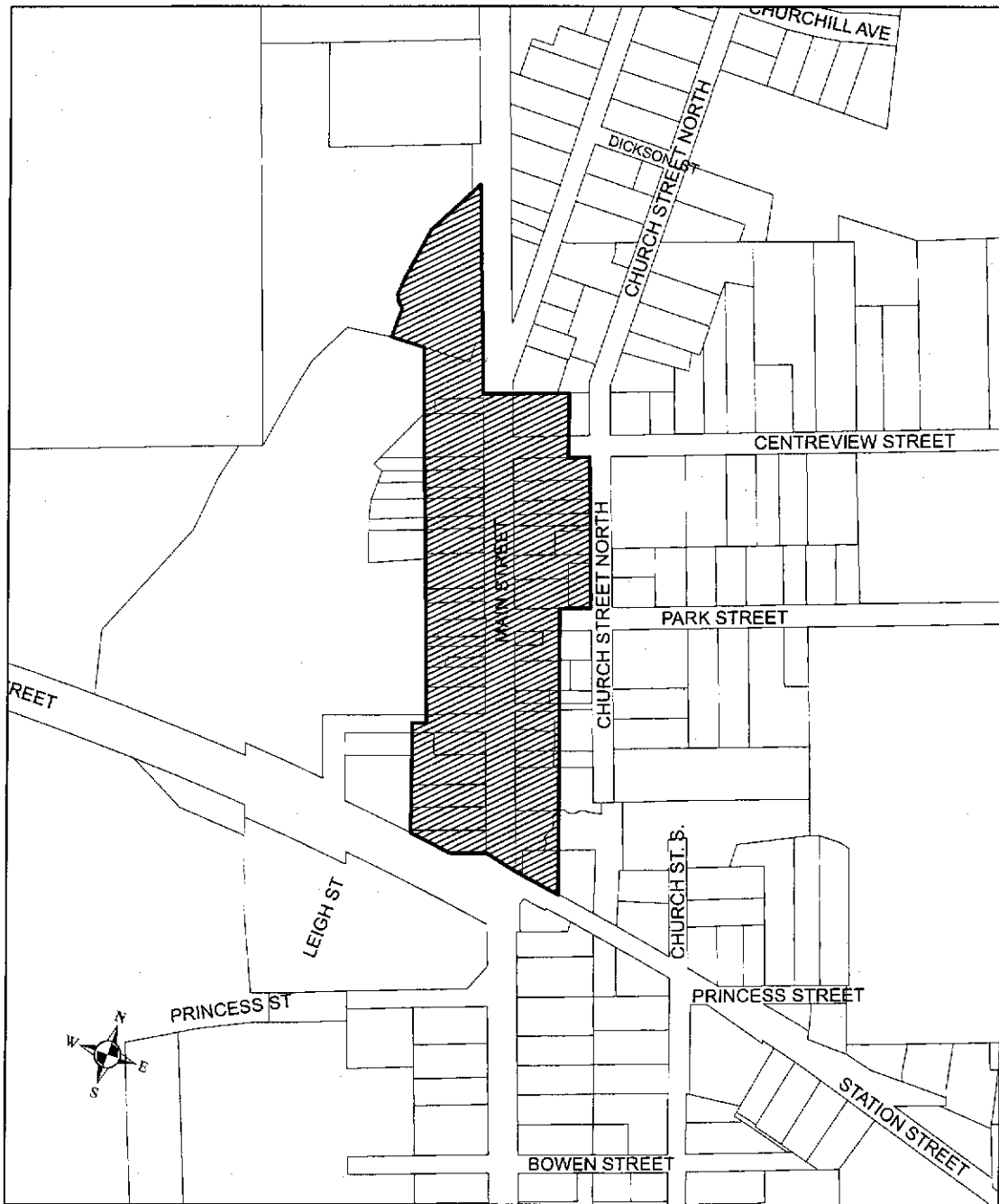
SCHEDULE "3"	
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON	
BY-LAW NO. 2010-058	
ALLOCATION OF RESIDENTIAL DEVELOPMENT CHARGES	
	% Allocation
General Government	1.86%
Library Services	5.81%
Fire Protection Services	4.44%
Indoor Recreation	36.30%
Park Development and Related Facilities	7.68%
Operations (Buildings, Equipment & Fleet)	4.41%
Parking	0.39%
Roads & Related	39.11%
Total Development Charge	100%

SCHEDULE "4"		
THE CORPORATION OF THE MUNICIPALITY OF CLARINGTON		
BY-LAW NO. 2010-058		
ALLOCATION OF NON-RESIDENTIAL DEVELOPMENT CHARGES		
	% Allocation	
	Non-Residential (excluding Industrial)	Industrial
General Government	2.59%	5.09%
Library Services	0%	0%
Fire Protection Services	6.19%	12.17%
Indoor Recreation	0%	0%
Park Development and Related Facilities	0%	0%
Operations (Buildings, Equipment & Fleet)	6.12%	12.04%
Parking	0.56%	1.09%
Roads & Related	84.54%	69.61%
Total Development Charge	100%	100%



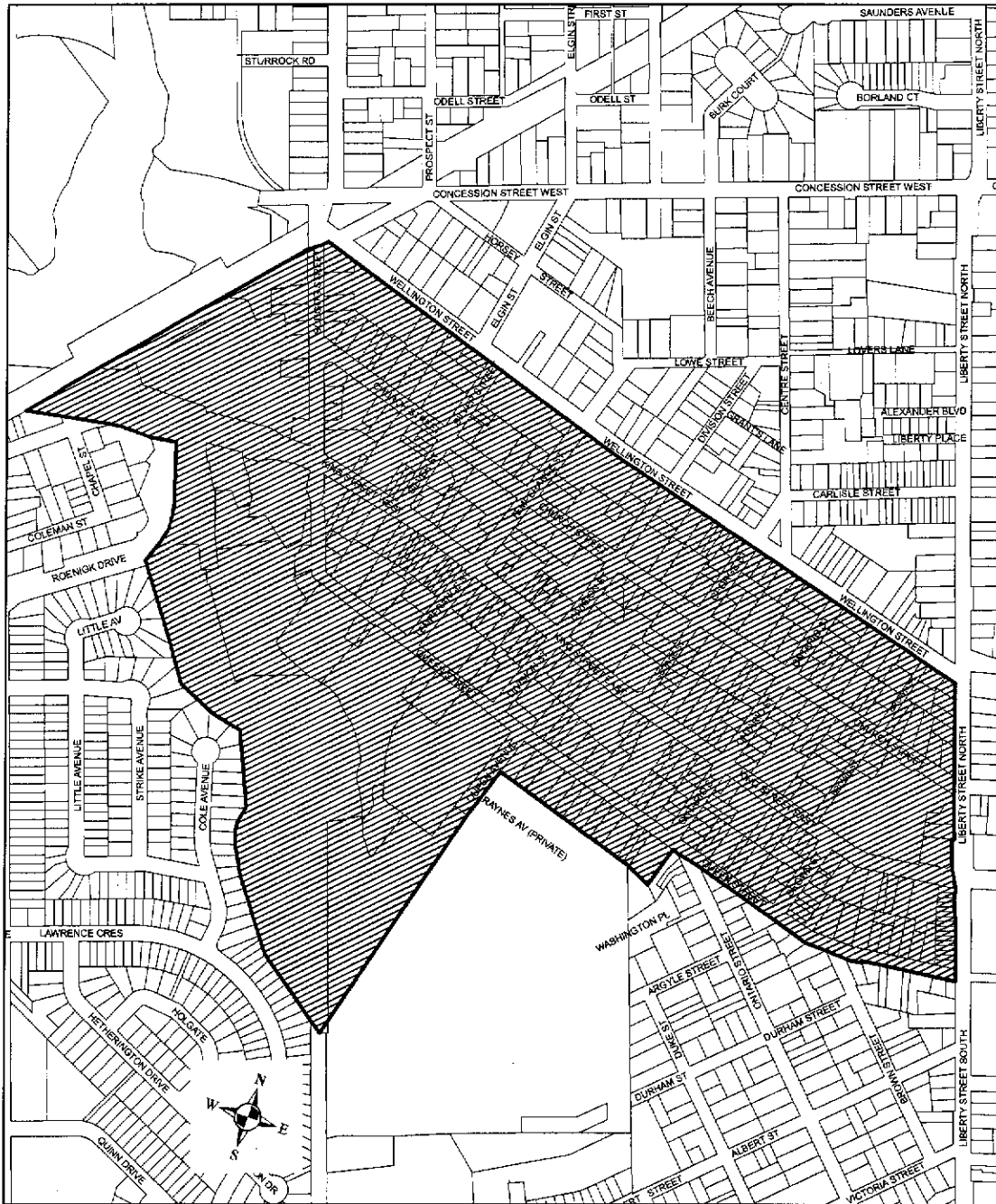
Revitalization Area - Newcastle Village

Schedule "5B" to Development Charges By-law 2010-058



Revitalization Area - Orono

Schedule "5C" to Development Charges By-law 2010-058



Revitalization Area - Bowmanville

Schedule "6A" to Development Charges By-law 2010-058



Clarington Energy Business Park

Schedule "6B" to Development Charges By-law 2010-058



Clarington Science and Technology Park