

Consolidated Report

Prepared by Hemson for the Municipality of Clarington

2025 Development Charges Background Study

March 5, 2026



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Consolidated Study Forward

This consolidated version of the Municipality's 2025 Development Charges Background Study released on March 24, 2025 reflect changes arising from Bill 17, *Protect Ontario by Building Faster and Smarter Act, 2025*, which was granted Royal Assent on June 5, 2025, and Bill 60, *Fighting Delays, Building Faster Act, 2025*, which was granted Royal Assent on November 27, 2025. Additionally, this consolidated Development Charges Background Study also includes changes arising from the public and stakeholder consultation process and supports the rates in the Municipality's DC By-law # 2025-070.

The amended residential rates are lower than those presented in the March 24th Background Study. The charge for single and semi-detached residential units has decreased from \$42,835 to \$42,269. The multiple-dwelling residential rate has been reduced from \$35,165 to \$34,700. The charge for two-bedroom and larger apartment units has decreased from \$20,661 to \$20,388, while the rate for one-bedroom and smaller apartment units has been reduced from \$14,375 to \$14,184.

In contrast, the amended non-residential rates have increased from those identified in the March 24th Background Study. The non-industrial rate has risen from \$201.08 to \$208.94, and the industrial rate has increased from \$92.04 to \$95.40.

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List of Acronyms

AMP	Asset Management Plan
BTE	Benefit to Existing
COG	Cost of Growth
DCA	Development Charges Act
DC	Development Charges
GFA	Gross Floor Area
LSG	Local Service Guidelines
PRCMP	Parks, Recreation and Culture Master Plan
PPB	Post-Period Benefit
PPU	Persons Per Unit

Executive Summary

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

A. Legislative Context

The Municipality of Clarington 2025 Consolidated Development Charges (DC) Background Study (herein referred to as the “DC Background Study”) is presented as part of the process to lead to the approval of a new DC by-law in compliance with the Development Charges Act, 1997 (DCA). The study is prepared in accordance with the DCA and associated regulations, including the amendments that came into force in 2024.

B. All Services with Development-Related Costs Included in the Analysis

The following Municipal services have been included in the development charge analysis:

- Library Services;
- Emergency and Fire Services;
- Parks and Indoor Recreation;
- General Government;
- Services Related to a Highway which includes Roads & Related and Operations; and
- Land Acquisition.

C. Approach Used to Calculate Development Charges

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. These include:

- Preparing a development (growth) forecast;
- Establishing historical service levels;
- Determining the increased needs for services arising from development;
- Determining how these costs are attributed to development types (i.e. residential and non-residential); and
- For some services, adjusting for a cashflow analysis.

D. Development Forecast

A forecast of residential and non-residential development anticipated in the Municipality has been included in this report for the purposes of this DC Background Study. The capital infrastructure planning period for General Services and Engineered Services is based on the 10-year planning horizon from 2025 to 2034.

The Municipality's development forecast for the 10-year planning period from 2025 to 2034, estimates that the Municipality will grow by 28,200 people and add approximately 12,290 new occupied dwelling units. The population in the new dwelling units is expected to accommodate roughly 35,920 persons.

The employment forecast for the Municipality is forecasted to add approximately 10,190 employees in the 10-year planning period. This results in the addition of 547,700 square metres of new non-residential building space from 2025 to 2034.

The following is a summary of the projected growth for the Municipality:

Development Forecast	2024	2025 – 2034 Growth	Total at 2034	2025 – 2051 Growth	Total at 2051
Total Occupied Dwellings	37,611	12,294	49,905	42,549	80,160
Census Population	107,334	28,202	135,536	104,358	211,692
Population in New Dwellings		35,923		120,299	
Non-Residential Employment	32,477	10,193	42,670	35,389	67,866
Non-Residential Building Space		547,703		2,143,587	

E. Development Related Capital Program

The development-related capital program for all services is planned over a 10-year period from 2025 to 2034. The gross cost of the program amount to \$921.0 million. Details regarding the capital program for each service are provided in Appendix B and C of this report.

F. Calculated Development Charges

Development charge rates have been established under the parameters and limitations of the DCA. A Municipal-wide uniform cost recovery approach is used to calculate development charges for all services.

The table below provides the Municipal-wide charges for residential and non-residential development based on the aforementioned development forecasts.

Calculated Municipal-Wide Development Charges

Service	Single & Semi-Detached	Multiple Dwellings	Two-Bedroom & Larger Apartments	One-Bedroom & Smaller Apartments	Non-Industrial (sq.m.)	Industrial (sq.m.)
General Services	\$17,347	\$14,241	\$8,367	\$5,821	\$7.16	\$7.16
Services Related to a Highway	\$24,868	\$20,415	\$11,995	\$8,345	\$201.35	\$88.05
Land Acquisition	\$54	\$44	\$26	\$18	\$0.43	\$0.19
Total Charge per Unit	\$42,269	\$34,700	\$20,388	\$14,184	\$208.94	\$95.40

The 2025 DC Background Study has been prepared based on the best available information at the time of preparing this report and is subject to change based on future operating and capital business plans presented to Council as part of the annual budgeting process. Any excess capacity that occurs over the 10-year life of the DC By-law is expected to be recovered from future development as part of the capital plans approved by Council during this period.

G. Cost of Growth Analysis

An overview of the long-term capital and operating costs as well as the asset management-related annual provisions for capital facilities and infrastructure to be included in the DC by-law is provided in the DC Background Study. This examination is required as one of the provisions of the DCA.

H. Local Service Definitions

A Local Service Definitions has been included in Appendix F of this report.

I. DC By-law

The new 2025 DC By-law has been made available under Appendix G of this Background Study. It will be released two weeks prior to the statutory public meeting in accordance with the requirements of the DCA.

Of particular importance, the definitions that will be included in the DC By-law are used for the purposes of administering the Municipality's development charges. In the event that definitions in other municipal documents (e.g. Official Plan or Zoning By-law) differs from the DC By-law, the language in the DC By-law prevails.

J. 2025 DC Background Study is Based upon the Best Available Information

The 2025 DC Background Study has been prepared based on the best available information at the time of preparing this report and is subject to change based on future operating and capital business plans presented to Council as part of the annual budgeting process. Any excess capacity that occurs over the 10-year life of the DC By-law is expected to be recovered from future development as part of the capital plans approved by Council during this period.

K. 2025 DC By-law Policy Changes

As part of the 2025 DC Background Study update, the policies contained in the 2020 DC By-law have been reviewed and updated. Changes from the 2020 By-law to the draft 2025 DC By-law include:

- **Definitions** – minor modifications to definitions to align with current built forms and development trends in the Municipality.
- **Undetermined Non-Residential Use** – provides options for paying DCs if the use of a non-residential building is not known (e.g. industrial versus non-industrial) at the time of building permit issuance.

- **Statutory Exemptions and Discounts Required Under the Act** – intended to cover all statutory exemptions under the DCA (e.g. non-profit housing, rental housing, intensification within existing and new residential buildings etc.).
- **Exemption for Existing Industrial Development** – reduced the exemption from 100% to 50% of existing gross floor area to align with the statutory requirements of the DCA.
- **Exemption for Specific Properties (Science Park and Energy Park)** – exemption has been removed.
- **Purpose Built Rental Housing Development** – discount has been removed. There is a statutory requirement to provide DC discounts based on number of bedrooms within a rental residential unit under the DCA.

L. By-law 2021-011 – Clarington Technology Park

On January 18, 2021, Council of the Municipality of Clarington adopted DC By-law 2021-011 which established area-specific development charge rates for the Clarington Technology Park area. The by-law imposes development charge rates for the recovery of Stormwater Management Services on a per hectare of net developable land area.

In accordance with section 19(1.1) of the DCA, a municipality may amend a development charges by-law without producing a DC Background Study, hosting a statutory public meeting, or providing an opportunity to appeal the DC By-law so long as the only effect of the amendment is to repeal the provision specifying the date on which the by-law expires.

DC By-law 2021-011 is currently set to expire on January 19, 2026, 5 years after it came into force. As part of the 2025 DC Background Study process, the by-law will be amended to replace the 5-year expiry with a 10-year expiry to align with statutory requirements.

1. Introduction

A. Background

The Municipality of Clarington 2025 Development Charge (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 anticipated residential and non-residential development in the Municipality of Clarington between 2025 and 2034 will increase demand on all municipal services. The Municipality wishes to continue implementing DCs to fund development-related capital projects so that development continues to be serviced in a fiscally responsible manner.

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 15-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 to provide for the expected development, including the determination of the eligible and ineligible components of the capital projects;

- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate; and
- An asset management plan to deal with all assets whose capital costs are proposed to be funded under the DC by-law, demonstrating that all assets included in the capital program are financially sustainable over their full life cycle.

The study presents the results of the review which determines the development-related net capital costs 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 and non-residential) in a manner that reflects the increase in the need for each service attributable to each type 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, 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.

B. Legislative Context

The study is prepared in accordance with the DCA and associated regulations, including recent amendments that came into force on November 28, 2022, through Bill 23: the More Homes Built Faster Act, 2022, and Bill 185: the Cutting Red Tape to Build More Homes Act, 2024. Among other provisions, the latter reversed the 5-year mandatory phase-in of DCs

enacted under Bill 23 and brought into force exemptions for affordable housing projects that meet legislative conditions. Key legislative changes incorporated into this study include:

- Historical service level standards have been extended from a 10 to 15-year planning period;
- DC by-laws now expire every 10 years instead of 5 years;
- The amount of interest paid on DC deferrals and freeze is capped at prime plus 1%;
- Costs associated with affordable housing services are now ineligible for recovery through DCs;
- Municipalities must spend or allocate 60% of available DC reserve funds per year for Services Related to a Highway;
- Discounts for purpose-built rentals based on the number of bedrooms; and
- Exemptions for Affordable and Attainable housing developments which meet the definitions under the DCA.

C. Relevant Analysis

The underlying assumptions and calculation methodologies contained in the DC Background Study have been informed by a range of inputs including the Municipality's capital budget, existing master plans, and discussions with Municipal staff.

D. Consultation and Approval Process

In keeping with past practice, the Municipality established a highly consultative background study process that included regular meetings with

a Steering Committee comprised of Municipal staff. In addition to the statutory public meeting required under the DCA, the Municipality also held two information sessions on January 7, 2025, and February 28, 2025, with development industry representatives. At these meetings, the draft inventories, capital program, rates, by-law policies and background study findings were discussed.

The following provides a summary of the consultation and approval process undertaken to complete the DC Background Study. Following the release of the DC Study, consultation will continue with the public and development industry stakeholders prior to the passage of the new DC By-law in December 2025.

Timeline of Consultation and Approval Process

Description	Targeted Dates
Developer Information Session #1	January 7, 2025
Council Information Session	February 3, 2025
Developer Information Session #2	February 28, 2025
Notice of Statutory Public Meeting	March 17, 2025
Public Release of DC Background Study & Draft By-law	March 24, 2025
Statutory Public Meeting	April 7, 2025
Passage of 2025 DC By-law	December 15, 2025

2. A Municipal-Wide Methodology Aligns Development-Related Costs and Benefits

Several key steps are required in calculating a 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 2015 and 2020 Development Charges Background Studies. 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, the legislation prevents lost revenue, due to discretionary 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, 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 DCA 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. As required under the recent changes to the legislation, consideration for the use of area-rating for development charge eligible services must be considered.

i. Consideration for Area Rating

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 Municipal-wide development charge calculation:

General Services

- Library Services;
- Parks and Indoor Recreation;
- Emergency and Fire Services; and
- General Government.

Engineered Services

- Services Related to a Highway which includes Roads & Related and Operations; and
- Land Acquisition.

These services form a reasonable basis in which to plan and administer the Municipal-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 and 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 steps are shown in Figure 1 and are summarized below.

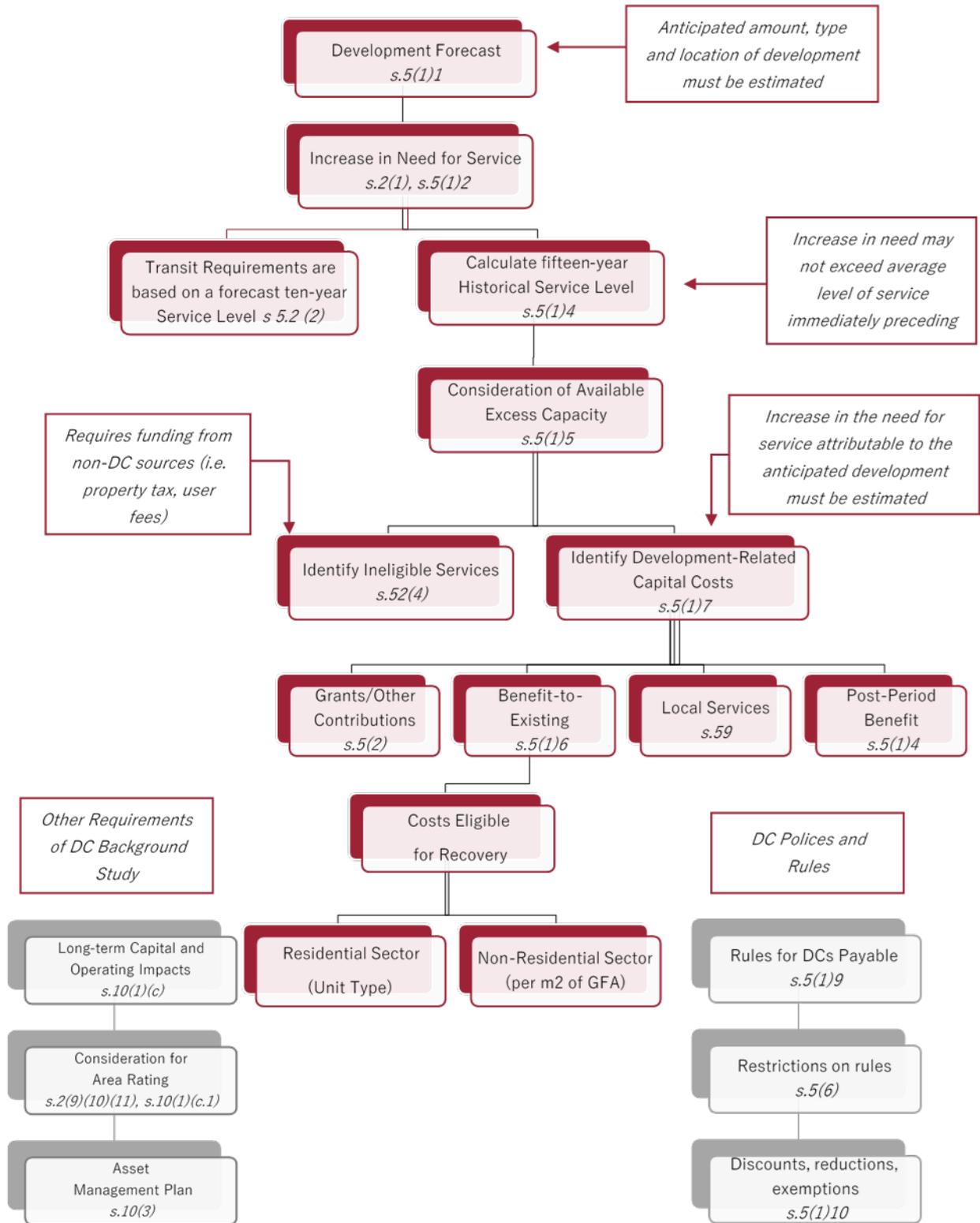
i. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the 10-year study period, 2025 to 2034, for all services. The forecast of future residential and non-residential development used in this study was prepared by Hemson in consultation with the staff. The forecast has been informed by the Municipality and Region of Durham's Official Plans, and accounts for historical and recent construction history.

For the residential portion of the forecast both the census population growth and population growth in new units is estimated. Net population growth 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 10-year period, 2025 – 2034. 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 GFA for the purposes of the development charges study.

Figure 1: Overview of DC Background Study Process



ii. Service Categories and Historical 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 15-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 15-year average service levels thus form the basis for the general services development charges. A review of the Municipality's capital service levels for buildings, 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 historical service levels used in this study have been calculated based on the period 2010 to 2024.

iii. 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 municipal staff as part of the 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 legislation (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, the provisions have the effect of requiring that the development charge be calculated on the lesser

of the historical 15-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 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 to partially meet future servicing requirements. Adjustments are made in the analysis to meet this requirement of the DCA.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. 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 and Parks & Indoor Recreation. The development-related costs for these services have been allocated 100% to residential growth.

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 (GFA) in square metres for non-residential development.

v. Final Adjustment

The final determination of the development charges results from adjustments made to development-related DC eligible costs for each service and sector resulting from the application of any unallocated development-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.

C. Operating & Capital Cost Impacts and Asset Management Plan Legislative Requirements

Section 10 of the DCA identifies what must be included in a Development Charges Background Study, namely:

s.10 (2) The development charge background study shall include,



A Municipal-Wide Methodology Aligns Development-Related Costs and

(c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service; and

(c.2) an asset management plan prepared in accordance with subsection (3).

i. Asset Management Plan

(3) The asset management plan shall,

(a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;

(b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;

(c) contain any other information that is prescribed; and

(d) be prepared in a prescribed manner.

The requirement to include an Asset Management Plan (AMP) was part of the DCA amendments that came into effect on January 1, 2016. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. The section of the DC Background Study that deals with the operating and capital cost impacts and the asset management plan can be found in Appendix E.

3. Development Forecast

This section summarizes the development 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 development forecast used in the DC Background Study is informed by the long-term forecast established for the Municipality by the Region of Durham’s Official Plan which provides population, housing and employment projections for the Municipality.

A. Residential Forecast

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the population growth as well as the population in new units is required.

- The population growth determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

Table 1 provides a summary of the residential forecast for the 10-year planning period from 2025 to 2034. The 10-year planning period is used throughout this study for all services.

Over the planning period from 2025 to 2034, the total number of new residential units will increase by approximately 12,290, which translates into a population in new units of approximately 35,920. The population in new

units was derived by using data from Statistics Canada analysing household sizes in recently constructed units.

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

B. Non-Residential Growth Forecast

Development charges are levied on non-residential development as a charge per square metre of GFA. As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of the employment growth associated with new floorspace in the municipality.

The non-residential forecast projects an increase of approximately 10,190 employees to 2034, which will be accommodated in 547,700 square metres of new non-residential building space.

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
DEVELOPMENT FORECAST**

Development Forecast	2024	2025 – 2034 Growth	Total at 2034	2025 – 2051 Growth	Total at 2051
Total Occupied Dwellings	37,611	12,294	49,905	42,549	80,160
Census Population	107,334	28,202	135,536	104,358	211,692
Population in New Dwellings		35,923		120,299	
Non-Residential Employment	32,477	10,193	42,670	35,389	67,866
Non-Residential Building Space		547,703		2,143,587	

4. Summary of Historical Capital Service Levels

The DCA and O. Reg. 82/98 require that the development charges be set at a level no higher than the average service level provided in the Municipality over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For non-engineered services, or general services, the legislative requirement is met by documenting historical service levels for the preceding 15 years, in this case, for the period 2010 to 2024. Typically, service levels for general services are measured as a ratio of inputs per capita or per capita and employment.

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. For most services, the typical approach to addressing 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 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 and Land Acquisition). Appendix B and C provide detailed historical inventory data upon which the calculation of service levels is based.

TABLE 2

MUNICIPALITY OF CLARINGTON
 SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2010 - 2024
 MUNICIPAL-WIDE SERVICES

Service	2010 - 2024 Service Level Indicator
1.0 LIBRARY SERVICE Buildings Parking Lots, Access Roads, & Other Paved Infrastructure Materials Furniture and Equipment	\$553.88 per capita \$402.33 per capita \$2.55 per capita \$119.62 per capita \$29.38 per capita
2.0 EMERGENCY & FIRE SERVICES Buildings Parking Lots, Access Roads & Other Paved Infrastructure Vehicles & EV Charging Stations Furniture and Equipment	\$501.17 per population & emp. \$271.48 per population & emp. \$13.13 per population & emp. \$177.03 per population & emp. \$39.53 per population & emp.
3.0 PARKS & INDOOR RECREATION Indoor Recreation Parkland Park Facilities Special Facilities	\$4,758.32 per capita \$3,650.64 per capita \$407.03 per capita \$479.66 per capita \$220.99 per capita
4.0 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS Roads and Related Operations	\$9,180.55 per population & emp. \$8,790.25 per population & emp. \$390.29 per population & emp.

5. The Development-Related Capital Program

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 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.

A. A Development-Related Capital Program is Provided for Council's Approval

Based on the development forecasts summarized in Section 3 and detailed in Appendix A, Municipal staff, 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, the capital plan covers the 10-year period from 2025 – 2034.

One of the recommendations contained in the 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 development-related capital forecast for general services is presented in Table 3. The table provides a separate total for services analysed over the 10-year period, 2025 – 2034. Further details on the capital programs for each individual service category are available in Appendix B and Appendix C.

The development-related capital program for all services estimates a total gross cost of \$921.0 million. Grants, subsidies or other contributions has been identified for Emergency & Fire Services, Parks & Indoor Recreation, and Services Related to a Highway with a total value of 13.2 million. Therefore, the net municipal cost of the capital program is \$907.8 million.

This capital program incorporates those projects identified to be related to development anticipated in the next 10 years. It is not implied that all of these costs are to be recovered from new development by way of development charges. Portions of this capital program may relate to providing servicing for development which has occurred prior to 2025 (for which development charge reserve fund balances exist), for replacement of existing capital facilities, or for development anticipated to occur beyond the 2025 – 2034 planning period.

Of the \$907.8 million in 10-year net municipal capital costs, \$491.4 million (54%) is related to the provision of Services Related to a Highway. This amount includes for a number of projects including bridge structure works, culvert works, intersection works, active transportation, etc.

TABLE 3

MUNICIPALITY OF CLARINGTON
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
 2025 - 2034
 in (\$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 Library Service	\$46,122.6	\$0.0	\$46,122.6
2.0 Emergency & Fire Services	\$26,808.0	\$3,200.0	\$23,608.0
3.0 Parks & Indoor Recreation	\$338,985.5	\$10,000.0	\$328,985.5
4.0 General Government	\$10,499.8	\$0.0	\$10,499.8
5.0 Services Related To A Highway	\$491,453.2	\$30.3	\$491,422.9
6.0 Land Acquisition	\$7,155.0	\$0.0	\$7,155.0
TOTAL - 10 YEAR GENERAL & ENGINEERED SERVICES	\$921,024.1	\$13,230.3	\$907,793.8

Approximately 36% or \$329.0 million of the net municipal capital costs is related to the provision of Parks & Indoor Recreation including the recovery of debentures, building expansions, park development, etc.

The Library Services capital program focuses on the recovery of debentures, the creation of additional library space, new collection materials, and various equipment and structures. The net municipal cost for this program is \$46.1 million.

Fire & Emergency Services has plans to construct a new Fire Hall #6 and #7 as well as create a new training facility. The program also includes for the acquisition of new vehicles and equipment. The net municipal cost is \$23.6 million.

The portion of the Municipality's capital program which relates to the provision of General Government has a net municipal cost of \$10.4 million. This service includes various planning, library, emergency and fire services, and parks and indoor recreation studies.

Land Acquisition includes land related to the South Courtice Satellite Facility, as well as road infrastructure works including culvert and new urban collectors works. The service has a net municipal cost of \$7.2 million.

6. 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. 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 statutory 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 a 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 4. Further details of the calculation for each individual Municipal service category are available in Appendix B and Appendix C.

The capital program 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 4 shows that \$21.8 million of the capital program relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. This portion of capital costs will be funded from other sources (i.e., property taxes).

A share of \$12.3 million has been identified as DC reserve fund monies are available to fund development-related projects and has been reduced from the eligible capital costs. Another share of the forecast, \$208.1 million, is attributable to development beyond the 2034 period (which will be considered for recovery in future development charges studies, subject to service level considerations).

The total costs eligible for recovery through development charges for all services is approximately \$167.0 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library Services and Parks and Indoor Recreation are 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 \$163.2 million of the services development charges recoverable amount is deemed to benefit residential development. When this amount is divided by the 10-year population growth in new units (35,920), an unadjusted charge of \$4,542.24 per capita is derived. The non-residential share of the services capital program totals \$3.8 million and when this amount is divided by the 10-year forecast of new non-residential space growth (547,700 square metres), an unadjusted charge of \$6.92 per square metre is derived.

TABLE 4

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	35,923
10 Year Growth in Square Metre	547,703

Service	Development-Related Capital Program (2025 - 2034)					Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2034 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	(\$000)	%	(\$000)
1.0 Library Service Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M	\$46,122.6	\$12,912.1	\$1,964.3	\$15,625.3	\$15,620.8	100%	\$15,620.8 \$434.84	0%	\$0.00 \$0.00
2.0 Emergency & Fire Services Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M	\$23,608.0	\$1,519.5	\$5,365.1	\$6,560.2	\$10,163.2	78%	\$7,917.1 \$220.39	22%	\$2,246.07 \$4.10
3.0 Parks & Indoor Recreation Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M	\$328,985.5	\$5,186.8	\$4,622.1	\$184,982.5	\$134,194.1	100%	\$134,194.1 \$3,735.60	0%	\$0.00 \$0.00
4.0 General Government Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M	\$10,499.8	\$2,161.9	\$381.3	\$974.5	\$6,982.1	78%	\$5,439.1 \$151.41	22%	\$1,543.05 \$2.82
TOTAL 10 YEAR DC ELIGIBLE SERVICES	\$409,215.9	\$21,780.3	\$12,332.8	\$208,142.6	\$166,960.2		\$163,171.1		\$3,789.1
Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M							\$4,542.24		\$6.92

B. Unadjusted Development Charge Calculation for Engineered Services

Table 5 displays the calculation of the development charge rates for the Municipal-wide engineered service including Services Related to a Highway.

Of the total net municipal cost of the Services Related to a Highway development-related projects, \$498.6 million, not all are to be recovered from new development by way of development charges. Table 5 shows that \$45.3 million is for the replacement of existing capital works or for shares of projects that provide benefit to the existing community.

Available reserve funds, \$37.2 million have also been removed from the development charges calculation. Post-period share of \$74.0 million has been identified as a portion of the engineering services related capital projects will be required to service growth beyond 2034. As such, the total DC eligible cost of \$342.0 million is related to development in the 2025 to 2034 and has been included in the development charge calculation.

Unlike the general services, the capital program eligible for recovery through development charges is allocated to the residential, industrial and non-industrial sectors based on future shares of population in new units and employment growth over the planning period. On this basis, the allocation to the sectors is calculated at 78% for the residential, 8% for industrial and 14% non-industrial.

As a result, \$266.4 million of the engineered services capital program is deemed to benefit residential development. When this amount is divided by the long-term growth in population in new dwelling units (35,920), a charge of \$7,416.04 per capita is the result.

The industrial share totals \$28.0 million and, when this amount is divided by the long-term forecast of industrial space growth (314,400 square metres), a charge of \$89.08 per square metre results. The non-industrial share totals

TABLE 5

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

10 Year Growth in Population in New Units	35,923
10 Year Industrial Growth in Square Metre	314,400
10 Year Non-Industrial Growth in Square Metre	233,303

Engineered Services	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post 2034 Benefit (\$000)	Total DC Eligible Costs (\$000)	Residential Share		Non-Residential Industrial Share		Non-Residential Non-industrial Share		
						%	(\$000)	%	(\$000)	%	(\$000)	
5.0 Services Related To A Highway	\$491,422.9	\$45,305.8	\$37,249.4	\$67,538.9	\$341,328.8	78%	\$265,895.2 \$7,401.81	8%	\$27,954.83 \$88.91	14%	\$47,478.84 \$203.51	
Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M												
6.0 Land Acquisition	\$7,155.0	\$18.7	\$0.0	\$6,480.0	\$656.3	78%	\$511.3 \$14.23	8%	\$53.75 \$0.17	14%	\$91.29 \$0.39	
Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M												
	\$498,577.9	\$45,324.5	\$37,249.4	\$74,018.9	\$341,985.1		\$266,406.4		\$28,008.6		\$47,570.1	
Unadjusted Development Charge Per Capita							\$7,416.04					
Unadjusted Development Charge Per Sq.M									\$89.08		\$203.90	



\$47.6 million results in a charge of \$203.90 per square metre when divided by the long-term non-industrial growth (233,300 square metres).

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 6 summarize the results of the adjustment for the residential development charge rates. The adjusted per capita rate increases from \$11,944.05 to \$12,701.06 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 demand for services. The calculated residential development charges for all services are shown in Table 6.

As shown in the table, the calculated residential charge ranges from \$42,269 for single and semi-detached units, to \$14,184 for one-bedroom and smaller apartments. The calculated charge for multiple dwellings is \$34,700 and \$20,388 for two bedroom and larger apartments.

The calculated non-residential development charges rates are presented in Table 7. The calculated adjusted rate for new industrial development is \$95.40 per square metre, which is a decrease from the unadjusted rate of \$96.00 per square metre. For non-industrial development, the adjusted development charge amounts to \$208.94 per square metre which is a decrease from the unadjusted rate of \$210.82 per square metre.

TABLE 6

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	Multiple Dwellings	Two-Bedroom and Larger Apartments	One-Bedroom and Smaller Apartments
Library Service	\$434.84	\$444.74	\$1,478	\$1,214	\$713	\$496
Emergency & Fire Services	\$220.39	\$242.06	\$805	\$660	\$388	\$270
Parks & Indoor Recreation	\$3,735.60	\$4,386.08	\$14,578	\$11,968	\$7,032	\$4,892
General Government	\$151.41	\$146.18	\$486	\$399	\$234	\$163
Subtotal General Services	\$4,542.25	\$5,219.06	\$17,347	\$14,241	\$8,367	\$5,821
Services Related to a Highway ⁽²⁾	\$7,402	\$7,482	\$24,868	\$20,415	\$11,995	\$8,345
Land Acquisition	\$14.23	\$16.11	\$54	\$44	\$26	\$18
TOTAL CHARGE PER UNIT	\$11,944.05	\$12,701.06	\$42,269	\$34,700	\$20,388	\$14,184

(1) Based on Persons Per Unit Of:

3.32

2.73

1.60

1.12

(2) Services Related to a Highway include Roads & Related and Operations

TABLE 7

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	\$4.10	\$4.37	\$4.10	\$4.37
Parks & Indoor Recreation	\$0.00	\$0.00	\$0.00	\$0.00
General Government	\$2.82	\$2.79	\$2.82	\$2.79
Subtotal General Services	\$6.92	\$7.16	\$6.92	\$7.16
Services Related to a Highway ⁽¹⁾	\$203.51	\$201.35	\$88.91	\$88.05
Land Acquisition	\$0.39	\$0.43	\$0.17	\$0.19
TOTAL CHARGE PER SQUARE METRE	\$210.82	\$208.94	\$96.00	\$95.40

(1) Services Related to a Highway include roads and operations

D. Comparison of 2025 Newly Calculated Development Charges with Charges Currently in Force in Clarington

Tables 8 and 9 present a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates (as of July 1, 2024).

Table 8 shows that the calculated Municipal-wide residential development charge single or semi-detached unit is increasing by \$10,570 over the current charge of \$31,645 currently in force. The comparison of calculated non-residential development charges with current rates is shown in Table 9.

TABLE 8

MUNICIPALITY OF CLARINGTON
 COMPARISON OF CURRENT AND CALCULATED
 RESIDENTIAL DEVELOPMENT CHARGES

Service	Current	Calculated	Difference in Charge	
	Residential Charge / SDU ¹	Residential Charge / SDU		
Library Service	\$1,485	\$1,478	(\$7)	0%
Emergency & Fire Services	\$669	\$805	\$136	20%
Parks & Indoor Recreation	\$11,321	\$14,578	\$3,257	29%
General Government	\$466	\$486	\$20	4%
Subtotal General Services	\$13,941	\$17,347	\$3,406	24%
Services Related to a Highway (2)	\$17,704	\$24,868	\$7,164	40%
Land Acquisition	N/A	\$54	\$54	N/A
TOTAL CHARGE PER UNIT	\$31,645	\$42,269	\$10,570	33%

(1) Effective July 1, 2025 to June 30, 2026

(2) Services Related to a Highway include Operations and Roads & Related infrastructure

TABLE 9

**MUNICIPALITY OF CLARINGTON
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Industrial (\$/Square Metre)				Industrial (\$/Square Metre)			
	Current Non-Industrial Charge	Calculated Non-Industrial Charge	Difference in Charge		Current Industrial Charge	Calculated Industrial Charge	Difference in Charge	
Library Service	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
Emergency & Fire Services	\$3.64	\$4.37	\$0.73	20%	\$3.64	\$4.37	\$0.73	20%
Parks & Indoor Recreation	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00	\$0.00	0%
General Government	\$1.43	\$2.79	\$1.36	95%	\$1.43	\$2.79	\$1.36	95%
Subtotal General Services	\$5.07	\$7.16	\$2.09	41%	\$5.07	\$7.16	\$2.09	41%
Services Related to a Highway(1)	\$153.16	\$201.35	\$48.19	31%	\$50.17	\$88.05	\$37.88	76%
Land Acquisition	N/A	\$0.43	\$0.43	N/A	N/A	\$0.19	\$0.19	N/A
TOTAL CHARGE PER SQUARE METRE	\$158.23	\$208.94	\$50.71	32%	\$55.24	\$95.40	\$40.16	73%

(1) Services Related to a Highway include Operations and Roads & Related infrastructure

7. Cost of Growth Analysis

This section describes the cost of growth analysis for the capital facilities and infrastructure identified in the 10-year capital program as it relates to the assets included in the DC Background Study. The objective of the analysis is to examine the impact of development-related infrastructure needs on the property tax base. The analysis considers both capital and operating implications.

A. Long-Term Capital and Operating Impact Analysis

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.

i. Net Operating Costs for the Municipality's Tax Supported Services to Increase over the Forecast Period

Table 10 summarizes the estimated increase in net operating costs that the Municipality will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on the financial information from the Municipality and from Financial Information Returns (FIR). Additional details are included in Appendix E.

As shown in Table 10, by 2034 the Municipality's net operating costs for services is based on a 10-year planning horizon estimated to increase by approximately \$16.2 million. The most significant portion of this increase related to Parks and Indoor Recreation and Services Related to a Highway amenities.

TABLE 10

MUNICIPALITY OF CLARINGTON
COST OF GROWTH ANALYSIS
ESTIMATED NET OPERATING COST OF THE PROPOSED
2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2025 dollars)

Category	Cost Driver (in \$2025)				Additional Operating Costs at 2034	Source and Commentary
	\$	unit measure	Quantity	Description		
Library Service					\$1,938,000	
- Building Expansions	\$60	per sq.ft. library space	32,300	Proposed building size in capital program	\$1,938,000	Based on 2023 FIR and Capital Program
Emergency & Fire Services					\$3,683,000	
- Buildings, Vehicles & Equipment	\$237	per \$1,000 of total infrastructure value	\$15,528,297	Facilities operational by 2034	\$3,683,000	Based on 2023 FIR and Capital Program
Parks & Indoor Recreation					\$6,191,425	
- Buildings, Land & Furnishings	\$20	per \$1,000 of total infrastructure value	\$ 124,540,517	Facilities operational by 2034	\$2,490,810	Based on 2023 FIR and Capital Program
- Park Development and Facilities	\$38	per \$1,000 of total infrastructure value	\$ 98,072,519	Facilities operational by 2034	\$3,700,615	Based on 2023 FIR and Capital Program
General Government					\$0	
- No additional operating costs	\$0	No additional costs	\$ -		\$0	N/A
Services Related to a Highway					\$4,362,589	
- Development-Related Roads Infrastructure	\$200	per household	12,294		\$2,458,800	Based on 2023 FIR and Development Forecast
- Vehicles & Equipment	\$20	per \$1,000 of total	\$ 95,189,453	Facilities operational by 2034	\$1,903,789	Based on 2023 FIR and Capital Program
Land Acquisition					\$0	
- No additional operating costs	\$0	No additional costs	\$ -		\$0	N/A
TOTAL ESTIMATED OPERATING COSTS					\$16,175,014	

ii. Long-Term Capital Financing From Non-Development Charges Totals \$509.7 Million

Table 11 summarizes the components of the development-related capital forecast that will require funding from non-development sources. For all services, approximately \$50.0 million will be financed from reserve funds and \$67.1 million is related to replacement of existing Municipal facilities.

B. Asset Management Plan

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

i. Annual Capital Provisions for Tax and Rate Supported Assets

Table 12 summarizes the annual capital provisions required to replace the development eligible and ineligible costs associated with the capital infrastructure identified in the DC Study. The estimate is based on information obtained through the Municipality's AMP as well as discussions with staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset.

Table 12 illustrates that by 2035, the Municipality will need to fund an additional \$14.5 million per annum in order to properly fund the full life cycle costs of the new services assets supported under the proposed DC by-law

TABLE 11

MUNICIPALITY OF CLARINGTON
LONG-TERM CAPITAL FINANCING FROM NON-DC SOURCES

Services	Development-Related Capital Program (2025 - 2034)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 Library Service	\$46,122.6	\$12,912.1	\$1,964.3	\$15,625.3	\$15,620.8
2 Emergency & Fire Services	\$23,608.0	\$1,519.5	\$5,365.1	\$6,560.2	\$10,163.2
3 Parks & Indoor Recreation	\$328,985.5	\$5,186.8	\$4,622.1	\$184,982.5	\$134,194.1
4 General Government	\$10,499.8	\$2,161.9	\$381.3	\$974.5	\$6,982.1
5 Services Related To A Highway	\$491,422.9	\$45,305.8	\$37,249.4	\$67,538.9	\$341,328.8
6 Land Acquisition	\$7,155.0	\$18.7	\$0.0	\$6,480.0	\$656.3
TOTAL GENERAL SERVICES	\$907,793.8	\$67,104.8	\$49,582.1	\$282,161.5	\$508,945.4

*Development related costs to be considered for funding from other tools and/or future DC Studies.

TABLE 12

MUNICIPALITY OF CLARINGTON
ANNUAL ASSET MANAGEMENT PROVISION BY 2035

Service	2025 - 2034 Capital Program		Calculated AMP Annual Provision by 2035	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Library Service	\$17,585,137	\$28,537,463	\$738,070	\$593,171
Emergency & Fire Services	\$15,528,297	\$11,279,703	\$543,031	\$410,979
Parks & Indoor Recreation	\$138,816,168	\$200,169,350	\$4,290,178	\$4,433,313
General Government	\$7,363,375	\$3,136,425	\$0	\$0
Services Related To A Highway	\$378,578,210	\$112,875,002	\$8,880,675	\$1,454,188
Land Acquisition	\$656,298	\$6,498,702	\$13,475	\$157,203
TOTAL	\$558,527,484	\$362,496,646	\$14,465,429	\$7,048,854

** Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.*

ii. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Municipality's projected growth. Over the next 10 years (to 2034) the Municipality is projected to increase by approximately 35,920 persons in new households. In addition, the Municipality will also add roughly 10,200 new employees that will result in approximately 597,700 square metres of additional non-residential building space by 2034.

This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the proposed DC by-law.

iii. Assets are Deemed to be Financially Sustainable

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

8. Development Charges Administration and Policy Considerations

This section sets out other considerations and legislative requirements relating to the DCA including administration and collection and recent legislative changes.

A. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount that would be determined under the by-law on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26, s.26.1 and s.26.2 of the DCA.

As per recent legislative changes arising from Bill 17, Protect Ontario by Building Faster and Smart Act, 2025, provides for development charge payments for residential development to be deferred until occupancy. However, under s.27 of the DCA the Municipality may enter into an agreement with a developer to alter the timing of payment.

For rental housing and institutional development, DCs must be paid according to the following plan:

- Six equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following five anniversaries of that date for rental housing and institutional development.

For required instalments, the Municipality may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may accrue on each installment until the final payment has been made. Any

skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the DCA. In accordance with s.26.3 the maximum interest rate a municipal can charge is prime plus 1%.

B. Reserve Funds

Under the DCA, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. Beginning in 2023 and each calendar year thereafter, a municipality shall spend or allocate at least 60% of the monies in a reserve fund associated with Services Related to a Highway.

While the DCA does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

Annual financial statements are to be provided to Council and must include the following:

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing

- Projects funded from DCs including amount and source of DC and non-DC funding

C. Changes Arising From the More Homes Built Faster Act (Bill 23) and Cutting Red Tape to Build More Homes Act (Bill 185)

As of November 28, 2022, there are several changes to the DCA due to the enactment and Royal Assent of Bill 23. A list of the changes that are now in force is provided below in Table 13.

Table 13: Recent Changes to the DCA

Section	Description
Section 2(1)	Exemptions for existing rental residential buildings and a range of residential units in existing and new houses.
Section 2(4)	Housing services are ineligible for DC funding (repeal of paragraph 17 of ss.2(4) of the DCA). Existing by-laws are deemed to be “amended” and no development charges can be collected for housing services from November 28, 2022 onward.
Section 4.1	Exemptions for affordable and attainable residential units as defined in the Affordable Residential Units Bulletin.
Section 4.2	Exemptions for non-profit housing development. This does not apply with respect to a DC payable before November 28, 2022.
Section 4.3	Exemption for inclusionary zoning residential units. This does not apply with respect to a DC payable before November 28, 2022.
Section 5(1)	Historical service level calculation period extended from 10 years to 15 years. Does not apply to by-laws in force prior to November 28, 2022.

Section	Description
Section 9(1)	Maximum life of a DC by-law extended from 5 years to 10 years. This does not apply to by-laws in-force before November 28, 2022.
Section 26.1	Deferral payments now apply to rental housing and institutional development. Interest on deferral payments is now capped at prime plus 1% in accordance with s.26.3.
Section 26.2	DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3.
Section 26.3	Maximum interest rates are capped at prime plus 1%. This does not apply with respect to a DC that was payable before November 28, 2022.
Section 35	Municipalities are now required to spend or allocate at least 60% of reserve balances each year for Water Supply, Wastewater, and services related to a highway beginning in 2023.
Section 44(4)	Rules for front ending agreements as they relate to affordable and attainable residential units.
Section 60(1)(s.4)	Additional services for which municipalities are required to spend or allocate at least 60% of reserve fund balances may be prescribed through Regulations (none are proposed as of yet).
Section 60(1)(d.2) and 9d.3)	Prescribes developments and criteria related to attainable residential units (section 4.1).

D. Development Charges Administration

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

However, changes will likely be required in the use of and reporting on the new development charges. In this regard:

- It is recommended that the current 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;
- It is recommended that the Municipality continue to report policies consistent with the requirements of the DCA;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements; and
- It is recommended that Council adopt the development-related capital forecast included in this background study for Municipal-wide services, subject to annual review through the Municipality's normal capital budget process.

E. Local Service Definitions

Appendix F outlines the definition of “local service” under the DCA for various services provided by the Municipality. The purpose of defining these local services is to determine the eligible capital costs that can be included in the development charges calculations for the Municipality. Services or functions classified as local in nature are excluded from the calculation of development charges rates.

F. 2025 DC By-law Policy Changes

As part of the 2025 DC Background Study update, the policies contained in the 2020 DC By-law have been reviewed and updated. Changes from the 2020 By-law to the draft 2025 DC By-law include:

- **Definitions** – minor modifications to definitions to align with current built forms and development trends in the Municipality.
- **Undetermined Non-Residential Use** – provides options for paying DCs if the use of a non-residential building is not known (e.g. industrial versus non-industrial) at the time of building permit issuance.
- **Statutory Exemptions and Discounts Required Under the Act** – intended to cover all statutory exemptions under the DCA (e.g. non-profit housing, rental housing, intensification within existing and new residential buildings etc.).
- **Exemption for Existing Industrial Development** - reduced the exemption from 100% to 50% of existing gross floor area to align with the statutory requirements of the DCA.
- **Exemption for Specific Properties (Science Park and Energy Park)** – exemption has been removed.
- **Purpose Built Rental Housing Development** – discount has been removed. There is a statutory requirement to provide DC discounts based on number of bedrooms within a rental residential unit under the DCA.

G. By-law 2021-011 – Clarington Technology Park

On January 18, 2021, Council of the Municipality of Clarington adopted DC By-law 2021-011 which established area-specific development charge rates for the Clarington Technology Park area. The by-law imposes development

charge rates for the recovery of Stormwater Management Services on a per hectare of net developable land area.

In accordance with section 19(1.1) of the DCA, a municipality may amend a development charges by-law without producing a DC Background Study, hosting a statutory public meeting, or providing an opportunity to appeal the DC By-law so long as the only effect of the amendment is to repeal the provision specifying the date on which the by-law expires.

DC By-law 2021-011 is currently set to expire on January 19, 2026, 5 years after it came into force. As part of the 2025 DC Background Study process, the by-law will be amended to replace the 5-year expiry with a 10-year expiry to align with statutory requirements.

Appendix A

Development Forecast

Appendix A – Municipal-wide Development Forecast

This appendix provides the details of the development forecast that informs the Municipality’s 2025 DC Background Study. The forecast method and key assumptions are discussed, and the results of the forecasts are presented in the following tables:

Historical Development

- Table 1 Historical Population, Households & Employment
- Table 2 Historical Housing Activity – Building Permits
- Table 3 Historical Annual Housing Completions
- Table 4 Housing by Period of Construction Showing Household Size

Forecast Development

- Table 5 Population, Household & Employment Forecast
- Table 6 Forecast Population, Household & Employment Growth
- Table 7 Growth in Housing by Unit Type
- Table 8 Forecast Population in New Housing by Unit Type
- Table 9 Non-Residential Space Forecast

A. Forecast Approach, Key Assumptions and Definitions

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

The forecasts of population, households, employment and non-residential building space were prepared by Hemson Consulting and are structured to achieve:

- A population of 221,020 and employment of 73,320 by 2051 as set out in Figure 2 of the Region of Durham’s Official Plan.¹ These forecasts are in accordance with the population and employment forecasts in Schedule 3 of the Provincial Plan A Place to Grow: Growth Plan for the Greater Golden Horseshoe.
- The Municipality’s pledge to build 13,000 new homes between 2022 and 2031. The Housing Pledge was endorsed by Council on February 27, 2023, in order to achieve a housing target assigned to the Municipality by the Minister of Municipal Affairs and Housing.²

Data sources include information from the Census, Statistics Canada building permits, Canada Mortgage and Housing Corporation (CMHC) housing completions, and municipal data on recent and anticipated development approvals.

B. Historical Development in Clarington

Historical population and employment set out in this appendix are used to determine the average service levels attained in the Municipality over the last 15 years (2010 – 2024). Population figures are equivalent to the population recorded in the Census (“Census population”). This definition does not include the Census net under-coverage (4.22% of the Census population in Clarington) which represents those who were missed or double-counted by the Census.

Population figures shown in the development forecast represent mid-year estimates. Since 2021 was the last year of the Census, figures for 2022 and

¹ Note that the population target includes an estimate of Census net under-coverage.

² See Clarington Staff Report PDS-009-23, *Housing Pledge for 13,000 Units by 2031 in Response to Minister’s Order*, February 27, 2023.

2023 are estimated based on Statistics Canada’s Annual Demographic Estimates.

Historical data indicates the population of Clarington increased from 81,790 in 2009 to 107,335 in 2024 — an increase of 25,545 people. Total households increased from 28,640 to 37,610 over the same period (see Table 1).

“Place of Work Employment” figures in the forecasts record where people work rather than their place of residence. It includes employment with a regular or no fixed place of work. However, work-at-home employment is excluded from the figures as, for development charge purposes, this type of employment is considered not to require building floorspace for its activities.

Historical place of work employment figures is also shown in Table 1. There are currently about 32,480 jobs in the Municipality. Overall employment has grown steadily since the 2008 financial crisis and subsequent recession. As a result, the Municipality’s activity rate (the ratio of employment to population) has risen from just under 27% to about 30% over the last 15 years. The goal of the Regional Official Plan is ultimately to achieve an activity rate of 33% for the Municipality through 2051.

Details on recent housing growth in the Municipality are provided in Tables 2 and 3. The overall market share of single and semi-detached units since 2005 has been 62%, though the number of units completed in any one year varies. The market share of row houses and apartments over the same period was 19% and 19%, respectively. There has been a noticeable shift towards higher density construction over the last 5 years, with 26% of all new housing completions since 2019 being row houses and 24% being apartments.

Table 4 provides details on historical occupancy patterns for housing in Clarington. The overall average occupancy level in the Municipality is 2.79 persons per housing unit (PPU). Occupancy levels for units constructed between 2011 and 2021 are higher than the overall average and are used in the development charges calculation since they better reflect the number of people

that are likely to reside in new development. The average PPU of single and semi-detached units built in the Municipality in the period 2011 to 2021 is 3.32. Average PPUs for recently constructed row and apartment housing are 2.73 and 1.58, respectively. Average PPUs for large (2 or more bedrooms) and small (1 bedroom or less) apartments over the same period are 1.60 and 1.12.

C. Development Forecast Summary

A 10-year development forecast, from 2025 to 2034, has been used for all services. However, growth over the planning horizon to 2051 is included in the analysis for reference as the Municipality will plan to achieve these targets in subsequent DC Background Studies.

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the population growth as well as the population in new housing units is required.

- The population growth³ determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

Development charges are levied on non-residential development as a charge per m² of gross floor area (GFA). As with the residential forecast, the non-residential forecast requires both a projection of employment growth as well as a projection of the employment growth associated with new floorspace in the Municipality.

³ Commonly referred to as “net population growth” in the context of development charges.

i. Residential Development Forecast

As shown in Table 5, the Municipality's population is forecast to grow from approximately 107,335 in 2024 to 135,535 in 2034, an increase of about 28,200. Households are forecast to increase by 12,295 units over the same 10-year period.

The mix of housing over the 10-year planning horizon is anticipated to be 61% single and semi-detached units, 26% rowhouses, and 13% apartments with the shift towards higher density housing forms continuing over the long-term (see Table 7).

Population growth in the new units is estimated by applying the following PPU's to the housing unit forecast: 3.32 for single and semi-detached units; 2.73 for rows; and 1.58 for apartments. These assumptions are informed by the historical occupancy patterns for permanently occupied units set out in Table 4.

The forecast growth in population in new housing units over the 2025 to 2034 period is 35,925, of which 24,805 (69%) will be in single and semi-detached housing types (see Table 8).

ii. Non-Residential Development Forecast

Employment in the Municipality, which has rebounded after a long period of decline, is forecast to increase steadily between 2025 and 2034 (see Table 9).

The employment forecast is divided into four land-use based categories:

- **Population-Related Employment** is employment that primarily serves a resident population and includes retail, education, healthcare, and local government. This generally grows in line with population growth. Jobs under this category typically locate in land zoned for commercial and institutional uses but may also be located in residential and mixed-use areas.
- **Employment-Land Employment** refers to traditional industrial-type employment primarily accommodated in low-rise industrial buildings in

business parks and employment areas. Given the spatial and operational needs of these types of jobs, they are almost exclusively located in lands zoned for industrial uses.

- **Major Office Employment** refers to office type employment contained within free standing buildings more than 20,000 net square feet (1,858 m²). This comprises only a very small amount of the current employment base but is anticipated to develop within with key employment nodes, including Major Transit Station Areas, over time.
- **Rural Based Employment** refers to refers to all jobs located in rural areas, including agriculture and primary industries plus some uses typically found in urban employment areas, but not located on urban land designated for industrial or commercial use. These uses include agricultural-related uses such as feed or fertilizer facilities, small-scale manufacturing or construction businesses run from rural and farm properties and some scattered retail or service users. The category also includes tourism and recreation. In Clarington, only a small proportion of future employment growth is anticipated to be rural based.

An assumed floor space per worker (FSW) is applied to the employment forecast in order to project growth in new non-residential space in the Municipality. The FSWs used are:

Population-Related	45 m ² per employee
Employment Land-Related	100 m ² per employee
Major Office	27 m ² per employee
Rural Based	0 m ² per employee

The overall growth in new non-residential building space across the Municipality between 2025 and 2034 is forecast to be 547,705 m², of which 314,400 m² (57%) will be employment land-related and 233,305 m² (43%) will be population-related (Table 9).

APPENDIX A - TABLE 1

MUNICIPALITY OF CLARINGTON
HISTORICAL POPULATION, HOUSEHOLDS & EMPLOYMENT

Year	Census Population	Growth	Occupied Dwellings	Growth	HH Size	Employment by POW	Growth	Activity Rate
2006	77,820		26,865		2.90	21,074		27.1%
2007	79,121	1,301	27,444	579	2.88	21,319	245	26.9%
2008	80,444	1,323	28,035	591	2.87	21,567	248	26.8%
2009	81,789	1,345	28,639	604	2.86	21,818	251	26.7%
2010	83,157	1,368	29,256	617	2.84	22,072	254	26.5%
2011	84,548	1,391	29,885	629	2.83	22,328	256	26.4%
2012	85,990	1,442	30,454	569	2.82	23,196	868	27.0%
2013	87,457	1,467	31,034	580	2.82	24,098	902	27.6%
2014	88,949	1,492	31,625	591	2.81	25,035	937	28.1%
2015	90,466	1,517	32,227	602	2.81	26,008	973	28.7%
2016	92,010	1,544	32,840	613	2.80	27,019	1,011	29.4%
2017	93,821	1,811	33,440	600	2.81	27,576	557	29.4%
2018	95,667	1,846	34,051	611	2.81	28,145	569	29.4%
2019	97,550	1,883	34,673	622	2.81	28,726	581	29.4%
2020	99,470	1,920	35,306	633	2.82	29,319	593	29.5%
2021	101,427	1,957	35,950	644	2.82	29,923	604	29.5%
2022	103,359	1,932	36,570	620	2.83	30,751	828	29.8%
2023	105,328	1,969	36,968	398	2.85	31,602	851	30.0%
2024	107,334	2,006	37,611	643	2.85	32,477	875	30.3%
Growth 2010-2024	-	25,545	-	8,972	-	-	10,659	-

Source: Statistics Canada, Census of Canada; Municipality of Clarington, Building Permit Data; Hemson forecasts

APPENDIX A - TABLE 2

MUNICIPALITY OF CLARINGTON
HISTORICAL HOUSING ACTIVITY - BUILDING PERMITS

Year	Building Permits - New Units				Building Permits - New Units			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
2005	640	59	56	755	85%	8%	7%	100%
2006	499	83	278	860	58%	10%	32%	100%
2007	555	102	1	658	84%	16%	0%	100%
2008	541	49	1	591	92%	8%	0%	100%
2009	253	7	3	263	96%	3%	1%	100%
2010	461	111	20	592	78%	19%	3%	100%
2011	636	137	90	863	74%	16%	10%	100%
2012	412	108	14	534	77%	20%	3%	100%
2013	287	121	13	421	68%	29%	3%	100%
2014	553	89	15	657	84%	14%	2%	100%
2015	522	99	256	877	60%	11%	29%	100%
2016	479	183	188	850	56%	22%	22%	100%
2017	504	275	191	970	52%	28%	20%	100%
2018	631	151	31	813	78%	19%	4%	100%
2019	88	99	101	288	31%	34%	35%	100%
2020	393	390	212	995	39%	39%	21%	100%
2021	276	223	58	557	50%	40%	10%	100%
2022	125	142	342	609	21%	23%	56%	100%
2023	245	29	535	809	30%	4%	66%	100%
Total	8,100	2,457	2,405	12,962	62%	19%	19%	100%
<i>10 year Average</i>	<i>382</i>	<i>168</i>	<i>193</i>	<i>743</i>				
<i>5 year Average</i>	<i>225</i>	<i>177</i>	<i>250</i>	<i>652</i>				

Source: Statistics Canada, Building Permits; Municipality of Clarington Building Division

APPENDIX A - TABLE 3

MUNICIPALITY OF CLARINGTON
HISTORICAL ANNUAL HOUSING COMPLETIONS

Year	CMHC Annual Housing Completions				Shares by Unit Type			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
2005	716	91	162	969	74%	9%	17%	100%
2006	524	46	0	570	92%	8%	0%	100%
2007	524	75	234	833	63%	9%	28%	100%
2008	466	113	108	687	68%	16%	16%	100%
2009	442	24	6	472	94%	5%	1%	100%
2010	423	37	6	466	91%	8%	1%	100%
2011	502	93	14	609	82%	15%	2%	100%
2012	584	122	0	706	83%	17%	0%	100%
2013	371	119	86	576	64%	21%	15%	100%
2014	473	104	2	579	82%	18%	0%	100%
2015	421	32	0	453	93%	7%	0%	100%
2016	479	169	0	648	74%	26%	0%	100%
2017	450	114	232	796	57%	14%	29%	100%
2018	406	49	243	698	58%	7%	35%	100%
2019	475	56	193	724	66%	8%	27%	100%
2020	254	185	176	615	41%	30%	29%	100%
2021	384	278	98	760	51%	37%	13%	100%
2022	242	149	229	620	39%	24%	37%	100%
2023	206	152	40	398	52%	38%	10%	100%
Total	5,025	824	618	6,467	78%	13%	10%	100%
<i>10 year Average</i>	<i>379</i>	<i>129</i>	<i>121</i>	<i>629</i>				
<i>5 year Average</i>	<i>312</i>	<i>164</i>	<i>147</i>	<i>623</i>				

Source: CMHC, Housing Completions Data

APPENDIX A - TABLE 4
MUNICIPALITY OF CLARINGTON

HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

	Period of Construction											Pre 2011	2011-2021	Total
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2016-2021			
Singles/Semis														
Household Population	5,330	4,585	4,280	7,545	14,720	7,535	8,210	8,630	8,300	9,050	8,310	60,835	17,350	78,185
Households	2,040	1,800	1,600	2,745	5,265	2,560	2,745	2,760	2,530	2,690	2,370	21,515	5,220	26,735
Household Size	2.61	2.55	2.68	2.75	2.80	2.94	2.99	3.13	3.28	3.36	3.51	2.83	3.32	2.92
Rows (Including Duplexes)														
Household Population	280	300	285	645	1,480	1,710	1,375	995	750	1,160	940	7,070	1,910	8,980
Households	145	115	135	295	580	670	535	380	280	420	460	2,855	700	3,555
Household Size	1.93	2.61	2.11	2.19	2.55	2.55	2.57	2.62	2.68	2.76	2.04	2.48	2.73	2.53
Apartments All (Including Duplexes)														
Household Population	505	370	765	520	295	735	395	365	400	625	625	3,950	1,025	4,975
Households	245	195	400	295	170	405	175	170	245	405	405	2,055	650	2,705
Household Size	2.06	1.90	1.91	1.76	1.74	1.81	2.26	2.15	1.63	1.54	1.54	1.92	1.58	1.84
Apartments (Excluding Duplexes) - 1 Bedroom or Less														
Household Population	125	30	55	120	155	40	0	90	110	35	445	615	145	760
Households	145	30	50	100	130	45	10	80	100	30	370	590	130	720
Household Size	0.86	1.00	1.10	1.20	1.19	0.89	0.00	1.13	1.10	1.17	1.20	1.04	1.12	1.06
Apartments (Excluding Duplexes) - 2 or More Bedrooms														
Household Population	270	150	240	350	430	160	120	260	395	110	550	1,980	505	2,485
Households	120	75	125	175	235	95	95	170	250	65	325	1,090	315	1,405
Household Size	2.25	2.00	1.92	2.00	1.83	1.68	1.26	1.53	1.58	1.69	1.69	1.82	1.60	1.77
Apartments All (Excluding Duplexes)														
Household Population	395	180	295	470	585	200	120	350	505	145	995	2,595	650	3,245
Households	265	105	175	275	365	140	105	250	350	95	695	1,680	445	2,125
Household Size	1.49	1.71	1.69	1.71	1.60	1.43	1.14	1.40	1.44	1.53	1.43	1.54	1.46	1.53
All Units														
Household Population	6,005	5,065	4,860	8,660	16,785	9,445	9,705	9,975	9,555	10,355	10,245	70,500	20,285	92,140
Households	2,450	2,020	1,910	3,315	6,210	3,370	3,385	3,390	3,160	3,205	3,525	26,050	6,570	32,995
Household Size	2.45	2.51	2.54	2.61	2.70	2.80	2.87	2.94	3.02	3.23	2.91	2.71	3.09	2.79

Source: Statistics Canada, 2011 National Household Survey Special Run

APPENDIX A - TABLE 5

MUNICIPALITY OF CLARINGTON
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST

Year	Census Population	Occupied Dwellings	Employment by POW	PPU	Activity Rate
<i>2021</i>	101,427	35,950	<i>29,923</i>	<i>2.82</i>	<i>30%</i>
2022	103,359	36,570	30,751	2.83	30%
2023	105,328	36,968	31,602	2.85	30%
2024	107,334	37,611	32,477	2.85	30%
2025	109,379	38,265	33,376	2.86	31%
<i>2026</i>	111,462	39,185	34,300	<i>2.84</i>	<i>31%</i>
2027	114,089	40,374	35,249	2.83	31%
2028	116,778	41,599	36,224	2.81	31%
2029	119,530	42,861	37,226	2.79	31%
2030	122,347	44,161	38,256	2.77	31%
<i>2031</i>	125,230	45,499	39,315	<i>2.75</i>	<i>31%</i>
2032	128,575	46,923	40,403	2.74	31%
2033	132,010	48,391	41,521	2.73	31%
2034	135,536	49,905	42,670	2.72	31%

Source: Hemson Consulting Ltd., based on Durham Regional Official Plan, p.40.

APPENDIX A - TABLE 6

MUNICIPALITY OF CLARINGTON
 FORECAST POPULATION, HOUSEHOLD & EMPLOYMENT GROWTH

Year	Census Population	Occupied Dwellings	Employment by POW
<i>2021</i>	<i>1,957</i>	<i>644</i>	<i>604</i>
2022	1,932	620	828
2023	1,969	398	851
2024	2,006	643	875
2025	2,045	654	899
<i>2026</i>	<i>2,083</i>	<i>920</i>	<i>924</i>
2027	2,627	1,189	949
2028	2,689	1,225	975
2029	2,752	1,262	1,002
2030	2,817	1,300	1,030
<i>2031</i>	<i>2,883</i>	<i>1,338</i>	<i>1,059</i>
2032	3,345	1,424	1,088
2033	3,435	1,468	1,118
2034	3,526	1,514	1,149
2025-2034	28,202	12,294	10,193

Source: Hemson Consulting Ltd.

APPENDIX A - TABLE 7

MUNICIPALITY OF CLARINGTON
GROWTH IN HOUSING BY UNIT TYPE

Year	Singles/Semis	Rows	Apartments	Total
2025	407	142	105	654
2026	573	200	148	920
2027	718	317	153	1,189
2028	740	327	158	1,225
2029	763	337	163	1,262
2030	786	347	167	1,300
2031	809	357	172	1,338
2032	862	380	182	1,424
2033	889	392	188	1,468
2034	917	404	194	1,514
2025-2034	7,463	3,202	1,630	12,294

Source: Hemson Consulting Ltd.

APPENDIX A - TABLE 8

MUNICIPALITY OF CLARINGTON
 FORECAST POPULATION IN NEW HOUSING BY UNIT TYPE*

Year	Singles/Semis	Rows	Apartments	Total
2025	1,353	387	154	1,894
2026	1,904	544	216	2,664
2027	2,388	866	224	3,478
2028	2,461	892	231	3,584
2029	2,535	919	237	3,691
2030	2,611	947	245	3,803
2031	2,688	974	252	3,914
2032	2,864	1,037	266	4,167
2033	2,954	1,069	274	4,297
2034	3,046	1,102	283	4,431
2025-2034	24,804	8,737	2,382	35,923

*Based on PPU's 3.32 2.73 1.46

APPENDIX A - TABLE 9
NON-RESIDENTIAL SPACE FORECAST

Employment Density	
Employment Land Employment	100.0 m ² per employee
Population-Related Employment	45.0 m ² per employee
Major Office Employment Rural Based Employment	27.0 m ² per employee
	- m ² per employee

Year	Employment Land			Population-Related			Major Office			Rural Based			Total		
	Total	Growth	Space (m ²)	Total	Growth	Space (m ²)	Total	Growth	Space (m ²)	Total	Growth	Space (m ²)	Total	Growth	Space (m ²)
2024	9,590			15,889			73			6,925			32,477		
2025	9,914	324	32,400	16,442	553	24,885	73	0	0	6,947	22	0	33,376	899	57,285
2026	10,249	335	33,500	17,009	567	25,515	73	0	0	6,969	22	0	34,300	924	59,015
2027	10,595	346	34,600	17,590	581	26,145	73	0	0	6,991	22	0	35,249	949	60,745
2028	10,953	358	35,800	18,185	595	26,775	73	0	0	7,013	22	0	36,224	975	62,575
2029	11,323	370	37,000	18,795	610	27,450	73	0	0	7,035	22	0	37,226	1,002	64,450
2030	11,705	382	38,200	19,421	626	28,170	73	0	0	7,057	22	0	38,256	1,030	66,370
2031	12,100	395	39,500	20,063	642	28,890	73	0	0	7,079	22	0	39,315	1,059	68,390
2032	12,509	409	40,450	20,720	657	30,000	73	0	0	7,101	22	0	40,403	1,088	70,333
2033	12,931	422	41,600	21,394	674	31,150	73	0	0	7,123	22	0	41,521	1,118	72,465
2034	13,368	437	42,850	22,084	690	32,400	73	0	0	7,145	22	0	42,670	1,149	74,675
2025-2034	-	3,778	314,400	-	6,195	233,303	-	0	0	-	220	0	-	10,193	547,703

Source: Hemson Consulting Ltd.

Appendix B

General Services

Appendix B - General Services Technical Appendix

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the eligible general services provided by the Municipality of Clarington. Four general services have been analysed as part of this Development Charges (DC) Background Study:

- Appendix B.1 Library Services
- Appendix B.2 Emergency and Fire Services
- Appendix B.3 Parks and Indoor Recreation
- Appendix B.4 General Government

Every sub-section, 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 provided below.

Table 1 Historical Service Levels

Table 1 presents the data used to determine the 15-year historical service level. The DCA and Ontario Regulation 82/98 require that development charges be set at a level no higher than the average service level provided in a municipality over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period is defined as 2010 – 2024.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality in current day dollars. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size), but also the quality (replacement value or cost) of service provided by the 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, the Municipality's 2024 Parks, Recreation and Culture Master Plan (PRCMP), recent tenders and cost estimates, benchmarking analysis as well as asset management plans. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The approach used to calculate service levels and maximum funding envelopes is described as follows:

- For those services with only a residential impact (Library as well as Parks and Indoor Recreation) the service level measure of infrastructure costs per net population has been utilized.
- For the remaining services that levy both a residential and non-residential charge, the service level measure of infrastructure costs per net population and employment has been utilized.

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 future servicing requirements. If Council has expressed its intent

before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the DCA, and the associated capital cost is eligible for recovery. This requirement has been addressed through the use of “net” population and employment in the determination of maximum permissible funding envelopes.

Table 1 also shows the calculation of the maximum allowable funding envelope. The maximum allowable funding envelope is defined as the 15-year historical service level (expressed as \$/capita or \$/population and employment) multiplied by the forecast increase in net population or net population and employment over the future planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the 15-year historical service level is maintained.

Table 2 2025 – 2034 Development-Related Capital Program and Calculation of the “Unadjusted” Development Charges

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 Municipal staff have developed a development-related capital program which sets out the projects required to service anticipated growth for the 10-year period from 2025 to 2034. The projects identified in the capital program include all “growth-related” capital projects including projects that are ineligible for recovery under the current provisions of the DCA. While any ineligible costs are shown, they are removed from the total development charge eligible costs and are not included in the calculation. The Municipality’s recently completed 2024 PRCMP largely informs the capital projects for Library Services as well as Parks and Indoor Recreation.

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

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

The capital program less any replacement shares or BTE shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2025 to 2034. For some services, reserve fund balances may be available to fund a share of the program. In addition, a portion of the capital program may service growth occurring beyond 2034. This portion of the capital program is deemed “pre-built” service capacity and is considered as committed excess capacity to be recovered under future development charges or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the DC calculation. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Table 1. The result is the discounted development-related net capital costs eligible for recovery against growth over the forecast period from 2025 to 2034.

Calculation of the Unadjusted Development Charges 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 in determining the unadjusted development charge rate is to allocate the development-related net capital costs between the residential and non-residential sectors. For all general services with the exception of Library Services and Parks and Indoor Recreation, the development-related costs have been apportioned as 78% residential, 22% non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth in new space over the 10-year forecast period.

The development-related costs associated with Library and Parks and Indoor Recreation have been allocated 100% to the residential sector, as the need for these services is driven by residential development.

The residential share of the 2025 to 2034 DC eligible costs is then divided by the forecasted population growth in new dwelling units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecasted increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential development.

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 accounted for in the calculation as allowed under the DCA. Based on the development forecast, the analysis calculates the DC rate 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 charge 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% is used for the funding requirements, an interest rate of 5.5% is used for borrowing on the funds and an interest rate of 3.5% is applied to positive 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 Services

Appendix B.1 Library Services

The Clarington Library, Museums & Archives Board operates from four library branches and three other buildings. The Board is responsible for the associated buildings, collection material, and furniture and equipment which provides a wide range of resources in a variety of formats as well as a number of programs to the Municipality's residents.

Table 1 Historical Service Levels

Table 1 displays Libraries 15-year historical inventory for buildings. The building space for the branches and associated facilities amount to 69,810 square feet and is valued at \$49.3 million. Of the total, 12,000 square feet associated with the Courtice Branch Library, approximately 620 square feet relates to the recovery of an outstanding debenture and has been removed from the historical funding envelope calculation. A large number of collection items including books, audiobooks, CD's, DVDs, E-Books, games, magazines, achieved material etc. are included in the library inventory and currently amount to approximately \$16.1 million. There is also approximately \$3.0 million in furniture and equipment related to the library facilities and approximately \$325,500 related to parking lots, access roads and other paved infrastructure.

The 2025 full replacement value of the inventory of capital assets for Libraries amounts to \$68.8 million and the 15-year historical average service level is \$553.89 per capita. The historical service level multiplied by the 10-year forecast of net population growth results in a 15-year maximum allowable funding envelope of \$15.6 million (28,202 net population growth X historical service level of \$553.89/capita).

Table 2 2025 – 2034 Development-Related Capital Program and Calculation of the “Unadjusted” Development Charges

The 10-year development-related capital plan for Library Services is comprised of the recovery of the remaining principal payments for the Courtice Library Branch which totals \$496,000 over the 2025 – 2034 period. In addition, \$300,000 has been identified for a book mobile in 2029 and a \$100,000 for a kiosks/vending machine in 2025. Table 30 of the PRCMP identified a need for additional library space at a cost of approximately \$40.4 million.

Expansion to the library collection materials over the 10-year period is included at a cost of \$3.9 million which includes new collection materials and opening day collection materials related to a future library facility. A network capacity is planned for at a cost of \$1.0 million in 2025 which aims to increase the network capacity to meet the demand for online services.

The capital program totals \$46.1 million and no grants, subsidies or other recoveries. A BTE share of 32% or \$12.9 million has been identified of the future library space based to provide space for existing residents to achieve the library service level target. Of the remaining \$33.2 million DC eligible costs, \$2.0 million is funded from available DC reserves. The remaining \$15.6 million is related to development between 2025 and 2034. Approximately \$15.6 million has been identified to benefit growth beyond the planning period.

The 2025 – 2034 DC costs eligible for recovery amount to \$15.6 million, which is allocated entirely against future residential development in the Municipality of Clarington. This results in an unadjusted development charge of \$434.84 per capita.

Table 3 Cash Flow Analysis

After cash flow consideration, which accounts for the anticipated timing of projects, the rate of development and interest on the outstanding Courtice Library debenture, the residential calculated charge increases to \$444.74 per capita. The following table summarizes the calculation of the Library Services development charge:

LIBRARY SERVICE SUMMARY						
15-year Hist.	2025 - 2034		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$553.89	\$46,122,600	\$15,620,806	\$434.84	\$0.00	\$444.74	\$0.00

APPENDIX B.1
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

Buildings Branch Name	# of Square Feet															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/sq.ft.)
Bowmanville Branch	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	\$800
Courtice Branch	6,000	6,000	6,000	6,000	6,000	6,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$800
<i>Courtice Branch Excess Capacity Adjustment</i>	-	-	-	-	-	-	(620)	(620)	(620)	(620)	(620)	(620)	(620)	(620)	(620)	\$800
Newcastle Village	-	-	-	-	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	\$800
Orono Branch	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	\$800
Clarke Schoolhouse	-	-	-	-	-	-	-	-	-	-	-	4,466	4,466	4,466	4,466	\$500
Sarah Jane Williams Heritage Centre	-	-	-	-	-	-	-	-	-	-	-	11,600	11,600	11,600	11,600	\$500
Waverley Place	-	-	-	-	-	-	-	-	-	-	-	5,659	5,659	5,659	5,659	\$500
Total (sq.ft.)	33,604	33,604	33,604	33,604	42,704	42,704	48,084	48,084	48,084	48,084	69,809	69,809	69,809	69,809	69,809	
Total (\$000)	\$26,883.2	\$26,883.2	\$26,883.2	\$26,883.2	\$34,163.2	\$34,163.2	\$38,467.2	\$38,467.2	\$38,467.2	\$38,467.2	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7	



APPENDIX B.1
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

Parkings Lots, Access Roads & Other Paved Infrastructure Branch Name	# of Hectares															2025 UNIT COST (\$/ha)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Asphalt																
Newcastle Village	-	-	-	-	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	
Orono Branch	-	-	-	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	
Gravel																
Orono Branch	0.03	0.03	0.03	-	-	-	-	-	-	-	-	-	-	-	-	
Total (ha)	0.03	0.03	0.03	0.03	0.21											
Total (\$000)	\$26.9	\$26.9	\$26.9	\$44.8	\$325.5											

Materials Type of Collection	# of Collection Materials															2025 UNIT COST (\$/item)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Books (# of items)	143,512	142,322	126,577	127,316	128,319	111,388	111,896	108,376	110,017	110,117	109,619	108,179	107,128	109,526	117,319	
Electronic Resources (# Database Subscriptions)	59	27	27	27	29	14	19	9	8	11	14	14	14	13	13	
No. Of Audiobooks	3,418	3,569	3,529	3,603	3,798	4,664	4,126	4,229	4,252	4,500	3,798	3,463	3,587	3,720	3,771	
No. Of CDs	2,620	2,621	2,333	2,386	2,378	1,975	1,334	1,015	1,134	1,100	-	-	-	-	-	
No. Of DVDs	9,268	9,456	11,696	12,957	14,047	13,806	14,020	14,113	15,208	11,000	17,073	16,666	15,272	15,373	11,155	
No. Of Microfilm	230	230	230	230	275	275	275	275	275	275	275	275	275	275	275	
No. Of Special Collection Items	-	-	-	-	-	-	-	-	-	-	199	263	327	455	471	
No. Of Titles of E-Resources	63,912	40,662	82,732	98,765	105,376	101,600	118,650	102,889	112,115	121,753	132,034	148,825	169,168	199,106	199,775	
No. Of Videos (games)	1,066	1,106	619	702	867	581	593	627	867	1,350	1,350	1,178	1,429	1,710	1,785	
Periodicals (# Print)	2,632	3,183	4,037	4,307	3,143	2,458	2,177	2,235	1,835	2,100	2,100	2,100	2,100	2,976	2,883	
Clarke schoolhouse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,033,000	\$1,033,000	\$1,033,000	\$1,033,000	\$1,033,000	
Sarah Jane Williams	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$909,000	\$909,000	\$909,000	\$909,000	\$909,000	
Waverly Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	
Total (#)	226,717	203,176	231,780	250,293	258,232	236,761	253,090	233,768	245,711	252,206	266,462	280,963	299,300	333,154	337,447	
Total (\$000)	\$9,386.2	\$8,280.5	\$9,397.6	\$10,136.3	\$10,497.2	\$9,603.1	\$10,283.7	\$9,470.5	\$9,956.8	\$10,248.8	\$13,253.7	\$13,828.8	\$14,583.7	\$15,948.3	\$16,128.2	



APPENDIX B.1
TABLE 1 - PAGE 3

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

Furniture & Equipment Branch Name	Total Value of Furniture and Equipment (\$)														
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Bowmanville Branch	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980
Courtice Branch	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000
New Newcastle Village	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696
Orono Branch	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850
Clarke Schoolhouse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,650	\$111,650	\$111,650	\$111,650	\$111,650
Sarah Jane Williams Heritage Centre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,150	\$90,150	\$90,150	\$90,150	\$90,150
Waverley Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,475	\$141,475	\$141,475	\$141,475	\$141,475
Total (\$000)	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,996.8	\$2,996.8	\$2,996.8	\$2,996.8	\$2,996.8

APPENDIX B.1
TABLE 1 - PAGE 4

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICE

Historic Population	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334

INVENTORY SUMMARY (\$000)

Buildings	\$26,883.2	\$26,883.2	\$26,883.2	\$26,883.2	\$34,163.2	\$34,163.2	\$38,467.2	\$38,467.2	\$38,467.2	\$38,467.2	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7
Parking Lots, Access Roads, & Other Paved Infrastructure	\$26.9	\$26.9	\$26.9	\$44.8	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5
Materials	\$9,386.2	\$8,280.5	\$9,397.6	\$10,136.3	\$10,497.2	\$9,603.1	\$10,283.7	\$9,470.5	\$9,956.8	\$10,248.8	\$13,253.7	\$13,828.8	\$14,583.7	\$15,948.3	\$16,128.2
Furniture and Equipment	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,996.8	\$2,996.8	\$2,996.8	\$2,996.8	\$2,996.8
Total (\$000)	\$38,949.8	\$37,844.1	\$38,961.1	\$39,717.8	\$47,639.4	\$46,745.3	\$51,730.0	\$50,916.8	\$51,403.1	\$51,695.1	\$65,905.7	\$66,480.8	\$67,235.8	\$68,600.4	\$68,780.3

SERVICE LEVEL (\$/capita)

Buildings	\$323.28	\$317.96	\$312.63	\$307.39	\$384.08	\$377.64	\$418.08	\$410.01	\$402.09	\$394.33	\$495.93	\$486.36	\$477.27	\$468.34	\$459.59	\$402.33
Parking Lots, Access Roads, & Other Paved Infrastructure	\$0.32	\$0.32	\$0.31	\$0.51	\$3.66	\$3.60	\$3.54	\$3.47	\$3.40	\$3.34	\$3.27	\$3.21	\$3.15	\$3.09	\$3.03	\$2.55
Materials	\$112.87	\$97.94	\$109.29	\$115.90	\$118.01	\$106.15	\$111.77	\$100.94	\$104.08	\$105.06	\$133.24	\$136.34	\$141.10	\$151.42	\$150.26	\$119.62
Furniture and Equipment	\$31.91	\$31.38	\$30.86	\$30.34	\$29.83	\$29.33	\$28.84	\$28.28	\$27.74	\$27.20	\$30.13	\$29.55	\$28.99	\$28.45	\$27.92	\$29.38
Total (\$/capita)	\$468.39	\$447.60	\$453.09	\$454.14	\$535.58	\$516.72	\$562.22	\$542.70	\$537.31	\$529.93	\$662.57	\$655.45	\$650.51	\$651.30	\$640.81	\$553.89

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICE

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$553.89
Net Population (2025-2034)	28,202
Maximum Allowable Funding Envelope	\$15,620,806



APPENDIX B.1
TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Number	Project Type	Project Description	Timing (Start)	Timing (End)	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Replacement & BTE Shares (%)	Replacement & BTE Shares (\$)	Total Development-Related Costs	DC Reserve Commitments	2026-2035 DC Eligible Costs	Other Development-Related
1.1	Recovery of Courtice Branch Debenture	Principal Payment	2025	2025	\$66,000	\$0	\$66,000	0%	\$0	\$66,000	\$66,000	\$0	\$0
1.2	Recovery of Courtice Branch Debenture	Principal Payment	2026	2026	\$68,000	\$0	\$68,000	0%	\$0	\$68,000	\$0	\$68,000	\$0
1.3	Recovery of Courtice Branch Debenture	Principal Payment	2027	2027	\$69,000	\$0	\$69,000	0%	\$0	\$69,000	\$0	\$69,000	\$0
1.4	Recovery of Courtice Branch Debenture	Principal Payment	2028	2028	\$71,000	\$0	\$71,000	0%	\$0	\$71,000	\$0	\$71,000	\$0
1.5	Recovery of Courtice Branch Debenture	Principal Payment	2029	2029	\$72,000	\$0	\$72,000	0%	\$0	\$72,000	\$0	\$72,000	\$0
1.6	Recovery of Courtice Branch Debenture	Principal Payment	2030	2030	\$74,000	\$0	\$74,000	0%	\$0	\$74,000	\$0	\$74,000	\$0
1.7	Recovery of Courtice Branch Debenture	Principal Payment	2031	2031	\$76,000	\$0	\$76,000	0%	\$0	\$76,000	\$0	\$76,000	\$0
1.8	Buildings and Structures	Book Mobile	2029	2029	\$300,000	\$0	\$300,000	0%	\$0	\$300,000	\$0	\$0	\$300,000
1.9	Buildings and Structures	Kiosks/Vending Machines	2025	2025	\$100,000	\$0	\$100,000	0%	\$0	\$100,000	\$100,000	\$0	\$0
1.10	Parks, Recreation, and Culture Master Plan Projects	Future Library Space	2025	2034	\$40,375,000	\$0	\$40,375,000	32%	\$12,912,125	\$27,462,875	\$0	\$12,137,537	\$15,325,338
1.11	Materials	Acquisition of New Collection Materials	2025	2034	\$2,601,600	\$0	\$2,601,600	0%	\$0	\$2,601,600	\$798,331	\$1,803,269	\$0
1.12	Materials	Opening Day Collection Materials	2025	2034	\$1,250,000	\$0	\$1,250,000	0%	\$0	\$1,250,000	\$0	\$1,250,000	\$0
1.13	Equipment	Network Capacity	2025	2025	\$1,000,000	\$0	\$1,000,000	0%	\$0	\$1,000,000	\$1,000,000	\$0	\$0
Total					\$46,122,600	\$0	\$46,122,600		\$12,912,125	\$33,210,475	\$1,964,331	\$15,620,806	\$15,625,338

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	100%	\$15,620,806
10-Year Growth in Population in New Units		35,923
Unadjusted Development Charge Per Capita		\$434.84
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	0%	\$0
10-Year Growth in Square Feet		547,703
Unadjusted Development Charge Per Square Foot		\$0.00

2025-2034 Adjusted Funding Envelope	\$15,620,806
Reserve Fund Balance	
Balance as at Dec 31, 2024	\$1,964,331



APPENDIX B.1

TABLE 3

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

LIBRARY SERVICE	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$1,964.3	(\$692.6)	(\$1,162.9)	(\$1,280.0)	(\$1,353.8)	(\$1,378.6)	(\$1,348.2)	(\$1,257.7)	(\$936.3)	(\$520.5)	
2025 - 2034 Funding Requirements: Prior Growth Projects	\$1,964.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,964.3
2025 - 2034 Funding Requirements: (New Projects): Non Inflated	\$1,519.1	\$1,519.1	\$1,519.1	\$1,519.1	\$1,519.1	\$1,519.1	\$1,519.1	\$1,519.1	\$1,519.1	\$1,519.1	\$15,190.8
2025 - 2034 Funding Requirements: Courtice Debenture Principal Payments	\$0.0	\$68.0	\$69.0	\$71.0	\$72.0	\$74.0	\$76.0	\$0.0	\$0.0	\$0.0	\$430.0
2025 - 2034 Funding Requirements (New Projects): Inflated ¹	\$3,483.4	\$1,617.5	\$1,649.5	\$1,683.1	\$1,716.3	\$1,751.2	\$1,786.7	\$1,744.9	\$1,779.8	\$1,815.4	\$19,027.8
Population Growth in New Units	1,894	2,664	3,478	3,584	3,691	3,803	3,914	4,167	4,297	4,431	35,923
DC Revenue Receipts: Inflated	\$842.3	\$1,208.5	\$1,609.3	\$1,691.5	\$1,776.9	\$1,867.4	\$1,960.3	\$2,128.8	\$2,239.1	\$2,355.1	\$17,679.2
Interest on Opening Balance	\$68.8	(\$38.1)	(\$64.0)	(\$70.4)	(\$74.5)	(\$75.8)	(\$74.1)	(\$69.2)	(\$51.5)	(\$28.6)	(\$477.4)
Interest on In-year Transactions	(\$72.6)	(\$11.2)	(\$1.1)	\$0.1	\$1.1	\$2.0	\$3.0	\$6.7	\$8.0	\$9.4	(\$54.5)
Interest Payments for Courtice Debenture	(\$12.0)	(\$12.0)	(\$12.0)	(\$12.0)	(\$12.0)	(\$12.0)	(\$12.0)	\$0.0	\$0.0	\$0.0	(\$83.8)
TOTAL REVENUE	\$826.5	\$1,147.2	\$1,532.3	\$1,609.3	\$1,691.5	\$1,781.6	\$1,877.3	\$2,066.3	\$2,195.6	\$2,335.9	\$17,063.5
CLOSING CASH BALANCE	(\$692.6)	(\$1,162.9)	(\$1,280.0)	(\$1,353.8)	(\$1,378.6)	(\$1,348.2)	(\$1,257.7)	(\$936.3)	(\$520.5)	\$0.0	

Note 1: Debenture principal payments not inflated.

2025 Adjusted Charge Per Capita	\$444.74
---------------------------------	----------

Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix B.2

Emergency and Fire Services

Appendix B.2 Emergency and Fire Services

Clarington Emergency and Fire Services provides for fire suppression, emergency preparedness, fire prevention and public education throughout the Municipality. The department operates from six buildings including five halls and one operations centre.

Table 1 Historical Service Levels

The Emergency and Fire Services inventory of capital assets currently includes five fire halls and one operations centre for a combined area of 43,325 square feet, valued at approximately \$33.9 million. The parking lots, access roads and other paved infrastructure totals 1.1 hectares valued at \$1.6 million.

The 50 vehicles, tools, and electric vehicle (EV) charging stations associated with the fire halls in the Municipality have a replacement value of \$21.7 million. Personal firefighting equipment, station equipment and gear and other equipment amount to \$4.2 million.

The current value of the capital infrastructure including buildings, parking lots, access roads, and other paved infrastructure, vehicles, furniture and equipment is approximately \$61.4 million and provides the Municipality with a 15-year average historical service level of \$501.17 per capita and employee.

The calculated maximum allowable recoverable through development charges is \$19.2 million (38,395 net population and employment growth x historical service level of \$501.17).

Table 2 2025 – 2034 Development-Related Capital Program and Calculation of the “Unadjusted” Development Charges

The 2025 to 2034 development-related capital program provides for a number of new and expanded facilities including the expansion of Headquarters #1 and new Station #6 including a Fire Training Facility. In total, the cost of the new buildings and furnishings amounts to \$21.9 million. No BTE shares has been identified. Approximately, \$5.9 million has been identified as a post-period benefit and will service growth occurring beyond the 2034 planning period.

The capital program also includes for the acquisition of a number of fire trucks and vehicles. Projects include the acquisition of a heavy-duty rescue truck, two super tankers, a fire prevention vehicle, four EV charging stations, one pumper, and two support vehicles valued at \$4.4 million. A 10% BTE share has been identified for the replacement of existing rescue truck which is anticipated to provide significant improvement in service delivery. A 75% BTE share or \$1.5 million has been identified for the two super 6,000 litre tankers as they are replacing the three existing 4,500 litre tankers. Finally, 90% or \$126,000 related to the EV charging stations has been identified to benefit existing residents and employees of the Municipality, recognizing that these facilities will be used to charge existing fuel vehicles intended to be replaced by electric vehicles. In total, a BTE share of \$1.4 million has been identified for the vehicles. Approximately, \$596,000 for the one pumper for station #6 has been allocated to growth occurring beyond the 10-year planning period.

The program also includes a provision of \$443,500 for equipment. Of that, \$141,500 is anticipated to benefit existing residents and employees and is removed from the DC eligible costs. A further \$55,200 is expected to benefit growth occurring beyond the planning period.

Altogether, the 10-year capital forecast for the Emergency and Fire Services amounts to \$26.8 million. A grant of \$3.2 million has been applied to new Station #6 and the Fire Training Facility in Bowmanville. The replacement shares, relating to the replacement of existing buildings, vehicles and equipment, totals \$1.5 million.

A portion of this cost, approximately \$5.4 million, will be paid for by the Emergency and Fire Services DC reserve fund and is applied to projects occurring in the initial years of the planning period. The remaining \$10.2 million is related to development between 2025 and 2034. Approximately \$6.6 million has been identified to benefit growth beyond the planning period.

The development-related cost is allocated 78%, or \$7.9 million to the residential sector and 22%, or \$2.2 million to the non-residential sector. This yields an unadjusted development charge of \$220.39 per capita and a \$4.10 non-residential unadjusted development charge.

Table 3 Cash Flow Analysis

After cash flow consideration, the residential calculated charge increases to \$242.06 per capita, and the non-residential charge increases to \$4.37. The following table summarizes the calculation of the Emergency and Fire Services development charge:

EMERGENCY & FIRE SERVICES SUMMARY						
15-year Hist.	2025 - 2034		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per household	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$501.17	\$26,808,000	\$10,163,206	\$220.39	\$4.10	\$242.06	\$4.37

APPENDIX B.2
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES

Buildings Station Name	# of Square Feet															2025 UNIT COST (\$/sq. ft.)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Bowmanville Station (Station 1)	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$800
Courtice Station	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$800
Enniskillen Station	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	\$800
Municipal Emergency Operations Centre (Newcastle)	-	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$700
Municipal Operations Centre (Hampton)	703	703	703	703	-	-	-	-	-	-	-	-	-	-	-	-	\$700
Newcastle Station 3333 HWY #2	-	-	-	-	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	\$800
Old Newcastle Station (Station 2)	6,847	6,847	6,847	6,847	-	-	-	-	-	-	-	-	-	-	-	-	\$700
Orono Station	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	\$700
Total (sq.ft.)	39,523	39,523	39,523	39,523	43,325												
Total (\$000)	\$30,187.2	\$30,187.2	\$30,187.2	\$30,187.2	\$33,863.8												

Parkings Lots, Access Roads & Other Paved Infrastructure Station Name	# of Hectares															2025 UNIT COST (\$/ha)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Asphalt																	
Bowmanville Station	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	\$1,550,000
Courtice Station	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$1,550,000
Enniskillen Station	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$1,550,000
Newcastle Station & Operations Centre 3333 HWY #2	-	-	-	-	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$1,550,000
Old Newcastle Station	0.08	0.08	0.08	0.08	-	-	-	-	-	-	-	-	-	-	-	-	\$1,550,000
Gravel																	
Old Newcastle Station	0.08	0.08	0.08	0.08	-	-	-	-	-	-	-	-	-	-	-	-	\$930,000
Orono Station	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$930,000
Total (ha)	1.04	1.04	1.04	1.04	1.12												
Total (\$000)	\$1,463.2	\$1,463.2	\$1,463.2	\$1,463.2	\$1,636.8												

Vehicles & EV Charging Stations Vehicle Type	# of Vehicles															2025 UNIT COST (\$/vehicle)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Aerial Station #1 and #2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,496,000
Cars and Vans	9	9	9	10	10	8	8	8	8	8	8	8	8	8	8	12	\$62,700
EV Charging Stations	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$35,000
Grass Fire Truck	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$111,000
Heavy Duty Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,400
Hurst Tools	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$75,000
Mechanic Vehicle	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$99,500
Medium Duty Trucks	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	\$111,100
Mobile Fire Safety House	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$99,400
Polaris ATV	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,900
Prevention Suburban	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$113,600
Pumpers (Heavy Duty Custom)	7	7	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$1,203,400
Rescue Truck	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,142,200
Tankers	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$500,000
Trailers	3	3	3	4	4	4	4	4	4	4	4	4	4	4	4	4	\$52,700
Total (#)	43	44	45	47	47	45	45	45	45	45	47	46	47	47	47	50	



APPENDIX B.2
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES

Furniture & Equipment Station Name	Total Value of Furniture & Equipment (\$)															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/unit)
Station Furniture & Equipment																
Bowmanville Station (Station 1)	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	
Courtice Station	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	
Dispatch Equipment Upgrade	\$2,749,000	\$2,749,000	\$2,749,000	\$2,749,000	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	
Municipal Operations Centre (Hampton)	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	
Newcastle Station 3333 HWY #2	\$0	\$0	\$0	\$0	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	
Old Newcastle Station (Station 2)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Orono Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	
Suppression Equipment	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	
Training / Communications Equipment	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	
Number of Fire Fighters - Full Time	55	57	60	61	63	63	63	63	63	63	63	63	63	63	67	
Personal Equipment	\$357,500	\$370,500	\$390,000	\$396,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$435,500	\$6,500
Number of Fire Fighters - Part Time	125	125	125	125	125	125	125	125	125	125	125	125	125	125	125	
Personal Equipment	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$4,000
Other Equipment																
Self Contained Breathing Appartus'	55	57	60	61	63	63	63	63	63	63	63	65	65	65	67	\$10,000
Defibrilators	12	12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$3,200
Total (\$000)	\$6,258.60	\$6,291.60	\$6,341.10	\$6,357.60	\$4,109.35	\$4,129.35	\$4,129.35	\$4,129.35	\$4,175.35							

EMERGENCY & FIRE SERVICES
TABLE 1 - PAGE 3

**MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334
Historic Employment	22,072	22,328	23,196	24,098	25,035	26,008	27,019	27,576	28,145	28,726	29,319	29,923	30,751	31,602	32,477
	105,229	106,876	109,186	111,555	113,984	116,474	119,029	121,397	123,812	126,276	128,789	131,350	134,110	136,930	139,811

INVENTORY SUMMARY (\$000)

Buildings	\$30,187.2	\$30,187.2	\$30,187.2	\$30,187.2	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8
Parking Lots, Access Roads & Other Paved Infrastructure	\$1,463.2	\$1,463.2	\$1,463.2	\$1,463.2	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8
Vehicles & EV Charging Stations	\$20,269.1	\$20,380.2	\$21,583.6	\$21,625.3	\$21,625.3	\$21,499.9	\$21,499.9	\$21,499.9	\$21,499.9	\$21,499.9	\$21,569.9	\$21,470.5	\$21,570.0	\$21,570.0	\$21,709.7
Furniture and Equipment	\$6,258.6	\$6,291.6	\$6,341.1	\$6,357.6	\$4,109.3	\$4,109.3	\$4,109.3	\$4,109.3	\$4,109.3	\$4,109.3	\$4,109.3	\$4,129.3	\$4,129.3	\$4,129.3	\$4,175.3
Total (\$000)	\$58,178.1	\$58,322.2	\$59,575.1	\$59,633.3	\$61,235.2	\$61,109.8	\$61,109.8	\$61,109.8	\$61,109.8	\$61,109.8	\$61,179.8	\$61,100.4	\$61,199.9	\$61,199.9	\$61,385.6

SERVICE LEVEL (\$/population & employment)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average Service Level
Buildings	\$286.87	\$282.45	\$276.48	\$270.60	\$297.09	\$290.74	\$284.50	\$278.95	\$273.51	\$268.17	\$262.94	\$257.81	\$252.51	\$247.31	\$242.21	\$271.48
Parking Lots, Access Roads & Other Paved Infrastructure	\$13.90	\$13.69	\$13.40	\$13.12	\$14.36	\$14.05	\$13.75	\$13.48	\$13.22	\$12.96	\$12.71	\$12.46	\$12.20	\$11.95	\$11.71	\$13.13
Vehicles & EV Charging Stations	\$192.62	\$190.69	\$197.68	\$193.85	\$189.72	\$184.59	\$180.63	\$177.10	\$173.65	\$170.26	\$167.48	\$163.46	\$160.84	\$157.53	\$155.28	\$177.03
Furniture and Equipment	\$59.48	\$58.87	\$58.08	\$56.99	\$36.05	\$35.28	\$34.52	\$33.85	\$33.19	\$32.54	\$31.91	\$31.44	\$30.79	\$30.16	\$29.86	\$39.53
Total (\$/population & employment)	\$552.87	\$545.70	\$545.63	\$534.56	\$537.23	\$524.67	\$513.40	\$503.39	\$493.57	\$483.94	\$475.04	\$465.17	\$456.34	\$446.94	\$439.06	\$501.17

**MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
EMERGENCY & FIRE SERVICES**

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$501.17
Household & Employment Growth 2025-2034	38,395
Maximum Allowable Funding Envelope	\$19,242,422



APPENDIX B.2
TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM
EMERGENCY & FIRE SERVICES

Project Number	Project Type	Project Description	Timing (Start)	Timing (End)	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Replacement & BTE Shares (%)	Replacement & BTE Shares (\$)	Total Development-Related Costs	DC Reserve Commitments	2026-2035 DC Eligible Costs	Other Development-Related
2.1	Buildings & Furnishings	Expansion of Headquarters #1 (4,500 sq.ft.)	2025	2025	\$1,732,500	\$0	\$1,732,500	0%	\$0	\$1,732,500	\$1,732,500	\$0	\$0
2.2	Buildings & Furnishings	New Station #6 + Fire Training Facility in Bowmanville (20,000 sq.ft.)	2027	2027	\$20,200,000	\$3,200,000	\$17,000,000	0%	\$0	\$17,000,000	\$2,129,091	\$8,961,852	\$5,909,057
2.3	Vehicles	Heavy Duty Rescue	2025	2025	\$1,000,000	\$0	\$1,000,000	10%	\$100,000	\$900,000	\$900,000	\$0	\$0
2.4	Vehicles	2 Super Tankers	2025	2025	\$1,536,000	\$0	\$1,536,000	75%	\$1,152,000	\$384,000	\$384,000	\$0	\$0
2.5	Vehicles	Fire Prevention Vehicle	2025	2025	\$76,000	\$0	\$76,000	0%	\$0	\$76,000	\$76,000	\$0	\$0
2.6	Vehicles	4 EV Charging Stations	2025	2034	\$140,000	\$0	\$140,000	90%	\$126,000	\$14,000	\$0	\$14,000	\$0
2.7	Vehicles	1 Pumpers (Station #6)	2028	2028	\$1,500,000	\$0	\$1,500,000	0%	\$0	\$1,500,000	\$0	\$903,965	\$596,035
2.8	Vehicles	2 Support Vehicles	2028	2028	\$180,000	\$0	\$180,000	0%	\$0	\$180,000	\$0	\$180,000	\$0
2.9	Equipment	18 Pagars for New Recruits	2025	2025	\$13,500	\$0	\$13,500	0%	\$0	\$13,500	\$13,500	\$0	\$0
2.10	Equipment	20 New Full-Time Recruits - Station #1 Personal Equipment	2025	2025	\$130,000	\$0	\$130,000	0%	\$0	\$130,000	\$130,000	\$0	\$0
2.11	Equipment	Public Education Technology	2025	2029	\$100,000	\$0	\$100,000	78%	\$78,455	\$21,545	\$0	\$21,545	\$0
2.12	Equipment	Improved Fire Ground Operations (Years 1 - 5)	2025	2029	\$35,000	\$0	\$35,000	90%	\$31,500	\$3,500	\$0	\$3,500	\$0
2.13	Equipment	20 New Full-Time Recruits - Station #6 Personal Equipment	2033	2034	\$130,000	\$0	\$130,000	0%	\$0	\$130,000	\$0	\$78,344	\$51,656
2.14	Equipment	Improved Fire Ground Operations (Years 6 - 10)	2030	2034	\$35,000	\$0	\$35,000	90%	\$31,500	\$3,500	\$0	\$0	\$3,500
TOTAL					\$26,808,000	\$3,200,000	\$23,608,000		\$1,519,455	\$22,088,545	\$5,365,091	\$10,163,206	\$6,560,249

Residential Development Charge Calculation			
Residential Share of 2026 - 2035 DC Eligible Costs	78%	\$7,917,137	
10-Year Growth in Population in New Units		35,923	
Unadjusted Development Charge Per Capita		\$220.39	
Non-Residential Development Charge Calculation			
Non-Residential Share of 2026 - 2035 DC Eligible Costs	22%	\$2,246,068	
10-Year Growth in Square Feet		547,703	
Unadjusted Development Charge Per Square Foot		\$4.10	

2025-2034 Adjusted Funding Envelope	\$19,242,422
Reserve Fund Balance	
Balance as at Dec 31, 2024	\$5,365,091



APPENDIX B.2
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MUNICIPALITY OF CLARINGTON
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
EMERGENCY & FIRE SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

EMERGENCY & FIRE SERVICES	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$4,179.4	\$2,201.5	\$2,942.6	(\$5,295.9)	(\$5,567.6)	(\$4,895.3)	(\$4,131.6)	(\$3,274.5)	(\$2,276.9)	(\$1,199.8)	
2025 - 2034 Funding Requirements: Prior Growth	\$2,520.8	\$0.0	\$1,658.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,179.4
2025 - 2034 Funding Requirements: Non Inflated	\$5.0	\$5.0	\$6,986.3	\$849.4	\$5.0	\$1.1	\$1.1	\$1.1	\$31.6	\$31.6	\$7,917.1
2025 - 2034 Funding Requirements: Inflated	\$2,525.8	\$5.1	\$8,994.1	\$901.4	\$5.4	\$1.2	\$1.2	\$1.3	\$37.0	\$37.8	\$12,510.3
Population Growth in New Units	1,894	2,664	3,478	3,584	3,691	3,803	3,914	4,167	4,297	4,431	35,923
DC Revenue Receipts: Inflated	\$458.5	\$657.7	\$875.9	\$920.6	\$967.1	\$1,016.4	\$1,066.9	\$1,158.6	\$1,218.7	\$1,281.8	\$9,622.3
Interest on Opening Balance	\$146.3	\$77.1	\$103.0	(\$291.3)	(\$306.2)	(\$269.2)	(\$227.2)	(\$180.1)	(\$125.2)	(\$66.0)	(\$1,139.0)
Interest on In-year Transactions	(\$56.9)	\$11.4	(\$223.3)	\$0.3	\$16.8	\$17.8	\$18.7	\$20.3	\$20.7	\$21.8	(\$152.4)
TOTAL REVENUE	\$547.9	\$746.2	\$755.6	\$629.7	\$677.7	\$764.9	\$858.4	\$998.8	\$1,114.1	\$1,237.6	\$8,330.9
CLOSING CASH BALANCE	\$2,201.5	\$2,942.6	(\$5,295.9)	(\$5,567.6)	(\$4,895.3)	(\$4,131.6)	(\$3,274.5)	(\$2,276.9)	(\$1,199.8)	(\$0.0)	

2025 Adjusted Charge Per Capita	\$242.06
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Allocation of Capital Program	
Residential Sector	78%
Non-Residential Sector	22%
Rates for 2025	
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)

EMERGENCY & FIRE SERVICES	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$1,185.69	\$748.29	\$1,040.83	(\$1,260.55)	(\$1,294.63)	(\$1,057.00)	(\$789.45)	(\$490.55)	(\$337.82)	(\$178.04)	
2025 - 2034 Funding Requirements: Prior Growth Proj	\$715.2	\$0.0	\$470.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,185.7
2025 - 2034 Funding Requirements: Non Inflated	\$1.4	\$1.4	\$1,982.0	\$241.0	\$1.4	\$0.3	\$0.3	\$0.3	\$9.0	\$9.0	\$2,246.1
2025 - 2034 Funding Requirements: Inflated	\$716.6	\$1.4	\$2,551.6	\$255.7	\$1.5	\$0.3	\$0.3	\$0.4	\$10.5	\$10.7	\$3,549.1
Growth in Square Metres	57,285	59,015	60,745	62,575	64,450	66,370	68,390	35,233	36,265	37,375	547,703
DC Revenue Receipts: Inflated	\$250.5	\$263.2	\$276.4	\$290.4	\$305.1	\$320.4	\$336.8	\$177.0	\$185.8	\$195.3	\$2,600.8
Interest on Opening Balance	\$41.5	\$26.2	\$36.4	(\$69.3)	(\$71.2)	(\$58.1)	(\$43.4)	(\$27.0)	(\$18.6)	(\$9.8)	(\$193.3)
Interest on In-year Transactions	(\$12.8)	\$4.6	(\$62.6)	\$0.6	\$5.3	\$5.6	\$5.9	\$3.1	\$3.1	\$3.2	(\$44.0)
TOTAL REVENUE	\$279.2	\$294.0	\$250.2	\$221.6	\$239.2	\$267.9	\$299.2	\$153.1	\$170.3	\$188.8	\$2,363.5
CLOSING CASH BALANCE	\$748.3	\$1,040.8	(\$1,260.6)	(\$1,294.6)	(\$1,057.0)	(\$789.4)	(\$490.5)	(\$337.8)	(\$178.0)	\$0.0	

2025 Adjusted Charge Per Square Metre	\$4.37
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Allocation of Capital Program	
Residential Sector	78%
Non-Residential Sector	22%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix B.3

Parks and Indoor Recreation

Appendix B.3 Parks and Indoor Recreation

The Municipality of Clarington offers its residents a range of parks and indoor recreation opportunities through various parks, arenas, swimming pools, community centres etc. These facilities are used to provide a range of recreation programs including swimming lessons, fitness classes, daytime programs, etc.

The Parks and Indoor Recreation 15-year historical inventory of capital assets and 10-year capital program is largely informed by the Municipality's 2024 PRCMP. The PRCMP has a planning horizon of 2036 and identifies the Municipality's priorities and future capital investments.

Table 1 Historical Service Levels

The Table 1 displays the Indoor Recreation Services 15-year historical inventory of capital assets. The Municipality of Clarington offers indoor recreation services to its residents through a number of facilities including community centres, soccer facilities, resource centres, etc. The total square footage of these facilities amounts to approximately 488,530 square feet and these facilities are valued at over \$317.3 million. There are approximately 10.8 hectares of parking lots, access roads and other paved infrastructure totals about \$15.6 million. Indoor recreation facilities also include various furniture and equipment for a total replacement cost of \$8.3 million. Finally, the Municipality has one outdoor swimming pool in Orono valued at \$1.2 million.

The Municipality has roughly 151.6 hectares of parkland valued at \$39.6 million. The Parks and Recreation department is also responsible for park facilities including baseball diamonds, softball diamonds, soccer pitches, football fields, pickleball courts, tennis courts, basketball courts, park trails, dog parks, etc. These facilities have a combined total of \$50.7 million. Special facilities include shelters and features, parking lots, park access

roads, park trails, park bridges, and miscellaneous equipment and special features and have a total value of \$22.9 million.

The combined value of capital assets for park development and related facilities is \$455.6 million. The 15-year historical service level is \$4,758.32 capita, and this, multiplied by the 10-year forecast net population growth, results in a maximum allowable funding envelope of approximately \$134.2 million (28,202 net population growth x \$4,758.32 per capita).

Table 2 2025 – 2034 Development-Related Program and Calculation of the “Unadjusted” Development Charges

i. Recovery of Authorized/Future Debentures

The Parks and Indoor Recreation capital program includes for the recovery of a range of recreation and park facilities. The program includes costs related to the South Bowmanville Recreation Centre, which is a modern facility including multi-purpose rooms, a gymnasium, FIFA-size multi-sport dome with an indoor walking track. The capital program includes the recovery of authorized and future principal debenture payments for the South Bowmanville Recreation Centre of \$37.1 million and \$3.1 million, respectively.

The recovery of issued debentures for the outdoor rinks at the Courtice Community Complex and Diane Hamre Recreation Centre is also included in the capital program valued at \$7.1 million. Additionally, between 2025 – 2034 the Municipality is anticipated to fund \$2.9 million in principal payments related to the Newcastle Community Park.

ii. Indoor Recreation Buildings

In addition to the identified debenture payments, the Parks and Indoor Recreation capital program provides for the development-related costs relating to the expansion of the Courtice Community Complex from 2028 –

2030 valued at \$8.3 million with a BTE share of 5% or \$436,840, which reflects that approximately 500 square feet of the existing pool deck will be replaced when the new 9,500 square foot facility is constructed. The Phase 2 expansion of the Diane Hamre Recreation Complex is valued at \$59.1 million and is entirely allocated a post-period benefit.

iii. Parks, Recreation and Culture Master Plan (PRCMP) Indoor Recreation Projects

The Municipality's PRCMP identifies the need for two arenas (ice pads), an indoor aquatic centre, a multi-purpose space/group fitness space, and an indoor walking track. These projects are valued at approximately \$125.1 million. A grant of \$10.0 million has been applied to the indoor aquatic centre. The two ice pads located at South Courtice Arena are anticipated to benefit growth beyond 2034. A portion of the Indoor Aquatic Centre - South Bowmanville Facility Phase 2, \$37.0 million and \$187,500 of the indoor walking track, exceeds the maximum permissible funding envelope and is deemed to be a post-period benefit (PPB). The PPB share of the project will be considered for recovery in subsequent DC Background Studies.

iv. Park Development

Various park development projects have been identified throughout the Municipality such as the South Bowmanville Recreation Centre Park, Newtonville Estates Parkette, Northglen Phase 8 Parkette, etc. In total, the costs for park developments throughout the Municipality amounts to \$45.9 million.

A BTE share of \$2.00 million or 10% has been removed for the Bowmanville Zoo Park Future Phases. The proposed Community Park will be located on the former Bowmanville Zoo lands which is no longer operational. The future park will include natural play structures to an outdoor amphitheatre, connected trails, demonstration gardens, etc.

v. Parks, Recreation and Culture Master Plan (PRCMP) - Facilities and Equipment to 2036

The PRCMP also identifies a range of facilities and equipment including outdoor rectangular fields, ball diamonds, cricket fields, tennis/pickle ball/basketball courts, splashpads, cooling stations etc., required to service the needs of development throughout the Municipality. The projects identified for the 2025 – 2036 planning horizon are valued at \$43.5 million. A BTE share of \$2.8 million has been identified for the 14 outdoor splash pads. Recognizing that the planning horizon in the PRCMP extends beyond the 10-year planning horizon used in the DC Background Study (2025 – 2034), approximately \$6.8 million has been identified as a PPB beyond 2034 and will be considered for recovery under subsequent DC Background Studies.

vi. Park Trails

Proposed park trails are located throughout the Municipality and valued at \$6.9 million over the planning period. No BTE shares have been identified as the trails are all net new assets. Soper Creek Trail (\$1.2 million) has been identified to benefit growth beyond the planning period and will be considered for recovery under subsequent DC Background Studies.

vii. Summary of Parks & Recreation Capital Program

Altogether, the 10-year gross development-related capital program for Parks and Indoor Recreation amounts to \$339.0 million. A grant of \$10.0 million has been applied to the indoor aquatic centre. Approximately \$5.2 million, has been identified as ineligible cost for recovery and has been removed from the total DC recoverable share.

A portion of this cost, \$4.6 million, will be paid for by existing funds in the Parks and Indoor Recreation DC reserve fund. A further \$185.0 million relates to development occurring beyond the 2034 planning period and will be considered for recovery under subsequent DC Background Studies. After

this adjustment, \$134.2 million is considered to be the 2025 – 2034 development-related DC eligible costs. The entire DC eligible in-period amount of \$134.2 million is allocated to the residential sector as Parks and Indoor Recreation will benefit the future residential population and is recovered by the forecast of approximately 35,923 persons in new housing units. This yields an unadjusted charge of \$3,735.60 per capita.

Table 3 Cash Flow Analysis

After cash flow consideration, which accounts for the anticipated timing of projects, the rate of development and interest on debentures, the residential calculated charge increases to \$4,386.08 per capita. The following table summarizes the calculation of the Parks and Indoor Recreation development charge:

PARKS & INDOOR RECREATION SUMMARY						
15-year Hist.	2025 - 2034		Unadjusted		Adjusted	
Service Level per capita	Development-Related Total	Capital Program Net DC Recoverable	Development Charge		Development Charge	
			\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$4,758.32	\$338,985,517	\$134,194,095	\$3,735.60	\$0.00	\$4,386.08	\$0.00

APPENDIX B.3
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
INDOOR RECREATION

Buildings Facility Name	# of Square Feet															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/sq. ft.)
Alan Strike Aquatic and Squash Centre	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	13,647	\$750
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	4,600	4,600	4,600	\$400
Bowmanville Indoor Soccer Facility	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	28,482	\$400
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	3,248	3,248	3,248	\$400
Clarington Beech Centre	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	17,648	\$400
Courtice Community Complex	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	47,000	\$750
Darlington Sports Centre	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	32,900	\$750
Diane Harne Recreation Complex	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	61,900	\$750
Garnet B. Rickard Community Complex	88,586	88,586	88,586	88,586	88,586	88,586	88,586	88,586	88,723	88,723	88,723	88,723	88,723	88,723	88,723	\$750
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	3,059	3,059	3,059	\$400
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	1,344	1,344	1,344	\$400
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	8,185	8,185	8,185	\$400
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	2,937	2,937	2,937	\$400
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	21,002	21,002	21,002	\$400
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	27,007	27,007	27,007	\$750
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	1,680	1,680	1,680	\$400
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	35,989	35,989	35,989	\$400
Orono Town Hall	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	3,530	\$400
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	2,766	2,766	2,766	\$400
South Courtice Arena	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	77,000	\$750
Tyrone Community Centre	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	5,887	\$400
Youth Centre - Resource Area	2,000	2,000	2,000	2,000	2,000	-	-	-	-	-	-	-	-	-	-	\$400
Total (sq.ft.)	490,397	490,397	490,397	490,397	490,397	488,397	488,397	488,397	488,534							
Total (\$000)	\$317,972.8	\$317,972.8	\$317,972.8	\$317,972.8	\$317,972.8	\$317,172.8	\$317,172.8	\$317,172.8	\$317,275.6							



APPENDIX B.3
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
INDOOR RECREATION

Parkings Lots, Access Roads & Other Paved Infrastructure Facility Name	# of Hectares															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/ha)
Asphalt																
Base Line Community Centre	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$1,550,000
Bowmanville Indoor Soccer	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$1,550,000
Clarington Fitness Centre	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$1,550,000
Courtice Community Centre	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	1.24	\$1,550,000
Darlington Sports Centre	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$1,550,000
Garnet B. Richard Arena	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	2.35	\$1,550,000
Hampton Community Centre	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$1,550,000
Haydon Community Centre	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$1,550,000
Kendal Community Centre	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$1,550,000
Memorial Park Community Centre	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$1,550,000
Newcastle & District Recreation Complex	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$1,550,000
Newcastle Arena	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$1,550,000
Newcastle Community Centre	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	0.12	\$1,550,000
Orono Arena & Community Hall	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$1,550,000
Solina Community Centre	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$1,550,000
South Courtice Arena	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	1.68	\$1,550,000
Gravel																
Bowmanville Indoor Soccer	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$930,000
Brownsdale Community Centre	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$930,000
Darlington Sports Centre	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$930,000
Hampton Community Centre	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$930,000
Haydon Community Centre	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$930,000
Orono Arena & Community Hall	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$930,000
Solina Community Centre	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$930,000
Tyrone Community Centre	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$930,000
Total (ha)	10.82															
Total (\$000)	\$15,595.8															



APPENDIX B.3
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
INDOOR RECREATION

Furniture & Equipment Facility Name	Total Value of Furniture & Equipment (\$)														
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Alan Strike Centre	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500	\$207,500
Base Line Community Centre	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900	\$83,900
Bowmanville Indoor Soccer	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500	\$346,500
Brownsdale Community Centre	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400
Clarington Beech Centre	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200	\$495,200
Courtice Community Complex	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800	\$714,800
Darlington Sports Centre	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300	\$500,300
Garnet B. Rickard Community Complex	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200	\$1,347,200
Hampton Community Centre	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700
Haydon Community Centre	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300	\$24,300
Kendal Community Centre	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400	\$103,400
Memorial Park Community Centre	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500	\$53,500
Newcastle & District Recreation Complex	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400	\$941,400
Newcastle Community Centre	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100	\$399,100
Newcastle Memorial Arena	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300
Newtonville Community Centre	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400	\$30,400
Orono Arena & Community Hall	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300	\$692,300
Orono Town Hall	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400	\$58,400
Solina Community Centre	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400	\$47,400
South Courtice Arena	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000	\$1,171,000
Tyrone Community Centre	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000	\$73,000
Youth Centre - Resource Area	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300	\$181,300
Total (\$000)	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3	\$8,276.3

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
INDOOR RECREATION

Outdoor Swimming Pools Park Name	# of Pools															2025 UNIT COST (\$/pool)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,205,000
Total (#)	1															
Total (\$000)	\$1,205.0															

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARKS

Parkettes Parkette Name	# of Hectares of Developed Area																2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Unit Cost (\$/ha)	
Andrew Parkette	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$390,000	
Barlow Court Parkette	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$390,000	
Brookhill Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	\$390,000	
Brookhouse Parkette	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$390,000	
Bruce Cameron Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	\$390,000	
Community Garden Parkette	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$390,000	
Douglas Kemp Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	0.59	0.59	\$390,000	
Firwood Parkette	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$390,000	
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	1.30	1.30	1.30	1.30	\$390,000	
Foxhunt Parkette	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$390,000	
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	0.50	0.50	0.50	0.50	\$390,000	
George Reynolds Parkette	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$390,000	
Glanville Parkette	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$390,000	
Glenabbey Parkette	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$390,000	
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	0.16	0.16	0.16	0.16	\$390,000	
Ida Brown Parkette	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$390,000	
Landerville Parkette	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$390,000	
Longworth & Scugog Parkette	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$390,000	
Nelson Street Parkette	-	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$390,000	
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	0.10	0.10	0.10	0.10	\$390,000	
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	0.40	0.40	0.40	0.40	\$390,000	
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	0.60	0.60	0.60	0.60	\$390,000	
Squire Fletcher Parkette	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$390,000	
Trulls and Hwy 2 Parkette	-	-	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$390,000	
Westview Parkette	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$390,000	
Whitecliff Parkette	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$390,000	
Total (ha)	12.93	13.17	13.30	13.89	14.77	14.77											
Total (\$000)	\$5,042.7	\$5,136.3	\$5,187.0	\$5,417.1	\$5,760.3	\$5,760.3											



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARKS

Neighbourhood Parks Park Name	# of Hectares of Developed Area																2025 Unit Cost (\$/ha)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Argent Park	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$210,000
Avondale Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$210,000
Baseline Park	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$210,000
Baxter Park	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	\$210,000
Bons Park	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	\$210,000
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	0.62	0.62	0.62	0.62	0.62	\$210,000
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	2.27	2.27	2.27	2.27	2.27	\$210,000
Courtice Complex Soccer Field	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$210,000
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	1.85	1.85	1.85	1.85	1.85	\$210,000
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	1.90	1.90	1.90	1.90	1.90	\$210,000
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	0.70	0.70	0.70	0.70	0.70	\$210,000
East Beach Properties	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	\$210,000
Edward Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$210,000
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	2.70	2.70	2.70	2.70	2.70	\$210,000
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	0.66	0.66	0.66	0.66	0.66	\$210,000
Guildwood Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
Harry Gay Park	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$210,000
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	2.55	2.55	2.55	2.55	2.55	\$210,000
Harvey Jones Park	-	-	-	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$210,000
Highland Park	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	\$210,000
Kendal Park	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$210,000
Longworth Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$210,000
Lord Elgin	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
Mearns Park	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	\$210,000
Moyse Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$210,000
Northglen Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.98	\$210,000
Pearce Farm Park	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	\$210,000
Penfound Park	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	\$210,000
Rhonda Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$210,000
Roswell Park	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	\$210,000
Stuart Park	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$210,000
Tooley's Mill Park	-	-	-	-	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$210,000
Walbridge Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
West Beach Properties	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$210,000
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	2.00	2.00	2.00	2.00	2.00	\$210,000
Zion Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$210,000
Total (ha)	52.80	52.80	52.80	56.00	56.40	58.38											
Total (\$000)	\$11,088.0	\$11,088.0	\$11,088.0	\$11,760.0	\$11,844.0	\$12,259.8											



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARKS

Community Parks Park Name	# of Hectares of Developed Area																2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Unit Cost (\$/ha)	
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	2.13	2.13	2.13	2.13	\$260,000	
Burketon Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$260,000	
Clarington Fields Park	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	\$260,000	
Darlington Sports Centre	2.80	2.80	2.80	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	\$260,000	
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	0.10	0.10	0.10	0.10	\$260,000	
Lions Parkette	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$260,000	
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	-	-	12.30	12.30	\$260,000	
<i>Excess Capacity Adjustment</i>	-	-	-	-	-	-	-	-	-	-	-	-	(11.06)	(11.06)	(11.06)	\$260,000	
Newcastle Memorial Park	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	\$260,000	
Optimist Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$260,000	
Orono Fountain	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$260,000	
Orono Park	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$260,000	
Solina Park	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	\$260,000	
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	4.80	4.80	4.80	4.80	\$260,000	
South Courtice Community Park	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$260,000	
Tyrone Park	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	\$260,000	
Total (ha)	47.08	47.08	47.08	47.11	48.35	48.35	48.35										
Total (\$000)	\$12,240.8	\$12,240.8	\$12,240.8	\$12,248.6	\$12,571.0	\$12,571.0	\$12,571.0										

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARKS

District Parks Park Name	# of Hectares of Developed Area																2025 Unit Cost (\$/ha)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Bennett Road Future Park (Waterfront Trail)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$300,000
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	0.53	0.53	0.53	0.53	0.53	\$300,000
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	1.25	1.25	1.25	1.25	1.25	\$300,000
Bowmanville Leash Free Park	-	-	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$300,000
Bowmanville Valley	0.89	0.89	0.89	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	0.93	\$300,000
Carveth Open Space along Graham Creek	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$300,000
Clarke Museum	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$300,000
Darlington Hydro Fields	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	11.00	\$300,000
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	0.10	0.10	0.10	0.10	0.10	\$300,000
Newcastle Cenotaph	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$300,000
Newtonville Cenotaph	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$300,000
Orono Cenotaph	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$300,000
Orono Fairgrounds	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$300,000
Orono Woods Walk Trail	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$300,000
Port Darlington West Beach	-	-	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$300,000
Port of Newcastle Waterfront Park	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	5.84	\$300,000
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	3.65	3.65	3.65	3.65	3.65	\$300,000
Rotary Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$300,000
Samuel Wilmot Nature Area	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$300,000
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	0.50	0.50	0.50	0.50	0.50	\$300,000
Total (ha)	28.48	28.48	30.01	30.05													
Total (\$000)	\$8,544.0	\$8,544.0	\$9,003.0	\$9,015.0													



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Baseball Diamonds Park Name	2025															Unit Cost (\$/diamond)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Championship Lit																
Clarington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$900,000
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$900,000
Lit																
Harvey Jackson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Unlit																
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Total (#)	7	7	7	7	7	7	7	7	7	7	7	7	7	8	8	
Total (\$000)	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$4,100.0	\$5,000.0	\$5,000.0	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Softball Diamonds Park Name	# of Diamonds															2025 Unit Cost (\$/diamond)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Championship Lit																
Clarrington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$900,000
Lit																
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Rickard Community Complex	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$500,000
Unlit																
Argent Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Brownsdale Community Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Courtice West Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Courtice Memorial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
Edward Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Elephant Hill Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Harvey Jackson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Lord Elgin Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Solina Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Tyrone Park	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	\$400,000
Northglen East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
Total (#)	24	23	23	23	23	24										
Total (\$000)	\$10,900.0	\$10,500.0	\$10,500.0	\$10,500.0	\$10,500.0	\$10,900.0										



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Soccer Pitches Park Name	# of Pitches															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Unit Cost (\$/pitch)
Lit																
Darlington Hydro Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$500,000
South Courtice Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Lit Artificial Turf																
South Courtice Community Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$2,207,500
Unlit																
Baxter Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Clarington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Clarington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Courtice Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$200,000
Darlington Sports Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Elliot Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Northglen Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$200,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Rickard Neighbourhood Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$200,000
Scugog Street Neighbourhood Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$200,000
Solina Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
South Courtice Community Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$200,000
Tyrone Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
West Side Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Zion Park	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$200,000
Mini																
Baseline Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Clarington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$83,000
Courtice Complex	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Darlington Hydro Fields	4	4	4	3	3	3	3	3	3	3	3	3	3	3	3	\$83,000
Enniskillen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Guildwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Longworth Park	-	-	-	-	-	2	2	2	2	2	2	2	2	2	2	\$83,000
Mearns Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Newcastle Memorial	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Optimist Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$83,000
Orono Fairgrounds Park	2	2	2	2	2	1	1	1	1	1	-	-	-	-	-	\$83,000
Penfound Park	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$83,000
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Total (#)	41	41	41	41	41	43	44	45	47	47	45	45	45	44	44	
Total (\$000)	\$6,718.5	\$6,718.5	\$6,718.5	\$6,718.5	\$6,718.5	\$9,009.0	\$9,209.0	\$9,409.0	\$9,809.0	\$9,809.0	\$9,526.0	\$9,526.0	\$9,526.0	\$9,326.0	\$9,326.0	



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Footbal Fields Park Name	# of Fields															2025 Unit Cost (\$/field)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lit																
Clarrington Fields	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Total (#)	1															
Total (\$000)	\$500.0															

Pickelball Courts Park Name	# of Fields															2025 Unit Cost (\$/field)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lit																
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	-	3	3	3	
Orono Park	-	-	-	-	-	-	-	-	-	-	-	3	3	3	3	
Unlit																
Stuart Park	-	-	-	-	-	-	-	-	-	3	4	4	4	4	4	
Total (#)	-	3	7	10	10	10										
Total (\$000)	\$0.0	\$260.7	\$608.3	\$869.0	\$869.0	\$869.0										

Tennis Courts Park Name	# of Courts															2025 Unit Cost (\$/court)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lit																
Lions Parkette (Beech Centre)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Orono Park	2	2	-	-	2	2	2	2	2	2	2	1	1	1	1	
Solina Park	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	
South Courtice Arena	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	
Unlit																
Avondale Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Clarrington Corners Park (Green Park)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Guildwood Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Lord Elgin Park	2	2	2	2	2	-	-	-	-	-	-	-	-	-	-	
Orono Park	-	-	2	2	2	2	2	2	2	2	-	-	-	-	-	
Solina Park	2	2	2	2	2	2	2	-	-	-	-	-	-	-	-	
Stuart Park	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	
Total (#)	16	16	16	16	18	16	16	16	16	16	12	11	11	13	15	
Total (\$000)	\$2,043.0	\$2,043.0	\$2,047.6	\$2,047.6	\$2,289.2	\$2,043.0	\$2,043.0	\$2,121.0	\$2,121.0	\$2,121.0	\$1,628.6	\$1,507.8	\$1,507.8	\$1,832.0	\$2,156.2	



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Water Play Facilities Park Name	# of Facilities														2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Unit Cost (\$/facility)
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$205,700
Baxter Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Bons Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Glenabbey Park	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$197,800
Guildwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,200
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Longworth Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$197,800
Northglen East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$197,800
Northglen Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$197,800
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Port Darlington Waterfront Park (East Beach)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$411,400
Rickard Neighbourhood Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$197,800
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
West Side Drive Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Total (#)	11	11	11	13	13	14	15	15	16	16	16	16	16	16	17	
Total (\$000)	\$2,183.1	\$2,183.1	\$2,183.1	\$2,578.7	\$2,578.7	\$2,990.1	\$3,187.9	\$3,187.9	\$3,385.7	\$3,583.5						

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Playgrounds Park Name	# of Playgrounds														2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Unit Cost (\$/playground)
Andrew Street	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$145,300
Argent Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$174,600
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,400
Barlow Court Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$118,000
Baseline Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$159,300
Baxter Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$146,500
Bruce Cameron Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$147,500
Brookhill Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$188,900
Bons Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$133,700
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$129,600
Brookhouse Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$106,600
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$147,800
Buttonsaw Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$135,300
Clarington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$191,000
Courtice West Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$121,200
Darlington Hydro Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$171,700
Douglas Kemp Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$188,900
Edward Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$131,100
Elephant Hill Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$133,700
Elliot Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$185,700
Enniskillen Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$170,000
Foster Creek Parkette	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$162,600
Garnet B. Rickard Rec Complex Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$141,800
Greenwood Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$191,000
Guildwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$148,800
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$164,200
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$125,800
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$104,500
Kendal Park (Harvey Jackson Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$126,000
Lions Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,800
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$144,600
Lord Elgin Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$161,500
Mearns Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$161,400
Nelson Street Parkette	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$154,700
Newcastle Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$95,600
Northglen East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$142,200
Northglen Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$174,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$166,000
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$166,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$126,300
Pickard Gate Parkette	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$157,000
Port Darlington Waterfront Park (East Beach)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$159,000
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$107,200
Rick Gay Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$142,200
Rickard Neighbourhood Park	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$171,400
Rose Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$142,200
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$142,900
Scugog Street Neighbourhood Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$169,600
Solina Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$186,900
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,800
Squire Fletcher Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$132,200
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,300
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$172,400
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$177,300
Westside Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$158,000
Whitecliffe Parkette	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$96,400
Total (#)	38	38	40	42	42	46	47	48	50	50	50	50	50	50	55	
Total (\$000)	\$5,500.7	\$5,500.7	\$5,751.8	\$6,041.8	\$6,041.8	\$6,690.0	\$6,864.0	\$7,009.3	\$7,350.7	\$7,350.7	\$7,350.7	\$7,350.7	\$7,350.7	\$7,350.7	\$8,160.4	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Lacrosse Bowl Park Name	2025 # of Rinks													Unit Cost (\$/bowl)		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lacrosse Bowl	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$994,300
Total (#)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Total (\$000)	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	\$994.3	

Skateboard Park Park Name	2025 # of Parks													Unit Cost (\$/park)		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
G. B. Rickard Community Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Hampton Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Newcastle Community Park														1	1	\$316,800
Orono Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Rob Piontek Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Total (#)	4	4	4	4	4	4	4	4	4	4	4	4	4	5	5	
Total (\$000)	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,267.2	\$1,584.0	\$1,584.0	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Basketball Courts Park Name	# of Courts														2025 Unit Cost (\$/court)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
1/2 Courts																
Andrew St. Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Barlow Court Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Bons Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Brookhouse Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Elliot Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Foxhunt Parkette	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$42,600
Gate House Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Moyse Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Northglen Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$42,600
Orono Park	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$42,600
Full Courts																
Clarrington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Guildwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Lord Elgin Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
South Courtice Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Total (#)	22	22	21	22	22	22	23	23	23	23	22	22	22	22	22	
Total (\$000)	\$1,316.7	\$1,316.7	\$1,274.1	\$1,316.7	\$1,316.7	\$1,316.7	\$1,359.3	\$1,359.3	\$1,359.3	\$1,359.3	\$1,316.7	\$1,316.7	\$1,316.7	\$1,316.7	\$1,316.7	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Tot Lots (Playgrounds) Park Name	# of Lots															2025 Unit Cost (\$/lot)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Bathgate Commons	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$133,300
Cecil Found Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$141,600
Cherry Blossom Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$142,200
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$157,200
Gate House Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$107,300
Glanville Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,000
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$185,400
Haydon Hall Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$113,500
Ina Brown Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$149,800
Landerville Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$91,800
Moyle Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$141,200
Whitecliff Parkette Tot Park	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$88,600
Peters Pike Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$127,100
Tourist Information Centre Park	1	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$92,200
Total (#)	11	11	12	11	11	12											
Total (\$000)	\$1,377.1	\$1,377.1	\$1,465.7	\$1,373.5	\$1,373.5	\$1,506.8											

Cricket Pitches Park Name	# of Fields															2025 Unit Cost (\$/pitch)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Courtice Memorial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$239,100
Total (#)	-	1	1													
Total (\$000)	\$0.0	\$239.1	\$239.1													

Washrooms Park Name	# of Washrooms															Unit Cost (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Clarington Fields Washroom Building (# of)	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$150,000
East Beach Park Washroom Building	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$997,700
Orono Park Washroom Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,208,300
Rotary Park Washroom Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$639,680
Bowmanville Memorial Park Washroom Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$997,700
Total (#)	3	3	3	4	4	4	4	5								
Total (\$000)	\$2,845.7	\$2,845.7	\$2,845.7	\$3,843.4	\$3,843.4	\$3,843.4	\$3,843.4	\$3,993.4								

Dog Parks Park Name	# of Dog Parks															Unit Cost (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Bowmanville Dog Park	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Courtice Dog Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$200,000
Newcastle Dog Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$200,000
Total (#)	-	-	1	1	1	1	2	2	3							
Total (\$000)	\$0.0	\$0.0	\$200.0	\$200.0	\$200.0	\$200.0	\$400.0	\$400.0	\$600.0							



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Shelters & Features Park Name	# of Park Shelters and Other Features																2025 UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Andrew Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Argent Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Barlow Court Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$135,100
Bathgate Commons	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$69,400
Bond Head Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Bond Head Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$115,800
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Bowmanville Valley Fish Channel	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$616,500
Brookhouse Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$74,400
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$40,300
Buttons Parkette	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$80,100
Clarington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Clarington Fields	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$225,100
Courtice Entry Feature	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$192,200
Enniskillen Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$70,700
Foster Creek Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,900
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,300
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$102,200
Highland Park	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$37,700
Ina Brown	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$31,100
Landerville Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Longworth Park (2015 shelter)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$94,000
Mearns Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,500
Moyses Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Nelson Street Parkette	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,300
Newcastle Cenotaph	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Northglen Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$186,300
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Orono Streetscape	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,900
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$178,400
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,500
Port Darlington Waterfront Park (East Beach)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$193,100
Prince William Parkette	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$8,300
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Rickard Neighbourhood Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$90,800
Rickard Neighbourhood Park (Fitness Equipment)	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$35,900
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,600
Rotary Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Samuel Wilnot Nature Area	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,900
Scugog Street Neighbourhood Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$87,600
Solina Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Springfield Parkette	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$4,200
Squire Fletcher Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,800
Tooley's Mill Park	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$192,500
Trulls & Hwy 2 Parkette	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,300
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
West Side Drive Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,900
Westview Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Total (#)	33	33	35	38	40	43	48	49	51	51	51	51	51	50	50		
Total (\$000)	\$2,605.1	\$2,605.1	\$2,687.7	\$2,844.3	\$3,653.3	\$4,059.7	\$4,536.9	\$4,545.2	\$4,651.8	\$4,651.8	\$4,651.8	\$4,651.8	\$4,651.8	\$4,611.5	\$4,611.5		

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

2025

Parking Lots Park Name	m ² of Parking Lots																UNIT COST (\$/m ²)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Paved																	
Bond Head Boat Launch	750	750	750	750	750	750	750	750	750	750	750	750	750	750	750	\$155	
Bowmanville Memorial Park	756	756	756	756	756	756	756	756	756	756	756	756	756	756	756	\$155	
Clarington Fields	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	5,712	\$155	
Elephant Hill East	437	437	437	437	437	437	437	437	437	437	437	437	437	437	437	\$155	
Green Park	-	-	-	-	820	820	820	820	820	820	820	820	820	820	820	\$155	
Harry Gay Park	-	-	-	880	880	880	880	880	880	880	880	880	880	880	880	\$155	
Orono Park	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	\$155	
Rosswell Park	-	-	861	861	861	861	861	861	861	861	861	861	861	861	861	\$155	
Tooley's Mill Park	-	-	-	-	190	190	190	190	190	190	190	190	190	190	190	\$155	
Tourism Office Park	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	1,054	\$155	
Gravel																	
Baseline	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$93	
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	2,280	2,280	2,280	2,280	\$93	
Bowmanville Leash Free Park	-	-	360	360	360	360	360	360	360	360	360	360	360	360	360	\$93	
Bowmanville Valley	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	2,035	\$93	
Burketon Park	448	448	448	448	448	448	448	448	448	448	448	448	448	448	448	\$93	
Courtice Memorial Park	825	825	825	825	825	825	825	825	825	825	825	825	825	825	825	\$93	
Darlington Hydro Soccer	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	9,020	\$93	
Elephant Hill West	763	763	763	763	763	763	763	763	763	763	763	763	763	763	763	\$93	
Harvey Jackson	640	640	640	640	640	640	640	640	640	640	640	640	640	640	640	\$93	
Lakefront the Glen	170	170	170	170	170	170	170	170	170	170	170	170	170	170	170	\$93	
Port Darlington West Beach	-	-	892	892	892	892	892	892	892	892	892	892	892	892	892	\$93	
Samuel Wilmot Nature Area	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	\$93	
Solina Park	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	3,500	\$93	
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	1,140	1,140	1,140	1,140	\$93	
Tyrone Park	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	2,240	\$93	
Zion	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$93	
Total (m²)	37,070	37,070	39,183	40,063	41,073												
Total (\$000)	\$4,113.9	\$4,113.9	\$4,364.1	\$4,500.8	\$4,657.7												



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Park Access Road Park Name	m ² of Park Access Road															UNIT COST
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/m ²)
Paved																
Baseline Park	49	49	49	49	49	49	49	49	49	49	49	49	49	49	49	\$155
Bond Head Boat Launch	420	420	420	420	420	420	420	420	420	420	420	420	420	420	420	\$155
Clarington Fields	560	560	560	560	560	560	560	560	560	560	560	560	560	560	560	\$155
Elephant Hill East	133	133	133	133	133	133	133	133	133	133	133	133	133	133	133	\$155
Harry Gay Park	-	-	-	280	280	364	448	532	616	700	784	868	952	1,036	1,120	\$155
Orono Park	630	630	630	630	630	630	630	630	630	630	630	630	630	630	630	\$155
Rosswell Park	-	-	36	36	36	54	65	76	86	97	108	119	130	140	151	\$155
Solina Park	168	168	168	168	168	168	168	168	168	168	168	168	168	168	168	\$155
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	2,645	2,645	2,645	2,645	\$155
Tourism Office	143	143	143	143	143	143	143	143	143	143	143	143	143	143	143	\$155
Gravel																
Baseline Park	140	140	140	140	140	140	140	140	140	140	140	140	140	140	140	\$93
Bowmanville Boat Launch	854	854	854	854	854	854	854	854	854	854	854	854	854	854	854	\$93
Bowmanville Valley	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	\$93
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	5,400	5,400	5,400	5,400	\$93
Harvey Jackson	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$93
Lakefront the Glen	77	77	77	77	77	77	77	77	77	77	77	77	77	77	77	\$93
Port Darlington West Beach	-	-	360	360	360	540	648	756	864	972	1,080	1,188	1,296	1,404	1,512	\$93
Samuel Wilmot Nature Area	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	\$93
Tyrone Park	330	330	330	330	330	330	330	330	330	330	330	330	330	330	330	\$93
Total (m²)	14,301	14,301	14,697	14,977	14,977	15,259	15,462	15,665	15,868	16,070	16,273	16,476	16,679	16,882	17,084	
Total (\$000)	\$1,626.0	\$1,626.0	\$1,665.1	\$1,708.6	\$1,708.6	\$1,741.2	\$1,766.0	\$1,790.7	\$1,815.5	\$1,840.3	\$1,865.0	\$1,889.8	\$1,914.6	\$1,939.4	\$1,964.1	

Boat Launches Park Name	# of Boat Launches															UNIT COST
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/launch)
Bond Head	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$11,000
Bowmanville	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$515,000
Total (#)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Total (\$000)	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	\$526.0	



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Park Trails Park Name	# of Linear Metres															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/metre)
Asphalt																
Bowmanville Boat Launch Waterfront Trail	465	465	465	465	465	465	465	465	465	465	465	465	465	465	465	\$590
Bowmanville Valley	1,785	1,785	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	\$590
Carveth Trail	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	\$590
Lion's Memorial Trail	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	\$590
Lion's Memorial Trail	-	-	-	-	-	-	-	-	-	-	-	-	310	310	310	\$590
Port of Newcastle Waterfront Trail	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	\$590
Ridge Pine Park Waterfront Trail	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	\$590
Soper Creek Trail	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	\$590
Squire Fletcher	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	\$590
Granular																
Courtice Millennium Trail	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$120
Lion's Memorial Trail	310	310	310	310	310	310	310	310	310	310	310	-	-	-	-	
Samuel Wilmot Nature Area	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	\$120
Sydney Rutherford Trail	383	383	383	383	383	383	383	383	383	383	383	383	383	383	383	\$120
Waterfront Trail	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	\$120
Total (linear metres)	14,665	14,665	14,965													
Total (\$000)	\$5,111.7	\$5,111.7	\$5,288.7	\$5,471.6	\$5,471.6	\$5,471.6	\$5,471.6									



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Park Bridges Park Name	# of Bridges															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/bridge)
Long Span																
Bowmanville Boat Launch Waterfront Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$433,100
Bowmanville Valley	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$322,400
Courtice Millennium Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$135,400
Farewell Creek Trail	-	-	-	-	-	-	-	-	-	1	1	1	1	3	3	\$146,100
Gailbraith Court Bridge	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$209,100
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$452,800
Ridge Pine Park Bridge	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$401,100
Samuel Wilmot Nature Area	1	1	1	1	1	1	1	2	2	2	2	2	2	2	2	\$272,200
West Side Park Ped. Bridge	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$255,100
Short Span																
Bowmanville Valley Fish By-pass/ Platform	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$238,900
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$76,800
Graham Creek Pedestrian Bridge	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	
Old Kingston Road Ped. Bridge - Courtice	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$199,700
Orono Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$114,700
Soper Creek Trail	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$144,000
Squire Fletcher Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$92,700
Sydney Rutherford Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$109,000
Total (#)	16	16	17	17	18	18	18	20	23	23	23	23	25	25	25	
Total (\$000)	\$3,528.4	\$3,528.4	\$3,850.8	\$3,850.8	\$4,089.7	\$4,089.7	\$4,089.7	\$4,361.9	\$4,972.2	\$4,972.2	\$4,972.2	\$4,972.2	\$5,264.4	\$5,264.4	\$5,264.4	



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Misc Equip & Special Features Park Name	# of Items															2025
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/items)
Outdoor Fitness Equipment																
Rickard Neighbourhood Park Fitness Equipment	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$95,000
South Courtice Outdoor Fitness Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$95,000
Rickard Neighbourhood Park - Inclined Crunch Bench	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$8,400
Rickard Neighbourhood Park - Pullup Bars	-	-	-	-	-	-	-	-	1	-	-	-	-	-	-	\$8,400
Fountains / Monuments																
Newcastle Town Hall - Fountain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,800
Light Armoured Vehicle Monument	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$68,100
Scoreboards																
Clarington Fields Scoreboard	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$26,500
Clarington Fields Scoreboard	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$52,000
Cricket Equipment																
Storage Container	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$5,500
Cricket Matting	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$7,400
Total (#)	3	4	6	5	5	5	7	8	9							
Total (\$000)	\$126.8	\$194.9	\$298.3	\$289.9	\$289.9	\$289.9	\$302.8	\$329.3	\$424.3							



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MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
PARKS & INDOOR RECREATION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$343,049.9	\$343,049.9	\$343,049.9	\$343,049.9	\$343,049.9	\$342,249.9	\$342,249.9	\$342,249.9	\$342,249.9	\$342,352.6	\$342,352.6	\$342,352.6	\$342,352.6	\$342,352.6	\$342,352.6
Parkland	\$36,915.5	\$37,009.1	\$37,518.8	\$38,210.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,847.1	\$39,190.3
Park Facilities	\$39,746.3	\$39,746.3	\$40,248.0	\$41,881.7	\$42,123.3	\$45,360.5	\$46,174.9	\$46,748.2	\$47,887.4	\$47,887.4	\$46,930.1	\$47,156.9	\$47,417.6	\$48,997.7	\$50,729.4
Special Facilities	\$17,638.0	\$17,638.0	\$18,509.2	\$18,846.0	\$20,050.8	\$20,489.8	\$20,991.8	\$21,365.2	\$22,210.2	\$22,226.6	\$22,251.4	\$22,459.0	\$22,788.9	\$22,799.9	\$22,919.6
Total (\$000)	\$437,349.6	\$437,443.2	\$439,325.9	\$441,988.2	\$443,518.6	\$446,394.8	\$447,711.1	\$448,657.8	\$450,744.8	\$450,761.2	\$449,828.7	\$450,263.1	\$451,406.2	\$453,340.5	\$455,607.7

SERVICE LEVEL (\$/capita)																Average Service Level
Indoor Recreation	\$4,125.33	\$4,057.46	\$3,989.42	\$3,922.50	\$3,856.70	\$3,783.19	\$3,719.70	\$3,647.90	\$3,578.59	\$3,509.51	\$3,441.77	\$3,375.36	\$3,312.27	\$3,250.35	\$3,189.60	\$3,650.64
Parkland	\$443.93	\$437.73	\$436.32	\$436.91	\$430.52	\$423.30	\$416.20	\$408.17	\$400.29	\$392.56	\$384.99	\$377.56	\$375.85	\$372.08	\$369.00	\$407.03
Park Facilities	\$477.97	\$470.10	\$468.05	\$478.88	\$473.57	\$501.41	\$501.85	\$498.27	\$500.56	\$490.90	\$471.80	\$464.93	\$458.77	\$465.19	\$472.63	\$479.66
Special Facilities	\$212.10	\$208.61	\$215.25	\$215.49	\$225.42	\$226.49	\$228.15	\$227.72	\$232.16	\$227.85	\$223.70	\$221.43	\$220.48	\$216.47	\$213.54	\$220.99
Total (\$/capita)	\$5,259.32	\$5,173.90	\$5,109.03	\$5,053.78	\$4,986.21	\$4,934.39	\$4,865.90	\$4,782.06	\$4,711.60	\$4,620.82	\$4,522.25	\$4,439.28	\$4,367.36	\$4,304.08	\$4,244.77	\$4,758.32

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & INDOOR RECREATION

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$4,758.32
Net Population Growth (2025-2034)	28,202
Maximum Allowable Funding Envelope	\$134,194,095



APPENDIX B.3

TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & INDOOR RECREATION

Project Number	Project Type	Project Description	Timing (Start)	Timing (End)	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Replacement & BTE Shares (%)	Replacement & BTE Shares (\$)	Total Development-Related Costs	DC Reserve Commitments	2026-2035 DC Eligible Costs	Other Development-Related
3.1	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2025	2025	\$1,484,700	\$0	\$1,484,700	0%	\$0	\$1,484,700	\$1,484,700	\$0	\$0
3.2	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2026	2026	\$1,537,900	\$0	\$1,537,900	0%	\$0	\$1,537,900	\$1,116,609	\$421,291	\$0
3.3	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2027	2027	\$1,589,700	\$0	\$1,589,700	0%	\$0	\$1,589,700	\$0	\$1,589,700	\$0
3.4	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2028	2028	\$1,645,000	\$0	\$1,645,000	0%	\$0	\$1,645,000	\$0	\$1,645,000	\$0
3.5	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2029	2029	\$1,703,100	\$0	\$1,703,100	0%	\$0	\$1,703,100	\$0	\$1,703,100	\$0
3.6	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2030	2030	\$1,766,800	\$0	\$1,766,800	0%	\$0	\$1,766,800	\$0	\$1,766,800	\$0
3.7	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2031	2031	\$1,831,200	\$0	\$1,831,200	0%	\$0	\$1,831,200	\$0	\$1,831,200	\$0
3.8	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2032	2032	\$1,901,200	\$0	\$1,901,200	0%	\$0	\$1,901,200	\$0	\$1,901,200	\$0
3.9	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2033	2033	\$1,970,500	\$0	\$1,970,500	0%	\$0	\$1,970,500	\$0	\$1,970,500	\$0
3.10	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2034	2034	\$21,678,239	\$0	\$21,678,239	0%	\$0	\$21,678,239	\$0	\$10,839,120	\$10,839,120
3.11	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2026	2026	\$123,764	\$0	\$123,764	0%	\$0	\$123,764	\$123,764	\$0	\$0
3.12	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2027	2027	\$128,096	\$0	\$128,096	0%	\$0	\$128,096	\$0	\$128,096	\$0
3.13	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2028	2028	\$132,579	\$0	\$132,579	0%	\$0	\$132,579	\$0	\$132,579	\$0
3.14	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2029	2029	\$137,219	\$0	\$137,219	0%	\$0	\$137,219	\$0	\$137,219	\$0
3.15	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2030	2030	\$142,022	\$0	\$142,022	0%	\$0	\$142,022	\$0	\$142,022	\$0
3.16	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2031	2031	\$146,993	\$0	\$146,993	0%	\$0	\$146,993	\$0	\$146,993	\$0
3.17	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2032	2032	\$152,137	\$0	\$152,137	0%	\$0	\$152,137	\$0	\$152,137	\$0
3.18	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2033	2033	\$157,462	\$0	\$157,462	0%	\$0	\$157,462	\$0	\$157,462	\$0
3.19	South Bowmanville Recreation Centre (Phase 1) - Debt	Principal Payment - DC Eligible Share Only	2034	2034	\$1,955,679	\$0	\$1,955,679	0%	\$0	\$1,955,679	\$0	\$0	\$1,955,679
3.20	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2025	2025	\$240,000	\$0	\$240,000	0%	\$0	\$240,000	\$240,000	\$0	\$0
3.21	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2026	2026	\$283,000	\$0	\$283,000	0%	\$0	\$283,000	\$0	\$283,000	\$0
3.22	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2027	2027	\$293,000	\$0	\$293,000	0%	\$0	\$293,000	\$0	\$293,000	\$0
3.23	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2028	2028	\$303,000	\$0	\$303,000	0%	\$0	\$303,000	\$0	\$303,000	\$0
3.24	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2029	2029	\$313,000	\$0	\$313,000	0%	\$0	\$313,000	\$0	\$313,000	\$0
3.25	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2030	2030	\$324,000	\$0	\$324,000	0%	\$0	\$324,000	\$0	\$324,000	\$0
3.26	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2031	2031	\$336,000	\$0	\$336,000	0%	\$0	\$336,000	\$0	\$336,000	\$0
3.27	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2032	2032	\$349,000	\$0	\$349,000	0%	\$0	\$349,000	\$0	\$349,000	\$0
3.28	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2033	2033	\$363,000	\$0	\$363,000	0%	\$0	\$363,000	\$0	\$363,000	\$0
3.29	Outdoor Rinks - Courtice Complex & Diane Hamre - Debt	Principal Payment - DC Eligible Share Only	2034	2034	\$4,335,258	\$0	\$4,335,258	0%	\$0	\$4,335,258	\$0	\$0	\$4,335,258
3.30	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2025	2025	\$117,000	\$0	\$117,000	0%	\$0	\$117,000	\$117,000	\$0	\$0
3.31	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2026	2026	\$114,000	\$0	\$114,000	0%	\$0	\$114,000	\$0	\$114,000	\$0
3.32	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2027	2027	\$118,000	\$0	\$118,000	0%	\$0	\$118,000	\$0	\$118,000	\$0
3.33	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2028	2028	\$122,000	\$0	\$122,000	0%	\$0	\$122,000	\$0	\$122,000	\$0
3.34	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2029	2029	\$126,000	\$0	\$126,000	0%	\$0	\$126,000	\$0	\$126,000	\$0
3.35	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2030	2030	\$130,000	\$0	\$130,000	0%	\$0	\$130,000	\$0	\$130,000	\$0
3.36	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2031	2031	\$135,000	\$0	\$135,000	0%	\$0	\$135,000	\$0	\$135,000	\$0
3.37	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2032	2032	\$140,000	\$0	\$140,000	0%	\$0	\$140,000	\$0	\$140,000	\$0
3.38	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2033	2033	\$145,000	\$0	\$145,000	0%	\$0	\$145,000	\$0	\$145,000	\$0
3.39	Newcastle Community Park - Debt	Principal Payment - DC Eligible Share Only	2034	2034	\$1,727,470	\$0	\$1,727,470	0%	\$0	\$1,727,470	\$0	\$0	\$1,727,470
3.40	Indoor Recreation Buildings	Courtice Community Complex - Aquatic Expansion	2028	2030	\$8,300,000	\$0	\$8,300,000	5%	\$436,842	\$7,863,158	\$0	\$7,863,158	\$0
3.41	Indoor Recreation Buildings	Diane Hamre Recreation Complex - Phase 2 Exp.	2034	2034	\$59,062,500	\$0	\$59,062,500	0%	\$0	\$59,062,500	\$0	\$0	\$59,062,500
3.42	PCRMP - Indoor Recreation Projects	Indoor Walking Track - South Courtice Arena	2025	2034	\$1,875,000	\$0	\$1,875,000	0%	\$0	\$1,875,000	\$0	\$1,687,500	\$187,500
3.43	PCRMP - Indoor Recreation Projects	Multi-Purpose Space/Group Fitness Space - South Bowmanville Facility Phase 2	2027	2028	\$7,362,500	\$0	\$7,362,500	0%	\$0	\$7,362,500	\$0	\$7,362,500	\$0
3.44	PCRMP - Indoor Recreation Projects	Indoor Aquatic Centre - South Bowmanville Facility Phase 2	2027	2028	\$56,805,000	\$10,000,000	\$46,805,000	0%	\$0	\$46,805,000	\$0	\$9,849,185	\$36,955,815
3.45	PCRMP - Indoor Recreation Projects	2 Arenas (Ice Pads) - South Courtice Arena Expansion	2031	2034	\$59,062,500	\$0	\$59,062,500	0%	\$0	\$59,062,500	\$0	\$0	\$59,062,500
3.46	Park Development	South Bowmanville Rec Centre Park	2025	2026	\$1,500,000	\$0	\$1,500,000	0%	\$0	\$1,500,000	\$1,500,000	\$0	\$0
3.47	Park Development	Newtonville Estates Parkette	2025	2025	\$250,000	\$0	\$250,000	0%	\$0	\$250,000	\$0	\$250,000	\$0
3.48	Park Development	Northglen Phase 8 Parkette	2026	2027	\$250,000	\$0	\$250,000	0%	\$0	\$250,000	\$0	\$250,000	\$0
3.49	Park Development	Foster Creek Parkette (Given Rd and Highway 2)	2026	2026	\$150,000	\$0	\$150,000	0%	\$0	\$150,000	\$0	\$150,000	\$0
3.50	Park Development	Brookhill Parkette (Tonno/Dunbury)	2028	2028	\$300,000	\$0	\$300,000	0%	\$0	\$300,000	\$0	\$300,000	\$0
3.51	Park Development	Brookhill Parkette 1	2027	2027	\$300,000	\$0	\$300,000	0%	\$0	\$300,000	\$0	\$300,000	\$0
3.52	Park Development	Brookhill Parkette (west of Bowmanville Ck, north of Longworth Ave)	2027	2027	\$300,000	\$0	\$300,000	0%	\$0	\$300,000	\$0	\$300,000	\$0
3.53	Park Development	Foster Creek Neighbourhood Park West (Newcastle Heritage Park)	2025	2026	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0
3.54	Park Development	Clarington Fields Soccer	2027	2028	\$2,700,000	\$0	\$2,700,000	0%	\$0	\$2,700,000	\$0	\$2,700,000	\$0
3.55	Park Development	Bowmanville West Parkette (Goodyear)	2028	2028	\$300,000	\$0	\$300,000	0%	\$0	\$300,000	\$0	\$300,000	\$0
3.56	Park Development	Southwest Courtice Neighbourhood Park	2026	2026	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0
3.57	Park Development	Southeast Courtice Neighbourhood Park (Tribute Courtice)	2029	2029	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0
3.58	Park Development	Southeast Courtice Neighbourhood Park (Tribute King)	2029	2029	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0

APPENDIX B.3
TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS & INDOOR RECREATION

Project Number	Project Type	Project Description	Timing (Start)	Timing (End)	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Replacement & BTE Shares (%)	Replacement & BTE Shares (\$)	Total Development-Related Costs	DC Reserve Commitments	2026-2035 DC Eligible Costs	Other Development-Related
3.59	Park Development	Courtice Waterfront Park Phase 1	2027	2027	\$500,000	\$0	\$500,000	0%	\$0	\$500,000	\$0	\$500,000	\$0
3.60	Park Development	Port Darlington Neighbourhood Park	2027	2027	\$1,500,000	\$0	\$1,500,000	0%	\$0	\$1,500,000	\$0	\$1,500,000	\$0
3.61	Park Development	Port Darlington East Beach Phase 2	2027	2027	\$600,000	\$0	\$600,000	0%	\$0	\$600,000	\$0	\$600,000	\$0
3.62	Park Development	Brookhill Parkette 2	2029	2029	\$300,000	\$0	\$300,000	0%	\$0	\$300,000	\$0	\$300,000	\$0
3.63	Park Development	Newcastle Waterfront Park Phase 2	2026	2026	\$600,000	\$0	\$600,000	0%	\$0	\$600,000	\$0	\$600,000	\$0
3.64	Park Development	North Newcastle Neighbourhood Park 2	2028	2028	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0
3.65	Park Development	Southwest Courtice Parkette	2027	2027	\$300,000	\$0	\$300,000	0%	\$0	\$300,000	\$0	\$300,000	\$0
3.66	Park Development	Southwest Courtice Community Park	2030	2034	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$487,500	\$162,500
3.67	Park Development	Soper Hills Neighbourhood Park	2026	2026	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0
3.68	Park Development	Ridge Pine Park Bennet Road	2026	2026	\$1,500,000	\$0	\$1,500,000	0%	\$0	\$1,500,000	\$0	\$1,500,000	\$0
3.69	Park Development	Brookhill Neighbourhood Park 3 (Parkette)	2026	2026	\$1,500,000	\$0	\$1,500,000	0%	\$0	\$1,500,000	\$0	\$1,500,000	\$0
3.70	Park Development	Soper Springs Neighbourhood Park	2026	2026	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0
3.71	Park Development	Courtice Waterfront Park Phase 2	2028	2028	\$1,000,000	\$0	\$1,000,000	0%	\$0	\$1,000,000	\$0	\$1,000,000	\$0
3.72	Park Development	Port Darlington Waterfront Park West Beach Phase 2	2027	2027	\$500,000	\$0	\$500,000	0%	\$0	\$500,000	\$0	\$500,000	\$0
3.73	Park Development	South Courtice Soccer Field Phase 3	2028	2029	\$1,000,000	\$0	\$1,000,000	0%	\$0	\$1,000,000	\$0	\$1,000,000	\$0
3.74	Park Development	Neighbourhood Park located west of Clarington Blvd., south of future Longworth	2029	2029	\$1,500,000	\$0	\$1,500,000	0%	\$0	\$1,500,000	\$0	\$1,500,000	\$0
3.75	Park Development	Soper Hills Community Park - Concession and Lambs	2029	2029	\$2,000,000	\$0	\$2,000,000	0%	\$0	\$2,000,000	\$0	\$2,000,000	\$0
3.76	Park Development	Jury Land Park Development	2029	2029	\$750,000	\$0	\$750,000	0%	\$0	\$750,000	\$0	\$750,000	\$0
3.77	Park Development	Bowmanville Zoo Park Design and Initial Construction	2025	2025	\$1,100,000	\$0	\$1,100,000	0%	\$0	\$1,100,000	\$0	\$1,100,000	\$0
3.78	Park Development	Bowmanville Zoo Park Future Phases	2027	2034	\$20,000,000	\$0	\$20,000,000	10%	\$2,000,000	\$18,000,000	\$0	\$15,300,000	\$2,700,000
3.79	PRCMP - Facilities and Equipment to 2036	Outdoor Rectangular Fields	2025	2034	\$10,500,000	\$0	\$10,500,000	0%	\$0	\$10,500,000	\$0	\$8,750,000	\$1,750,000
3.80	PRCMP - Facilities and Equipment to 2036	Ball Diamonds	2025	2034	\$5,500,000	\$0	\$5,500,000	0%	\$0	\$5,500,000	\$0	\$4,583,333	\$916,667
3.81	PRCMP - Facilities and Equipment to 2036	Cricket Field	2025	2034	\$350,000	\$0	\$350,000	0%	\$0	\$350,000	\$0	\$291,667	\$58,333
3.82	PRCMP - Facilities and Equipment to 2036	17 Outdoor Tennis Fields	2025	2034	\$2,550,000	\$0	\$2,550,000	0%	\$0	\$2,550,000	\$0	\$2,125,000	\$425,000
3.83	PRCMP - Facilities and Equipment to 2036	20 Outdoor Pickleball Courts	2025	2034	\$2,000,000	\$0	\$2,000,000	0%	\$0	\$2,000,000	\$0	\$1,666,667	\$333,333
3.84	PRCMP - Facilities and Equipment to 2036	10 Basketball Courts	2025	2034	\$1,000,000	\$0	\$1,000,000	0%	\$0	\$1,000,000	\$0	\$833,333	\$166,667
3.85	PRCMP - Facilities and Equipment to 2036	14 Outdoor Splash Pads	2025	2034	\$7,000,000	\$0	\$7,000,000	39%	\$2,750,000	\$4,250,000	\$0	\$3,541,667	\$708,333
3.86	PRCMP - Facilities and Equipment to 2036	Cooling Stations	2025	2034	\$700,000	\$0	\$700,000	0%	\$0	\$700,000	\$0	\$583,333	\$116,667
3.87	PRCMP - Facilities and Equipment to 2036	5 Small-Scale Skate Zones	2025	2034	\$600,000	\$0	\$600,000	0%	\$0	\$600,000	\$0	\$500,000	\$100,000
3.88	PRCMP - Facilities and Equipment to 2036	Leash-Free Dog Park	2025	2034	\$140,000	\$0	\$140,000	0%	\$0	\$140,000	\$0	\$116,667	\$23,333
3.89	PRCMP - Facilities and Equipment to 2036	2 Compact Leash-Free Dog Parks	2025	2034	\$200,000	\$0	\$200,000	0%	\$0	\$200,000	\$0	\$166,667	\$33,333
3.90	PRCMP - Facilities and Equipment to 2036	Community Garden	2025	2034	\$175,000	\$0	\$175,000	0%	\$0	\$175,000	\$0	\$145,833	\$29,167
3.91	PRCMP - Facilities and Equipment to 2036	4 Outdoor Fitness Equipment	2025	2034	\$800,000	\$0	\$800,000	0%	\$0	\$800,000	\$0	\$666,667	\$133,333
3.92	PRCMP - Facilities and Equipment to 2036	30 Playgrounds	2025	2034	\$12,000,000	\$0	\$12,000,000	0%	\$0	\$12,000,000	\$0	\$10,000,000	\$2,000,000
3.93	Park Trails	1505 Bowmanville Ave to Rhonda Park Trail	2025	2025	\$40,000	\$0	\$40,000	0%	\$0	\$40,000	\$40,000	\$0	\$0
3.94		Farewell Creek Trail Phase 2 (Townline Rd to Phase 1 Trail)	2026	2026	\$450,000	\$0	\$450,000	0%	\$0	\$450,000	\$0	\$450,000	\$0
3.95		Foster Creek Trail (Hwy 2 to north of Grady Drive)	2026	2027	\$450,000	\$0	\$450,000	0%	\$0	\$450,000	\$0	\$450,000	\$0
3.96		Brookhill Trail (Stevens Road to Green Road)	2026	2026	\$400,000	\$0	\$400,000	0%	\$0	\$400,000	\$0	\$400,000	\$0
3.97		Waterfront Trail (Darlington Park Rd to Waterfront)	2027	2028	\$350,000	\$0	\$350,000	0%	\$0	\$350,000	\$0	\$350,000	\$0
3.98		Waterfront Trail extension and CN level crossing at Crago lands	2030	2030	\$1,205,000	\$0	\$1,205,000	0%	\$0	\$1,205,000	\$0	\$1,205,000	\$0
3.99		Bowmanville Valley Trail (King to Nash)	2026	2026	\$650,000	\$0	\$650,000	0%	\$0	\$650,000	\$0	\$650,000	\$0
3.100		Black Creek Trail (Centerfield to Trulls)	2028	2028	\$1,080,000	\$0	\$1,080,000	0%	\$0	\$1,080,000	\$0	\$1,080,000	\$0
3.101		Robinson Creek Trail (Southfield to Prestonvale)	2028	2028	\$1,080,000	\$0	\$1,080,000	0%	\$0	\$1,080,000	\$0	\$1,080,000	\$0
3.102		Soper Creek Trail (Cotton to Conc. Rd. 3)	2034	2034	\$1,200,000	\$0	\$1,200,000	0%	\$0	\$1,200,000	\$0	\$1,200,000	\$0
TOTAL					\$338,985,517	\$10,000,000	\$328,985,517		\$5,186,842	\$323,798,675	\$4,622,073	\$134,194,095	\$184,982,508

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	100%	\$134,194,095
10-Year Growth in Population in New Units		35,923
Unadjusted Development Charge Per Capita		\$3,735.60
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	0%	\$0
10-Year Growth in Square Feet		547,703
Unadjusted Development Charge Per Square Foot		\$0.00

2025-2034 Adjusted Funding Envelope	\$134,194,095
Reserve Fund Balance	
Balance as at Dec 31, 2024	\$4,622,073

APPENDIX B.3

TABLE 3

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

PARKS & INDOOR RECREATION	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$4,622.1	\$3,783.5	(\$1,801.3)	(\$11,303.0)	(\$24,389.4)	(\$28,169.3)	(\$25,893.4)	(\$18,385.4)	(\$8,901.1)	\$2,088.3	
2025 - 2034 Funding Requirements: Prior Growth	\$1,881.7	\$2,740.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,622.1
2025 - 2034 Funding Requirements (New Projects): Non Inflated	\$5,240.8	\$11,440.8	\$19,959.2	\$23,140.2	\$14,449.4	\$9,401.9	\$5,575.8	\$5,575.8	\$5,575.8	\$5,575.8	\$105,935.7
2025 - 2034 Funding Requirements: Debenture Principal Payments	\$0.0	\$818.3	\$2,128.8	\$2,202.6	\$2,279.3	\$2,362.8	\$2,449.2	\$2,542.3	\$2,636.0	\$10,839.1	\$28,258.4
2025 - 2034 Funding Requirements (New Projects): Inflated ¹	\$7,122.5	\$15,283.1	\$22,894.3	\$26,759.2	\$17,919.8	\$12,743.3	\$8,728.5	\$8,947.2	\$9,168.9	\$17,502.8	\$147,069.6
Population Growth in New Units	1,894	2,664	3,478	3,584	3,691	3,803	3,914	4,167	4,297	4,431	35,923
DC Revenue Receipts: Inflated	\$8,307.2	\$11,918.2	\$15,871.1	\$16,681.9	\$17,523.5	\$18,416.4	\$19,333.0	\$20,994.3	\$22,082.3	\$23,226.3	\$174,354.2
Interest on Opening Balance	\$161.8	\$132.4	(\$99.1)	(\$621.7)	(\$1,341.4)	(\$1,549.3)	(\$1,424.1)	(\$1,011.2)	(\$489.6)	\$73.1	(\$6,169.1)
Interest on In-year Transactions	\$20.7	(\$92.5)	(\$193.1)	(\$277.1)	(\$10.9)	\$99.3	\$185.6	\$210.8	\$226.0	\$100.2	\$268.9
Interest Payments for Debentures	(\$2,205.8)	(\$2,259.7)	(\$2,186.2)	(\$2,110.4)	(\$2,031.3)	(\$1,947.2)	(\$1,857.9)	(\$1,762.4)	(\$1,660.3)	(\$7,985.1)	(\$26,006.5)
TOTAL REVENUE	\$6,283.9	\$9,698.4	\$13,392.6	\$13,672.7	\$14,139.9	\$15,019.1	\$16,236.5	\$18,431.5	\$20,158.4	\$15,414.5	\$142,447.5
CLOSING CASH BALANCE	\$3,783.5	(\$1,801.3)	(\$11,303.0)	(\$24,389.4)	(\$28,169.3)	(\$25,893.4)	(\$18,385.4)	(\$8,901.1)	\$2,088.3	\$0.0	

Note 1: Debenture principal payments not inflated.

2025 Adjusted Charge Per Capita	\$4,386.08
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Allocation of Capital Program	
Residential Sector	100%
Non-Residential Sector	0%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix B.4

General Government

Appendix B.4 General Government

Section 5(3) of DCA allows the cost of development-related studies and the cost of undertaking a DC background study in the calculation of the development charges. The General Government DC category of service includes eligible studies over the 2025 – 2034 planning horizon.

Table 1 2025 – 2034 Development-Related Capital Program and Calculation of the “Unadjusted” Development Charges

As shown on Table 1, the 2025 – 2034 development-related gross cost of the capital program amounts to is \$10.5 million. The program includes for the recovery of a number of development-related studies relating to Planning and Development, Library, Emergency and Fire Services, and Parks and Indoor Recreation. An overview of these categories is provided below:

- **Planning and Development Studies** – Includes project such as comprehensive Zoning By-laws, Official Plan reviews, GO Station studies for Courtice and Bowmanville, Municipal Secondary plan studies, etc. The planning and development studies total \$9.6 million. Approximately \$2.0 million, has been identified as a BTE allocation and has been removed from the total DC recoverable share.
- **Library Studies** – A Service Review and the Library Services share of the PRCMP update has been identified for 2025. The Service Review deals with the centralization and full amalgamation of the existing library and the museum. This study totals \$60,000 and a 90% BTE share has been removed. Library’s share of the PRCMP is valued at \$31,250 and 25% or \$7,800 has been identified as BTE share.
- **Emergency and Fire Services** – Two Fire Master Plans and Location studies have been identified in 2029 and 2034 and are valued at \$177,000

each. No grants, subsidies, other recoveries, or BTE shares have been identified.

- **Parks and Indoor Recreation** – Studies include Bowmanville Zoo Park, Accessible Playground Distribution Strategy, Parks Master Plan Update, etc. and are valued at \$440,750. Approximately \$96,200, are identified as a BTE share and is removed from the total DC recoverable share.

No grant, subsidies or other recoveries have been identified for this service. In total, an amount of \$2.2 million is considered a BTE share and is removed from the total DC eligible costs. The available DC reserves of approximately \$381,300 has been applied to projects occurring in the earlier years of the capital program. After these adjustments, \$7.0 million is eligible for development charges funding in the 10-year planning period, while the remaining \$974,500 is expected to be recovered beyond 2034.

The total costs eligible for DC recovery amounts to \$7.0 million and is allocated 78%, or \$5.4 million to the residential sector and 22%, or \$1.5 million to the non-residential sector. The resulting unadjusted per capita residential charge is \$151.41 before cash flow adjustments and non-residential unadjusted development charges is \$2.82.

Table 2 Cash Flow Analysis

After cash flow consideration, the residential calculated charge decreases to \$146.18 per capita and non-residential calculated charge decreases to \$2.79. The following table summarizes the calculation of the General Government development charge:

GENERAL GOVERNMENT SUMMARY					
2025 - 2034		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$10,499,800	\$6,982,112	\$151.41	\$2.82	\$146.18	\$2.79

APPENDIX B.4
TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Number	Project Type	Project Description	Timing (Start)	Timing (End)	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Replacement & BTE Shares (%)	Replacement & BTE Shares (\$)	Total Development-Related Costs	DC Reserve Commitments	2026-2035 DC Eligible Costs	Other Development-Related
4.1	Planning and Development	Development Charges Background Study	2025	2025	\$138,500	\$0	\$138,500	\$0	\$0	\$138,500	\$138,500	\$0	\$0
4.2	Planning and Development	Courtice GO Station	2025	2025	\$75,000	\$0	\$75,000	\$0	\$7,500	\$67,500	\$67,500	\$0	\$0
4.3	Planning and Development	Bowmanville GO Station	2025	2025	\$75,000	\$0	\$75,000	\$0	\$7,500	\$67,500	\$67,500	\$0	\$0
4.4	Planning and Development	Population/Employment Demographic Update	2025	2026	\$50,000	\$0	\$50,000	\$0	\$0	\$50,000	\$22,526	\$27,475	\$0
4.5	Planning and Development	Commercial Policy Review	2025	2027	\$185,400	\$0	\$185,400	\$0	\$37,080	\$148,320	\$0	\$148,320	\$0
4.6	Planning and Development	Municipal Secondary Plan 1	2028	2030	\$500,000	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$500,000	\$0
4.7	Planning and Development	Municipal Secondary Plan 2	2029	2031	\$500,000	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$500,000	\$0
4.8	Planning and Development	Municipal Secondary Plan 3	2030	2032	\$500,000	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$500,000	\$0
4.9	Planning and Development	Municipal Secondary Plan 4	2031	2033	\$500,000	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$500,000	\$0
4.10	Planning and Development	Municipal Secondary Plan Updates	2028	2032	\$750,000	\$0	\$750,000	\$0	\$0	\$750,000	\$0	\$750,000	\$0
4.11	Planning and Development	Subwatershed Study/MESP 1	2027	2029	\$500,000	\$0	\$500,000	\$1	\$250,000	\$250,000	\$0	\$250,000	\$0
4.12	Planning and Development	Subwatershed Study/MESP 2	2028	2030	\$500,000	\$0	\$500,000	\$1	\$250,000	\$250,000	\$0	\$250,000	\$0
4.13	Planning and Development	Subwatershed Study/MESP 3	2029	2031	\$500,000	\$0	\$500,000	\$1	\$250,000	\$250,000	\$0	\$250,000	\$0
4.14	Planning and Development	Subwatershed Study/MESP 4	2030	2032	\$500,000	\$0	\$500,000	\$1	\$250,000	\$250,000	\$0	\$250,000	\$0
4.15	Planning and Development	Other Plan Implementation Studies/Master Plans	2028	2030	\$250,000	\$0	\$250,000	\$1	\$125,000	\$125,000	\$0	\$125,000	\$0
4.16	Planning and Development	Official Plan Review	2032	2036	\$1,186,300	\$0	\$1,186,300	\$0	\$237,260	\$949,040	\$0	\$474,520	\$474,520
4.17	Planning and Development	Transportation Master Plan review/update	2032	2036	\$1,000,000	\$0	\$1,000,000	\$0	\$0	\$1,000,000	\$0	\$500,000	\$500,000
4.18	Planning and Development	Population/Employment Demographic Update	2030	2031	\$50,000	\$0	\$50,000	\$0	\$0	\$50,000	\$0	\$50,000	\$0
4.19	Planning and Development	Heritage Studies	2027	2030	\$222,500	\$0	\$222,500	\$1	\$189,125	\$33,375	\$0	\$33,375	\$0
4.20	Planning and Development	Courtice Waterfront Park Implementation Design	2026	2027	\$370,800	\$0	\$370,800	\$1	\$185,400	\$185,400	\$0	\$185,400	\$0
4.21	Planning and Development	Zoning By-Law - Part 1	2026	2027	\$216,700	\$0	\$216,700	\$0	\$43,340	\$173,360	\$0	\$173,360	\$0
4.22	Planning and Development	Zoning By-Law - Part 2	2025	2025	\$216,700	\$0	\$216,700	\$0	\$43,340	\$173,360	\$0	\$173,360	\$0
4.23	Planning and Development	Intensification Guidelines	2026	2028	\$173,400	\$0	\$173,400	\$0	\$34,680	\$138,720	\$0	\$138,720	\$0
4.24	Planning and Development	Landscape and Amenities Design Guidelines	2027	2027	\$111,200	\$0	\$111,200	\$0	\$31,136	\$80,064	\$0	\$80,064	\$0
4.25	Planning and Development	Architectural Design Guidelines Update	2025	2025	\$103,800	\$0	\$103,800	\$0	\$0	\$103,800	\$0	\$103,800	\$0
4.26	Planning and Development	Development Charge Background Study	2031	2031	\$138,500	\$0	\$138,500	\$0	\$0	\$138,500	\$0	\$138,500	\$0
4.27	Planning and Development	On-going Consulting and Legal Advice for Planning & Development Studies	2028	2028	\$300,000	\$0	\$300,000	\$0	\$62,532	\$237,468	\$0	\$237,468	\$0
4.28	Library	Service Review	2025	2025	\$60,000	\$0	\$60,000	\$1	\$54,000	\$6,000	\$6,000	\$0	\$0
4.29	Library	Parks, Recreation, and Culture Master Plan	2025	2025	\$31,250	\$0	\$31,250	\$0	\$7,813	\$23,438	\$23,438	\$0	\$0
4.30	Emergency & Fire Services	Fire Master Plan and Location Study	2029	2029	\$177,000	\$0	\$177,000	\$0	\$0	\$177,000	\$0	\$177,000	\$0
4.31	Emergency & Fire Services	Fire Master Plan and Location Study	2034	2034	\$177,000	\$0	\$177,000	\$0	\$0	\$177,000	\$0	\$177,000	\$0
4.32	Parks & Indoor Recreation	Bowmanville Zoo Park	2025	2025	\$62,000	\$0	\$62,000	\$0	\$6,200	\$55,800	\$55,800	\$0	\$0
4.33	Parks & Indoor Recreation	Accessible Playground Distribution Strategy	2025	2026	\$50,000	\$0	\$50,000	\$1	\$40,000	\$10,000	\$0	\$10,000	\$0
4.34	Parks & Indoor Recreation	Parks Master Plan Update	2030	2030	\$93,750	\$0	\$93,750	\$0	\$0	\$93,750	\$0	\$93,750	\$0
4.35	Parks & Indoor Recreation	Clarington Fields - Soccer Design	2026	2026	\$135,000	\$0	\$135,000	\$0	\$0	\$135,000	\$0	\$135,000	\$0
4.36	Parks & Indoor Recreation	Lambs Road/Concession Street Land Needs Assessment	2030	2030	\$100,000	\$0	\$100,000	\$1	\$50,000	\$50,000	\$0	\$50,000	\$0
TOTAL					\$10,499,800	\$0	\$10,499,800		\$2,161,905	\$8,337,895	\$381,263	\$6,982,112	\$974,520

Residential Development Charge Calculation		
Residential Share of 2026 - 2035 DC Eligible Costs	78%	\$5,439,065
10-Year Growth in Population in New Units		35,923
Unadjusted Development Charge Per Capita		\$151.41
Non-Residential Development Charge Calculation		
Non-Residential Share of 2026 - 2035 DC Eligible Costs	22%	\$1,543,047
10-Year Growth in Square Feet		547,703
Unadjusted Development Charge Per Square Foot		\$2.82

Reserve Fund Balance	
Balance as at Dec 31, 2024	\$381,263



APPENDIX B.4
TABLE 3 - PAGE 1

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

GENERAL GOVERNMENT	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$297.00	\$231.44	\$297.02	\$477.16	\$371.10	\$152.13	(\$200.58)	(\$433.10)	(\$557.67)	(\$295.97)	
2025 - 2034 Funding Requirements: Prior Growth	\$81.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$81.8
2025 - 2034 Funding Requirements: Non Inflated	\$269.0	\$334.0	\$348.1	\$636.5	\$748.1	\$871.5	\$763.5	\$694.5	\$382.9	\$390.9	\$5,439.1
2025 - 2034 Funding Requirements: Inflated	\$350.8	\$340.7	\$362.1	\$675.4	\$809.8	\$962.2	\$859.9	\$797.7	\$448.6	\$467.2	\$6,074.5
Population Growth in New Units	1,894	2,664	3,478	3,584	3,691	3,803	3,914	4,167	4,297	4,431	35,923
DC Revenue Receipts: Inflated	\$276.9	\$397.2	\$528.9	\$556.0	\$584.0	\$613.8	\$644.3	\$699.7	\$735.9	\$774.1	\$5,810.8
Interest on Opening Balance	\$10.4	\$8.1	\$10.4	\$16.7	\$13.0	\$5.3	(\$11.0)	(\$23.8)	(\$30.7)	(\$16.3)	(\$17.9)
Interest on In-year Transactions	(\$2.0)	\$1.0	\$2.9	(\$3.3)	(\$6.2)	(\$9.6)	(\$5.9)	(\$2.7)	\$5.0	\$5.4	(\$15.4)
TOTAL REVENUE	\$285.2	\$406.3	\$542.3	\$569.4	\$590.8	\$609.5	\$627.4	\$673.2	\$710.3	\$763.2	\$5,777.5
CLOSING CASH BALANCE	\$231.4	\$297.0	\$477.2	\$371.1	\$152.1	(\$200.6)	(\$433.1)	(\$557.7)	(\$296.0)	(\$0.0)	

2025 Adjusted Charge Per Capita	\$146.18
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Allocation of Capital Program	
Residential Sector	78%
Non-Residential Sector	22%
Rates for 2025	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.4
TABLE 3 - PAGE 2

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

GENERAL GOVERNMENT	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$84.26	\$88.84	\$161.76	\$242.16	\$243.95	\$216.27	\$153.25	\$128.57	\$16.45	\$7.97	
2025 - 2034 Funding Requirements: Prior Growth	\$81.8	\$2.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$84.3
2025 - 2034 Funding Requirements: Non Inflated	\$76.3	\$94.8	\$98.7	\$180.6	\$212.2	\$247.2	\$216.6	\$197.0	\$108.6	\$110.9	\$1,543.0
2025 - 2034 Funding Requirements: Inflated	\$158.1	\$99.2	\$102.7	\$191.6	\$229.7	\$273.0	\$243.9	\$226.3	\$127.3	\$132.5	\$1,784.4
Growth in Square Metres	57,285	59,015	60,745	62,575	64,450	66,370	68,390	35,233	36,265	37,375	547,703
DC Revenue Receipts: Inflated	\$159.7	\$167.8	\$176.2	\$185.1	\$194.5	\$204.3	\$214.7	\$112.8	\$118.5	\$124.5	\$1,658.1
Interest on Opening Balance	\$2.9	\$3.1	\$5.7	\$8.5	\$8.5	\$7.6	\$5.4	\$4.5	\$0.6	\$0.3	\$47.0
Interest on In-year Transactions	\$0.0	\$1.2	\$1.3	(\$0.2)	(\$1.0)	(\$1.9)	(\$0.8)	(\$3.1)	(\$0.2)	(\$0.2)	(\$4.9)
TOTAL REVENUE	\$162.7	\$172.1	\$183.1	\$193.4	\$202.0	\$210.0	\$219.3	\$114.2	\$118.8	\$124.6	\$1,700.2
CLOSING CASH BALANCE	\$88.8	\$161.8	\$242.2	\$244.0	\$216.3	\$153.2	\$128.6	\$16.5	\$8.0	\$0.0	

2025 Adjusted Charge Per Square Metre	\$2.79
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Allocation of Capital Program	
Residential Sector	78%
Non-Residential Sector	22%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Appendix C

Engineered Services

Appendix C1 – Services Related to a Highway: Roads & Related and Operations

The Municipality of Clarington is responsible for all roads within the Municipality, including sidewalks, streetlights, storm sewers and stormwater management ponds, cycling facilities and road and driveway culverts. In addition, the Municipality is also responsible for the winter maintenance of Municipal roads. The Municipality's Services Related to a Highway DC category of service includes both roads and related infrastructure as well as operations assets such as public works buildings, vehicles and equipment.

Table 1 Historical Service Levels

The 15-year historical inventory of capital assets for Services Related to a Highway includes both roads and operations assets.

i. Operations Related Assets

The Municipality's Operations currently includes 65,605 square feet of building space related to various operations centres, storage buildings, Quonset hut, salt sheds and sand domes as well as various parks operations depots. In total, the replacement value of these facilities is \$16.6 million. The Municipality includes a further \$5.7 million related to parking lots, access roads and other paved infrastructure. A further \$509,000 relates to miscellaneous equipment including brine and fuel tanks as well as hoists. Approximately \$578,100 relates to furniture associated with the facilities. Finally, the Operations fleet comprises of 157 operations and parks vehicles and equipment and adds an additional \$28.1 million to the value of the capital assets.

ii. Roads and Related Assets

As of 2025, the Municipality of Clarington maintained 364 lane kilometres of roads related to rural collectors, rural arterials, urban and semi-urban collectors and arterials with a total replacement value of \$850.8 million.

There are currently 152 bridges and culverts in the Municipality that provide for a combined value of \$185.3 million. In addition, the streetlights, traffic signals and crossings add an additional \$74.0 million to the total value of capital assets.

iii. Calculation of Maximum Permissible Funding Envelope

The total value of the Services Related to a Highway capital infrastructure is estimated to be \$1.2 billion. The 15-year historical average service level is \$9,180.55 per capita and employment and this, multiplied by the 10-year forecast of net population and employment growth, results in a 10-year maximum allowable of \$352.5 million (38,395 net population and employment growth x historical service level of \$9,180.55).

No uncommitted excess capacity has been identified, and as such, no deductions are made from the funding envelope.

Table 2 2025 – 2034 Development-Related Capital Program and Calculation of the Unadjusted Development Charges

The 10-year development-related capital plan for Services Related to a Highway is comprised of buildings, vehicles and equipment as well as roads and related projects. The following provides a brief explanation of the assets included in the capital program:

i. Operations Related Assets

- **Buildings & Equipment** – relates to a new Clarington Operations Centre (\$77.8 million) and South Courtice Satellite facility (\$7.5 million). The

entirety of the South Courtice Satellite facility is considered to be a PPB and will be considered for recovery under future DC Studies. No BTE shares are identified for these projects as they are all net new assets.

- **Municipal Fleet and Equipment - Roads** – relates to net new vehicle and equipment acquisitions to service the Municipality’s roads and related assets. Approximately \$10.2 million in capital costs have been identified and related to the acquisition of trucks, street sweepers, mowers, equipment attachments, excavators and plows. No BTE shares have been identified for these assets as they are net new acquisitions.
- **Municipal Fleet and Equipment - Parks**- elates to net new vehicle acquisitions to service Parks amenities. Parks fleet and equipment are included under the Services Related to a Highway capital program as parks fleet and equipment are managed by the Operations department. Future acquisitions total \$5.5 million over the 10-year planning horizon. No BTE shares have been identified for these assets as they are net new acquisitions.
- **Municipal Fleet and Equipment - Community Services** – includes vehicles and equipment related to recreation services. This includes the acquisition of a new vans, trucks, ice resurfacers and scissor lifts. The total cost of these projects amounts to \$1.5 million. Similar to fleet and equipment acquisitions for roads and parks infrastructure, no BTE shares have been identified for these assets.
- **Municipal Fleet and Equipment – Legislative Services & Planning & Infrastructure** – the capital program includes a provision for additional fleet and the purchase of an electric car. In total, these acquisitions amount to approximately \$215,300. No BTE shares have been identified for these assets.
- **Studies** – finally, the capital program includes \$40,000 for a future Fleet Master Plan. A 78% BTE allocation has been applied to the project

recognizing that the study will review the Municipality's existing and proposed assets.

Altogether, the 10-year capital forecast for Operations related infrastructure amounts to \$102.7 million. No grants, subsidies or other recoveries have been identified and as such, no reductions are made. Approximately \$31,400 has been identified a BTE share and is removed from the total DC eligible costs.

After these deductions the total DC eligible costs amount to \$102.7 million. Of these eligible costs, \$14.5 million is expected to be funded from the DC reserve balance and \$7.5 million is deemed to benefit as a post-2034 benefit and will be considered for recovery in subsequent DC Background Studies.

ii. Roads and Related Assets

The total cost of the 10-year Roads and Related infrastructure capital program is \$388.7 million. In total, \$30,300 in grants and subsidies have been identified and are removed from the total capital program cost.

Approximately \$45.3 million of the program has been identified as a BTE share. The BTE share for roads projects has been generally calculated in the following manner.

Roads Project	Description
Bridge Structure Works	<ul style="list-style-type: none"> ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development. ▪ A 3% BTE share has been applied to the Lambs Road Grade Separation, based on the cost of resurfacing the existing road segment. ▪ 50% BTE share has been identified for Bennett Road given that the existing structure is being replaced but the new structure will have a greater amount of servicing capacity. ▪ A 9% BTE share has been identified for Providence RD CPR Overpass Railroad Crossing to reflect the replacement cost of the existing facility.
Culvert Works	<ul style="list-style-type: none"> ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development. ▪ 67% BTE applied to Hancock Rd. Box Culvert, which recognizes that the existing culvert is being replaced.
Intersection Works	<ul style="list-style-type: none"> ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development. ▪ 50% BTE applied to intersection works where an existing asset is being replaced. The replacement of the existing intersection will result in additional capacity to service development.

Roads Project	Description
Railroad Crossing Improvements - Lights, Traffic Arm, etc.	<ul style="list-style-type: none"> ▪ Projects related to minor improvements to enhance safety of crossing in response to growth occurring. ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development.
Road Works - New Urban Collectors	<ul style="list-style-type: none"> ▪ Relates to the construction of net new urban collector road segments. ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development.
Road Works - Collector Road Oversizing	<ul style="list-style-type: none"> ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development.
Road Works - Rural to Urban Collector	<ul style="list-style-type: none"> ▪ Relates to the redevelopment of existing roads at a “rural” standard to a higher “urban” standard. These upgrades would not be required in the absence of growth occurring across the Municipality. ▪ 8%-14% BTE shares are calculated based on the length of the existing road segment and the cost to maintain the asset over the planning horizon (new overlays often referred to as a “shave and pave” which includes minor base repairs, catchbasin works, and curb repairs).

Roads Project	Description
Road Works - Rural Upgrade / Rural Redevelopment	<ul style="list-style-type: none"> ▪ Includes upgrades of rural roads. Upgrading and redeveloping rural roads creates additional capacity to service future development across the Municipality. ▪ 50% BTE share is applied to these projects. ▪ 7% BTE share has been applied to Concession Road 4 Upgrade.
Roads Works – Semi Urban to Urban Collector	<ul style="list-style-type: none"> ▪ 8% -10% BTE shares reflect the upgrade of road segments from a semi-urban to urban standard.
Road Works - New 4-lane Urban Collector	<ul style="list-style-type: none"> ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development.
Road Works - New 4-lane Urban Arterial	<ul style="list-style-type: none"> ▪ 0% BTE has been applied to net new assets required to meet the increased need arising for a new development.
Road Works - Reconstruct Rural Road to Regional Standard	<ul style="list-style-type: none"> ▪ Relates to the redevelopment of existing roads at a “rural” standard to a higher “Regional” standard. These upgrades would not be required in the absence of growth occurring across the Municipality. ▪ 10% BTE share calculated based on the length of the existing road segment and the cost to maintain the asset over the planning horizon (new overlays often referred to as a “shave and pave” which includes minor base repairs, catch basin works, and curb repairs).

Roads Project	Description
Sidewalks	<ul style="list-style-type: none"> ▪ 0% BTE share applied to sidewalks located in new development areas ▪ 25-80% BTE share applied to sidewalks within existing areas with anticipated future growth
Active Transportation Infrastructure	<ul style="list-style-type: none"> ▪ The Municipality’s investment in active transportation infrastructure is, in part, aimed at increasing the share of transportation trips using travel methods other than single occupancy vehicles, this will provide reduce traditional road infrastructure investment needs. ▪ 10% BTE which reflects the overall BTE allocation applied to other road segments (e.g. new collectors and arterials, upgrades to urban and regional standards etc.).
Street Lighting Works	<ul style="list-style-type: none"> ▪ BTE shares are based on the BTE shares used for corresponding roads projects in the Region of Durham’s 2023 DC Background Study
Streetscaping	<ul style="list-style-type: none"> ▪ 50% BTE reflects that existing infrastructure will be replaced as part of streetscaping improvements, but additional servicing capacity will also be created.
Studies	<ul style="list-style-type: none"> ▪ 10% BTE applied to Active Transportation related studies ▪ 25% BTE applied to Transportation Master Plan related studies ▪ 0% BTE applied to studies related to DC project implementation (traffic monitoring)

Roads Project	Description
Non-Site Specific Improvements	<ul style="list-style-type: none"> 33% BTE applied to erosion protection works.

After these adjustments, the total Roads and Related capital program amounts to \$343.4 million. Available reserves in the amount of \$22.8 million have been applied to projects occurring in the initial years of the capital program. Approximately \$60.0 million has been deemed a post-2034 share and will be considered for recovery under future development charges.

iii. Summary of Capital Costs and Calculation of Unadjusted Rates

The development-related cost is allocated 78%, or \$264.9 million to the residential sector resulting in an unadjusted rate of \$7,402 per capita. A further 8%, or \$28.0 million to the industrial sector, 14%, or \$47.5 million to the non-industrial sector based on shares of 10-year growth in employment. This yields an unadjusted development charge as follows:

- Industrial** = \$88.91 per square metre
- Non-Industrial** = \$203.51 per square metre

Table 3 Cash Flow Analysis

The following table summarizes the calculation of the Services Related to a Highway development charge.

SERVICES RELATED TO A HIGHWAY SUMMARY							
2025 - 2034		Unadjusted Development Charge			Adjusted Development Charge		
Development-Related Capital Program		Residential	Industrial	Non-Industrial	Residential	Industrial	Non-Industrial
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/sq.m	\$/capita	\$/sq.m	\$/sq.m
\$491,453,213	\$341,328,845	\$7,401.81	\$88.91	\$203.51	\$7,482.00	\$88.05	\$201.35

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

2025

Buildings Facility Name	(# of square feet)															UNIT COST (\$/sq. ft.)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Clarington Fields Storage Building	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	1,350	\$100
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	14,812	14,812	14,812	\$500
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	1,152	1,152	1,152	\$100
Hampton Quonset Hut - Old Scugog Road Hampton	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	2,450	\$100
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	1,232	1,232	1,232	\$100
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	11,035	11,035	11,035	\$100
Hampton Storage Trailers	704	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	1,344	\$100
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	5,122	5,122	5,122	\$500
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	1,423	1,423	1,423	\$100
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	1,232	1,232	1,232	\$100
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	11,035	11,035	11,035	\$100
Parks Operations Depot (Depot 42)	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	5,208	\$500
Parks Operations Depot Sand Dome	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	8,210	\$100
Total (sq.ft.)	64,965	65,605														
Total (\$000)	\$16,553.3	\$16,617.3														



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

Parkings Lots, Access Roads & Other Paved Infrastructure Facility Name	# of hectares															UNIT COST (\$/ha)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Asphalt																
Hampton Operations Centre	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	
Orono Operations Depot	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	
Gravel																
Hampton Operations Centre	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	
Hampton property Old Scugog Road (Quonset Hut)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	
Orono Operations Depot	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	
Parks Operations Depot (Depot 42)	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	
Total (ha)	5.53															
Total (\$000)	\$5,678.5															

Equipment Facility Name	Total Value of Furniture and Equipment (\$)															UNIT COST (\$/item)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Brine Tanks	-	-	-	-	4	4	4	4	4	4	4	4	4	4	4	
Fuel Tanks	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	
Hoist	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	
Total (ha)	5	5	5	5	9											
Total (\$000)	\$229.0	\$229.0	\$229.0	\$229.0	\$509.0											

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

Furniture Facility Name	Total Value of Furniture and Equipment (\$)														
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Building Services Expansion (Former Animal Services)	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200	\$10,200
Depot One - Hampton	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000	\$395,000
Depot One - Storage Building Sign Shed	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900	\$33,900
Depot Three - Orono Depot	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700	\$54,700
Depot Three - Storage Building	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400
Hampton property Old Scugog Road (Quonset Hut)	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400	\$27,400
Miscellaneous Parks/Recreation & Cemetery	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700	\$19,700
Parks Operations Depot (Depot 42)	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800
Total (\$000)	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1	\$578.1

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

Roads Fleet & Related Equipment	# of Vehicles or Equipment															2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	UNIT COST (\$/vehicle)	
Roads and Public Works																	
Billy Goat	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$3,400
Bobcat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Cars and Vans	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$62,700
Compact Excavator	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$166,400
Gator	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$20,800
Heavy Duty Trucks - Flushers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$498,800
Heavy Duty Trucks - Single Axle	13	13	13	13	13	13	13	13	13	13	13	14	15	16	17	17	\$312,300
Heavy Duty Trucks - Sweepers	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$470,300
Heavy Duty Trucks - Tandems	13	13	13	13	13	13	14	16	16	16	16	16	16	16	16	16	\$358,100
Light Duty Trucks	18	19	22	24	24	25	26	27	27	27	27	27	27	27	27	27	\$104,000
Loaders/Graders/Chipper - Brushcutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,700
Loaders/Graders/Chippers - Backhoes	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$259,100
Loaders/Graders/Chippers - Chippers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$124,400
Loaders/Graders/Chippers - Excavator	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	\$851,700
Loaders/Graders/Chippers - Graders	2	2	2	2	2	2	2	2	2	2	2	3	3	4	4	4	\$645,500
Loaders/Graders/Chippers - Loaders	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$417,800
Medium Duty Trucks	7	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$125,400
Sidewalk Tractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	\$184,900
Steamer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	2	\$31,200
Tractors	3	3	4	4	4	4	1	1	1	1	1	1	1	1	1	1	\$297,900
Trailers	6	6	7	6	6	5	5	5	5	5	5	5	6	7	8	8	\$50,000
Total (#)	77	79	86	88	88	86	88	91	91	91	91	93	95	98	106		
Total (\$000)	\$18,498.4	\$18,727.8	\$19,634.2	\$20,262.5	\$20,262.5	\$19,454.0	\$19,916.1	\$20,736.3	\$20,736.3	\$20,736.3	\$20,736.3	\$21,694.1	\$22,056.4	\$23,064.2	\$23,948.3		

Parks & Rec Vehicles and Equipment	# of Vehicles or Equipment															Unit Cost	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/vehicle)	
Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	2	\$ 259,100
Ballpark Groomer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$ 58,400
Beach Groomer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$ 52,000
Cars and Vans	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 62,700
Heavy Duty Trucks - Compactors	1	1	2	2	2	2	2	2	2	2	2	2	2	1	1	1	\$ 250,800
Heavy Duty Trucks - Forestry Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 309,300
Ice Resurfacers	2	2	2	3	4	4	4	4	5	6	6	6	6	6	6	6	\$ 156,000
Light Duty Trucks	2	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	\$ 104,000
Medium Duty Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 125,400
Mobile Stage	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$ 184,900
Top Dresser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 34,600
Tractor/Mowers/ATV's - ATV's	1	1	1	1	1	1	1	1	1	2	2	2	2	2	2	2	\$ 19,300
Tractor/Mowers/ATV's - Loaders	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 172,300
Tractor/Mowers/ATV's - Mowers	7	7	7	7	7	7	7	7	7	7	7	7	7	8	8	8	\$ 18,200
Tractor/Mowers/ATV's - Tractors	3	3	3	3	3	3	3	3	3	3	3	5	8	10	10	10	\$ 71,900
Trailers	12	13	15	14	14	10	10	10	10	11	11	11	11	11	11	11	\$ 20,800
Total (#)	34	35	38	38	39	37	38	38	39	43	43	45	48	51	51		
Total (\$000)	\$2,346.2	\$2,367.0	\$2,659.4	\$2,794.6	\$2,950.6	\$3,110.7	\$3,214.7	\$3,214.7	\$3,370.7	\$3,618.8	\$3,618.8	\$3,786.6	\$3,954.3	\$4,148.6	\$4,148.6		

Total (#)	111	114	124	126	127	123	126	129	130	134	134	138	143	149	157		
TOTAL	\$20,844.6	\$21,094.8	\$22,293.6	\$23,057.1	\$23,213.1	\$22,564.7	\$23,130.8	\$23,951.0	\$24,107.0	\$24,355.1	\$24,355.1	\$25,480.7	\$26,010.7	\$27,212.8	\$28,096.9		



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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED

Road Type	Lane Kilometres of Major Roadway															UNIT COST (\$/km)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Rural Collector	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	\$1,814,703
Rural Arterial	167.39	167.39	167.39	166.96	167.40	167.40	167.40	165.62	165.62	166.3	166.3	166.3	166.3	166.3	168.94	\$1,995,952
Urban & Semi-Urban Collector	83.67	84.10	84.35	84.75	85.72	86.27	86.68	86.88	87.01	88.31	88.49	88.63	88.99	88.99	89.62	\$2,490,956
Urban & Semi-Urban Arterial	76.21	77.69	80.54	83.61	85.23	86.47	88.56	88.92	88.92	90.43	92.38	94.40	95.01	95.01	95.01	\$2,860,979
Total (#)	337	339	342	346	349	350	353	352	352	355	357	360	360	360	364	
Total (\$000)	\$779,065.9	\$784,384.3	\$793,134.4	\$802,068.8	\$809,976.5	\$814,921.5	\$821,929.5	\$819,887.8	\$820,224.4	\$829,124.0	\$835,163.8	\$841,304.1	\$843,913.9	\$843,913.9	\$850,750.8	

Bridges & Culverts Description	# of Bridges & Culverts															UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Road Bridges	90	90	90	90	91	91	91	91	92	95	95	95	95	95	95	\$1,320,000
Structural Culverts	45	57	49	50	50	50	50	52	54	54	54	56	57	57	57	\$1,050,000
Total (#)	135	147	139	140	141	141	141	143	146	149	149	151	152	152	152	
Total (\$000)	\$166,050.0	\$178,650.0	\$170,250.0	\$171,300.0	\$172,620.0	\$172,620.0	\$172,620.0	\$174,720.0	\$178,140.0	\$182,100.0	\$182,100.0	\$184,200.0	\$185,250.0	\$185,250.0	\$185,250.0	

Streetlights, Signals & Crossings Description	# of Streetlights, Signals and Crossings															UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Streetlight Luminaires	1,869	1,870	1,884	1,894	1,904	1,918	1,918	1,920	2,647	8,062	8,887	8,893	8,927	9,229	9,323	\$600
Streetlight Poles	8,592	8,592	8,603	8,603	8,603	8,603	8,603	8,613	8,613	8,615	8,757	8,763	8,769	8,800	8,875	\$6,500
Signalized Intersections	15	15	15	17	17	18	18	20	20	20	21	22	23	23	23	\$290,000
Pedestrian Crossings	-	-	-	-	-	-	-	-	-	1	4	5	5	5	8	\$64,000
Roundabouts	2	2	2	2	2	2	3	3	4	5	6	6	6	6	6	\$581,597
Total (#)	10,478	10,479	10,504	10,516	10,526	10,541	10,542	10,556	11,284	16,703	17,675	17,689	17,730	18,063	18,235	
Total (\$000)	\$62,482.6	\$62,483.2	\$62,563.1	\$63,149.1	\$63,155.1	\$63,453.5	\$64,035.1	\$64,681.3	\$65,699.1	\$69,606.7	\$72,088.3	\$72,484.9	\$72,834.3	\$73,217.0	\$73,952.9	

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MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334
Historic Employment	22,072	22,328	23,196	24,098	25,035	26,008	27,019	27,576	28,145	28,726	29,319	29,923	30,751	31,602	32,477
INVENTORY SUMMARY (\$000)	105,229	106,876	109,186	111,555	113,984	116,474	119,029	121,397	123,812	126,276	128,789	131,350	134,110	136,930	139,811

Roads and Related	\$1,007,598.5	\$1,025,517.5	\$1,025,947.5	\$1,036,517.9	\$1,045,751.6	\$1,050,995.0	\$1,058,584.6	\$1,059,289.1	\$1,064,063.5	\$1,080,830.7	\$1,089,352.1	\$1,097,988.9	\$1,101,998.2	\$1,102,380.9	\$1,109,953.6
Operations	\$43,883.5	\$44,197.7	\$45,396.5	\$46,160.0	\$46,596.0	\$45,947.6	\$46,513.7	\$47,333.9	\$47,489.9	\$47,738.0	\$47,738.0	\$48,863.6	\$49,393.6	\$50,595.7	\$51,479.8
Total (\$000)	\$1,051,482.0	\$1,069,715.2	\$1,071,344.0	\$1,082,677.9	\$1,092,347.6	\$1,096,942.6	\$1,105,098.3	\$1,106,623.0	\$1,111,553.4	\$1,128,568.7	\$1,137,090.1	\$1,146,852.5	\$1,151,391.8	\$1,152,976.6	\$1,161,433.4

SERVICE LEVEL (\$/capita)

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Average Service Level
Roads and Related	\$9,575.29	\$9,595.41	\$9,396.33	\$9,291.54	\$9,174.55	\$9,023.43	\$8,893.50	\$8,725.83	\$8,594.19	\$8,559.27	\$8,458.43	\$8,359.26	\$8,217.12	\$8,050.69	\$7,938.96	\$8,790.25
Operations	\$417.03	\$413.54	\$415.77	\$413.79	\$408.79	\$394.49	\$390.78	\$389.91	\$383.56	\$378.04	\$370.67	\$372.01	\$368.31	\$369.50	\$368.21	\$390.29
Total (\$/population & employment)	\$9,992.32	\$10,008.95	\$9,812.10	\$9,705.33	\$9,583.34	\$9,417.92	\$9,284.28	\$9,115.74	\$8,977.75	\$8,937.32	\$8,829.09	\$8,731.27	\$8,585.43	\$8,420.19	\$8,307.17	\$9,180.55

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$9,180.55
Household & Employment Growth 2025-2034	38,395
Maximum Allowable Funding Envelope	\$352,487,086

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CLARINGTON
 2025 DEVELOPMENT CHARGES BACKGROUND STUDY
 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Operations Infrastructure	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing %	Benefit to Existing \$	Total DC Eligible	Available DC Reserves	2025 2034	Post 2034	
Buildings & Equipment											
1	Future Clarington Operations Centre	2026 - 2028	\$77,800,000	\$0	\$77,800,000	0%	\$0	\$77,800,000	\$9,914,805	\$67,885,195	\$0
2	South Courtice Satellite Facility	2035 - 2035	\$7,500,000	\$0	\$7,500,000	0%	\$0	\$7,500,000	\$0	\$0	\$7,500,000
Municipal Fleet and Equipment - Roads											
3	Two 1 Ton Crew Cab Pickup	2025 - 2025	\$190,950	\$0	\$190,950	0%	\$0	\$190,950	\$190,950	\$0	\$0
4	Two 1 Ton Crew Cab Dump	2025 - 2025	\$241,200	\$0	\$241,200	0%	\$0	\$241,200	\$241,200	\$0	\$0
5	Two Single Axle Combo Plow	2025 - 2025	\$683,400	\$0	\$683,400	0%	\$0	\$683,400	\$683,400	\$0	\$0
6	Mechanical Street Sweeper	2025 - 2025	\$351,750	\$0	\$351,750	0%	\$0	\$351,750	\$351,750	\$0	\$0
7	Rotary Mower Head	2025 - 2025	\$50,250	\$0	\$50,250	0%	\$0	\$50,250	\$50,250	\$0	\$0
8	Flail Mower Head	2025 - 2025	\$50,250	\$0	\$50,250	0%	\$0	\$50,250	\$50,250	\$0	\$0
9	Roller Pro Attachments	2025 - 2025	\$100,500	\$0	\$100,500	0%	\$0	\$100,500	\$100,500	\$0	\$0
10	Diagnostic Scanner	2025 - 2025	\$20,352	\$0	\$20,352	0%	\$0	\$20,352	\$20,352	\$0	\$0
11	Small Equipment Upgrades	2025 - 2025	\$30,528	\$0	\$30,528	0%	\$0	\$30,528	\$30,528	\$0	\$0
12	Two Single Axle Combo Plows	2026 - 2026	\$686,000	\$0	\$686,000	0%	\$0	\$686,000	\$686,000	\$0	\$0
13	1 Ton Mini Excavator	2026 - 2026	\$261,000	\$0	\$261,000	0%	\$0	\$261,000	\$261,000	\$0	\$0
14	1 Ton Crew Cab Pickup	2026 - 2026	\$95,000	\$0	\$95,000	0%	\$0	\$95,000	\$95,000	\$0	\$0
15	1 Ton Crew cab Dump	2026 - 2026	\$121,000	\$0	\$121,000	0%	\$0	\$121,000	\$121,000	\$0	\$0
16	Two Single Axle Combo Plows	2027 - 2027	\$689,000	\$0	\$689,000	0%	\$0	\$689,000	\$0	\$689,000	\$0
17	Two Single Axle Combo Plows	2028 - 2028	\$691,000	\$0	\$691,000	0%	\$0	\$691,000	\$0	\$691,000	\$0
18	Two Single Axle Combo Plows	2029 - 2029	\$694,000	\$0	\$694,000	0%	\$0	\$694,000	\$0	\$694,000	\$0
19	1 Ton Crew Cab Dump	2029 - 2029	\$126,000	\$0	\$126,000	0%	\$0	\$126,000	\$0	\$126,000	\$0
20	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$5,082,180	\$0	\$5,082,180	0%	\$0	\$5,082,180	\$0	\$5,082,180	\$0
Municipal Fleet and Equipment - Parks											
21	1 Ton Crew Cab Dump	2025 - 2025	\$120,600	\$0	\$120,600	0%	\$0	\$120,600	\$120,600	\$0	\$0
22	Sportsfield Tow Behind Mower Attachment for Tractors	2025 - 2025	\$30,150	\$0	\$30,150	0%	\$0	\$30,150	\$30,150	\$0	\$0
23	Wide Area Mower/Sportsfield Mower	2025 - 2025	\$125,625	\$0	\$125,625	0%	\$0	\$125,625	\$125,625	\$0	\$0
24	Two Landscape Trailers	2025 - 2025	\$30,150	\$0	\$30,150	0%	\$0	\$30,150	\$30,150	\$0	\$0
25	Tractor Attachments-Aerator, Fertilizer Spreader, Top	2025 - 2025	\$25,125	\$0	\$25,125	0%	\$0	\$25,125	\$25,125	\$0	\$0
26	Water Tank Insert	2025 - 2025	\$10,050	\$0	\$10,050	0%	\$0	\$10,050	\$10,050	\$0	\$0
27	Two 1/2 Ton Crew Cab Pickups	2025 - 2025	\$230,950	\$0	\$230,950	0%	\$0	\$230,950	\$230,950	\$0	\$0
28	Water Trailer	2026 - 2026	\$19,000	\$0	\$19,000	0%	\$0	\$19,000	\$19,000	\$0	\$0
29	1 Ton Crew Cab Dump	2026 - 2026	\$121,000	\$0	\$121,000	0%	\$0	\$121,000	\$121,000	\$0	\$0
30	1/2 Ton Crew Cab Pickup	2026 - 2026	\$111,000	\$0	\$111,000	0%	\$0	\$111,000	\$111,000	\$0	\$0
31	Landscape Trailer	2027 - 2027	\$15,000	\$0	\$15,000	0%	\$0	\$15,000	\$0	\$15,000	\$0
32	Foamstream Weed Control Unit	2027 - 2027	\$42,000	\$0	\$42,000	0%	\$0	\$42,000	\$0	\$42,000	\$0
33	1/2 Ton Crew Cab Pickup	2027 - 2027	\$112,000	\$0	\$112,000	0%	\$0	\$112,000	\$0	\$112,000	\$0
34	Four Trailers	2028 - 2028	\$68,000	\$0	\$68,000	0%	\$0	\$68,000	\$0	\$68,000	\$0
35	Foamstream Weed Control Unit	2028 - 2028	\$48,000	\$0	\$48,000	0%	\$0	\$48,000	\$0	\$48,000	\$0
36	Sportsfield Mower/Wide Area Mower (16 ft.)	2028 - 2028	\$131,000	\$0	\$131,000	0%	\$0	\$131,000	\$0	\$131,000	\$0
37	Four Zero Turn Mowers	2028 - 2028	\$108,000	\$0	\$108,000	0%	\$0	\$108,000	\$0	\$108,000	\$0
38	Two Mowers (11 ft.)	2028 - 2028	\$168,000	\$0	\$168,000	0%	\$0	\$168,000	\$0	\$168,000	\$0
39	Haul All Crane - Parks Garbage Truck	2029 - 2029	\$253,000	\$0	\$253,000	0%	\$0	\$253,000	\$0	\$253,000	\$0
40	Zero Turn Mower	2029 - 2029	\$26,000	\$0	\$26,000	0%	\$0	\$26,000	\$0	\$26,000	\$0
41	Mower (11 ft.)	2029 - 2029	\$84,000	\$0	\$84,000	0%	\$0	\$84,000	\$0	\$84,000	\$0
42	Trailer	2029 - 2029	\$16,000	\$0	\$16,000	0%	\$0	\$16,000	\$0	\$16,000	\$0

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CLARINGTON
 2025 DEVELOPMENT CHARGES BACKGROUND STUDY
 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Operations Infrastructure		Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing %	Benefit to Existing \$	Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
43	1 Ton Crew Cab Utility Truck	2029 - 2029	\$126,000	\$0	\$126,000	0%	\$0	\$126,000	\$0	\$126,000	\$0
44	Forestry Crane Truck with Chipper Box	2029 - 2029	\$212,000	\$0	\$212,000	0%	\$0	\$212,000	\$0	\$212,000	\$0
45	Chipper	2029 - 2029	\$159,000	\$0	\$159,000	0%	\$0	\$159,000	\$0	\$159,000	\$0
46	Stump Grinder	2029 - 2029	\$106,000	\$0	\$106,000	0%	\$0	\$106,000	\$0	\$106,000	\$0
47	Dump Trailer	2029 - 2029	\$21,000	\$0	\$21,000	0%	\$0	\$21,000	\$0	\$21,000	\$0
48	Two 1/2 Ton Crew Cab Pickups	2029 - 2029	\$225,000	\$0	\$225,000	0%	\$0	\$225,000	\$0	\$225,000	\$0
49	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$2,743,650	\$0	\$2,743,650	0%	\$0	\$2,743,650	\$0	\$2,743,650	\$0
Municipal Fleet and Equipment - Community Services											
50	1 Ton Maintenance Van with Outfitting	2025 - 2025	\$90,450	\$0	\$90,450	0%	\$0	\$90,450	\$90,450	\$0	\$0
51	1/2 Ton Regular Cab Pickup	2025 - 2025	\$115,475	\$0	\$115,475	0%	\$0	\$115,475	\$115,475	\$0	\$0
52	25 ft. Scissor Lift	2026 - 2026	\$34,000	\$0	\$34,000	0%	\$0	\$34,000	\$34,000	\$0	\$0
53	Two Cargo Vans with Outfitting	2026 - 2026	\$171,000	\$0	\$171,000	0%	\$0	\$171,000	\$171,000	\$0	\$0
54	Two Ice Resurfacers	2026 - 2026	\$346,000	\$0	\$346,000	0%	\$0	\$346,000	\$346,000	\$0	\$0
55	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$756,925	\$0	\$756,925	0%	\$0	\$756,925	\$0	\$756,925	\$0
Municipal Fleet and Equipment - Legislative Services											
56	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$85,325	\$0	\$85,325	0%	\$0	\$85,325	\$0	\$85,325	\$0
Municipal Fleet and Equipment - Planning & Infrastructure											
57	Electric Car	2025 - 2025	\$65,000	\$0	\$65,000	0%	\$0	\$65,000	\$65,000	\$0	\$0
58	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$65,000	\$0	\$65,000	0%	\$0	\$65,000	\$0	\$65,000	\$0
Studies											
59	Fleet Master Plan	2025 - 2025	\$40,000	\$0	\$40,000	78%	\$31,382	\$8,618	\$8,618	\$0	\$0
Sub-total Operations			\$102,720,835	\$0	\$102,720,835		\$31,382	\$102,689,453	\$14,451,178	\$80,738,275	\$7,500,000

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure	From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing %	Benefit to Existing \$	Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
Bridge Structure Works													
1	Longworth Ave. Structure at Brookhill	Brookhill Tributary Crossing		2027 - 2027	\$1,826,000	\$0	\$1,826,000	0%	\$0	\$1,826,000	\$0	\$1,826,000	\$0
2	Grady Dr. Structure (and Road Link)	At Foster Creek		2029 - 2029	\$4,497,500	\$0	\$4,497,500	0%	\$0	\$4,497,500	\$0	\$4,497,500	\$0
3	Lambs Rd. Grade Separation	at CNR Crossing		2029 - 2034	\$22,588,800	\$0	\$22,588,800	3%	\$745,000	\$21,843,800	\$0	\$21,843,800	\$0
4	Bennett Rd.	At Soper Creek Tributary		2036 - 2036	\$1,668,700	\$0	\$1,668,700	50%	\$834,350	\$834,350	\$0	\$0	\$834,350
5	Providence Rd CPR Overpass Railroad Crossing			2027 - 2034	\$12,000,000	\$0	\$12,000,000	9%	\$1,064,000	\$10,936,000	\$0	\$10,936,000	\$0
Culvert Works													
6	Hancock Rd. Box Culvert	at Black Creek Tributary		2027 - 2027	\$1,457,900	\$0	\$1,457,900	67%	\$977,596	\$480,304	\$0	\$480,304	\$0
7	Lambs Rd. Box Culvert - Extension	at Soper Creek Tributary		2028 - 2028	\$286,400	\$0	\$286,400	0%	\$0	\$286,400	\$0	\$286,400	\$0
8	Baseline Rd. Culvert - Extension	at Darlington Creek		2032 - 2032	\$286,400	\$0	\$286,400	0%	\$0	\$286,400	\$0	\$286,400	\$0
9	Baseline Road Culvert - Extension	140m East of Holt Rd.		2033 - 2033	\$286,400	\$0	\$286,400	0%	\$0	\$286,400	\$0	\$286,400	\$0
10	Baseline Rd. Culvert - Extension	at Robinson Creek (w. of R.R. 34)		2033 - 2033	\$286,400	\$0	\$286,400	0%	\$0	\$286,400	\$0	\$286,400	\$0
11	Baseline Rd. Culvert - Extension	at Tooley Creek (e. of R.R. 34)		2034 - 2034	\$286,400	\$0	\$286,400	0%	\$0	\$286,400	\$0	\$286,400	\$0
Intersection Works													
12	George Reynolds Dr.	At Courtice Rd.		2025 - 2025	\$1,186,400	\$0	\$1,186,400	0%	\$0	\$1,186,400	\$1,186,400	\$0	\$0
13	Green Rd.	At Brookhill		2026 - 2026	\$210,900	\$0	\$210,900	50%	\$105,450	\$105,450	\$105,450	\$0	\$0
14	King Ave./Baldwin St./North Street			2026 - 2026	\$415,800	\$0	\$415,800	50%	\$207,900	\$207,900	\$207,900	\$0	\$0
15	King St.	At Ontario St.		2026 - 2026	\$210,900	\$0	\$210,900	50%	\$105,450	\$105,450	\$105,450	\$0	\$0
16	Longworth Ave./Green Rd. (Intersection)			2027 - 2027	\$415,800	\$0	\$415,800	50%	\$207,900	\$207,900	\$0	\$207,900	\$0
17	Bennett Rd.	At Lake Road		2027 - 2027	\$711,400	\$0	\$711,400	50%	\$355,700	\$355,700	\$0	\$355,700	\$0
18	Trulls Rd.	At Sandringham Dr.		2027 - 2027	\$711,400	\$0	\$711,400	50%	\$355,700	\$355,700	\$0	\$355,700	\$0
19	Baseline Rd.	At Haines St.		2028 - 2028	\$491,700	\$0	\$491,700	0%	\$0	\$491,700	\$0	\$491,700	\$0
20	Baseline Rd.	At Caristrap St.		2028 - 2028	\$491,700	\$0	\$491,700	0%	\$0	\$491,700	\$0	\$491,700	\$0
21	Baseline Rd.	At Mearns Ave./Mearns Ct.		2028 - 2028	\$983,400	\$0	\$983,400	0%	\$0	\$983,400	\$0	\$983,400	\$0
22	Clarington Blvd.	At Prince William Blvd		2029 - 2029	\$513,600	\$0	\$513,600	50%	\$256,800	\$256,800	\$0	\$256,800	\$0
23	Mearns Ave./Concession St. (Signals)			2031 - 2031	\$415,800	\$0	\$415,800	50%	\$207,900	\$207,900	\$0	\$207,900	\$0
24	Baseline Rd.	At Maple Grove Rd.		2032 - 2032	\$983,400	\$0	\$983,400	0%	\$0	\$983,400	\$0	\$983,400	\$0
25	Conc. St. E/Lambs Rd. Intersection			2032 - 2032	\$415,800	\$0	\$415,800	50%	\$207,900	\$207,900	\$0	\$207,900	\$0
26	King St./Scugog St. (Intersection)			2035 - 2035	\$711,400	\$0	\$711,400	50%	\$355,700	\$355,700	\$0	\$0	\$355,700
27	Toronto St./Mill St. Intersection			2035 - 2035	\$210,900	\$0	\$210,900	50%	\$105,450	\$105,450	\$0	\$0	\$105,450
28	Trulls Rd.	At George Reynolds Dr.		2036 - 2036	\$711,400	\$0	\$711,400	50%	\$355,700	\$355,700	\$0	\$0	\$355,700
29	Baseline Rd./Holt Rd. (Signals)			2036 - 2036	\$415,800	\$0	\$415,800	50%	\$207,900	\$207,900	\$0	\$0	\$207,900
30	Baseline Rd.	At Simpson Ave.		2036 - 2036	\$812,900	\$0	\$812,900	0%	\$0	\$812,900	\$0	\$0	\$812,900
31	Holt Rd./Bloor St. (Signals)			2036 - 2036	\$415,800	\$0	\$415,800	50%	\$207,900	\$207,900	\$0	\$0	\$207,900
32	Longworth Ave.	At Mearns Ave.		2036 - 2036	\$312,600	\$0	\$312,600	50%	\$156,300	\$156,300	\$0	\$0	\$156,300
33	ICS - Hancock Rd	At Nash Rd		2025 - 2034	\$40,600	\$0	\$40,600	0%	\$0	\$40,600	\$0	\$40,600	\$0
34	ICS - Hancock Rd	At Bloor St		2025 - 2034	\$40,600	\$0	\$40,600	0%	\$0	\$40,600	\$0	\$40,600	\$0
35	ICS - Lambs Rd	At Concession St E		2025 - 2034	\$40,600	\$0	\$40,600	0%	\$0	\$40,600	\$0	\$40,600	\$0

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TABLE 2

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure	From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing %	Benefit to Existing \$	Total DC Eligible	Available DC Reserves	2025 2034	Post 2034	
Railroad Crossing Improvements - Lights, Traffic Arm, etc.														
36	Bennett Rd. Railroad Crossing	at CNR Level Crossing		2027 - 2027	\$387,400	\$0	\$387,400	0%	\$0	\$387,400	\$0	\$387,400	\$0	
37	Arthur St. Railroad Crossing	at C.P.R Level Crossing		2029 - 2034	\$957,100	\$0	\$957,100	0%	\$0	\$957,100	\$0	\$957,100	\$0	
38	Prestonvale Rd. Railroad Crossing	at CPR Level Crossing		2031 - 2031	\$645,700	\$0	\$645,700	0%	\$0	\$645,700	\$0	\$645,700	\$0	
39	Provision for Future Railroad Crossing Improvements			2025 - 2034	\$507,500	\$0	\$507,500	0%	\$0	\$507,500	\$0	\$507,500	\$0	
Road Works - New Urban Collectors														
40	George Reynolds Dr.	Courtice Rd.	Harry Gay Dr.	440.0	2025 - 2025	\$3,353,700	\$0	\$3,353,700	0%	\$0	\$3,353,700	\$3,353,700	\$0	\$0
41	West Side Drive Extension	Baseline Road	50m South of Baseline Road	50.0	2025 - 2025	\$286,100	\$0	\$286,100	0%	\$0	\$286,100	\$286,100	\$0	\$0
42	SBRC Road	Green Road	West Side Drive Extension	500.0	2025 - 2025	\$2,861,300	\$0	\$2,861,300	0%	\$0	\$2,861,300	\$2,861,300	\$0	\$0
43	Bennett Rd.	Hwy 2	Concession Rd. 3	3600.0	2036 - 2036	\$20,296,998	\$0	\$20,296,998	0%	\$0	\$20,296,998	\$0	\$0	\$20,296,998
Road Works - Collector Road Oversizing														
44	Longworth Ave. (Road Oversizing)	West Bowmanville Boundary	Green Rd.	420.0	2025 - 2025	\$189,500	\$0	\$189,500	0%	\$0	\$189,500	\$189,500	\$0	\$0
45	Longworth Ave. (Road Oversizing)	Bowmanville Creek	Green Rd.	1540.0	2027 - 2027	\$694,700	\$0	\$694,700	0%	\$0	\$694,700	\$0	\$694,700	\$0
47	Clarington Blvd Collector Road Oversizing	Stevens Rd	Nash Rd.		2029 - 2033	\$804,996	\$0	\$804,996	0%	\$0	\$804,996	\$0	\$804,996	\$0
Road Works - Rural to Urban Collector														
48	Conc. Rd. 3	500m East of Middle Rd.	Liberty St.	330.0	2026 - 2026	\$2,122,600	\$0	\$2,122,600	8%	\$165,000	\$1,957,600	\$1,957,600	\$0	\$0
49	Conc. Rd. 3	Liberty St.	90m W. of Jollow Dr.	390.0	2026 - 2026	\$2,454,000	\$0	\$2,454,000	8%	\$195,000	\$2,259,000	\$2,259,000	\$0	\$0
50	Green Rd.	Ross Wright	Future Longworth Avenue	150.0	2026 - 2026	\$964,800	\$0	\$964,800	8%	\$75,000	\$889,800	\$889,800	\$0	\$0
51	Baseline Rd.	Haines St.	Lambs Rd.	420.0	2028 - 2028	\$2,642,800	\$0	\$2,642,800	8%	\$210,000	\$2,432,800	\$0	\$2,432,800	\$0
52	Lambs Rd.	Highway 2	Concession St. E	1350.0	2027 - 2027	\$8,683,300	\$0	\$8,683,300	8%	\$675,000	\$8,008,300	\$0	\$8,008,300	\$0
53	Trulls Rd.	Bloor St. (Reg. Rd. 22)	Baseline Rd.	1820.0	2028 - 2028	\$9,527,200	\$0	\$9,527,200	10%	\$910,000	\$8,617,200	\$0	\$8,617,200	\$0
54	East Shore Dr.	Port Darlington Rd.	Lake Rd.	425.0	2028 - 2028	\$2,733,600	\$0	\$2,733,600	8%	\$212,500	\$2,521,100	\$0	\$2,521,100	\$0
55	Concession St. E.	Soper Creek Dr.	Lambs Rd.	490.0	2029 - 2029	\$3,405,500	\$0	\$3,405,500	7%	\$245,000	\$3,160,500	\$0	\$3,160,500	\$0
56	Haines St.	Baseline Rd.	Reg. Highway 2	920.0	2029 - 2029	\$5,917,500	\$0	\$5,917,500	8%	\$460,000	\$5,457,500	\$0	\$5,457,500	\$0
57	Nash Rd. (Future Clarington Blvd.)	South 90 degree Curve	North 90 degree Curve	590.0	2030 - 2030	\$3,794,900	\$0	\$3,794,900	8%	\$295,000	\$3,499,900	\$0	\$3,499,900	\$0
58	Lambs Rd.	Highway 401	Baseline Rd.	480.0	2031 - 2031	\$3,087,400	\$0	\$3,087,400	8%	\$240,000	\$2,847,400	\$0	\$2,847,400	\$0
59	Prestonvale Rd.	CPR Level Crossing	262m S. Southfield Ave.	1038.0	2031 - 2031	\$6,676,500	\$0	\$6,676,500	8%	\$519,000	\$6,157,500	\$0	\$6,157,500	\$0
60	Conc. Rd. 3	200m East of Reg. Rd. 57	100m West of Middle Rd.	520.0	2027 - 2027	\$3,344,700	\$0	\$3,344,700	8%	\$260,000	\$3,084,700	\$0	\$3,084,700	\$0
61	Baseline Rd.	170m East of Darlington Creek	Holt Rd.	1460.0	2032 - 2032	\$9,416,600	\$0	\$9,416,600	8%	\$730,000	\$8,686,600	\$0	\$8,686,600	\$0
62	Green Rd.	Future Longworth Ave.	670 m North of Longworth Ave.	670.0	2032 - 2032	\$4,309,500	\$0	\$4,309,500	8%	\$335,000	\$3,974,500	\$0	\$3,974,500	\$0
63	Lambs Rd.	Concession St. E	CPR Tracks	1110.0	2027 - 2032	\$7,139,600	\$0	\$7,139,600	8%	\$555,000	\$6,584,600	\$0	\$6,584,600	\$0
64	Baseline Rd.	Prestonvale Rd.	Trulls Rd.	1220.0	2033 - 2033	\$5,720,700	\$0	\$5,720,700	11%	\$610,000	\$5,110,700	\$0	\$5,110,700	\$0
65	Baseline Rd.	Reg. Rd. 34 (Courtice Rd.)	Hancock Road	820.0	2034 - 2034	\$3,959,600	\$0	\$3,959,600	10%	\$410,000	\$3,549,600	\$0	\$3,549,600	\$0
66	Concession St. E.	Lambs Rd.	Providence Rd.	830.0	2034 - 2034	\$5,338,600	\$0	\$5,338,600	8%	\$415,000	\$4,923,600	\$0	\$4,923,600	\$0
67	Bloor St. Upgrade	Courtice Rd	Hancock Rd	840.0	2027 - 2030	\$5,402,900	\$0	\$5,402,900	8%	\$420,000	\$4,982,900	\$0	\$4,982,900	\$0
68	Trulls Rd.	Billett Gate	Pebblestone Rd.	1070.0	2036 - 2036	\$6,882,300	\$0	\$6,882,300	8%	\$535,000	\$6,347,300	\$0	\$0	\$6,347,300
69	Bennett Rd.	South Service Rd.	South End (East Beach Rd.)	752.0	2027 - 2027	\$3,482,100	\$0	\$3,482,100	11%	\$376,000	\$3,106,100	\$0	\$3,106,100	\$0
70	Conc. Rd. 3	Mearns Ave	Lambs Rd.	820.0	2034 - 2034	\$6,652,700	\$0	\$6,652,700	6%	\$410,000	\$6,242,700	\$0	\$6,242,700	\$0
71	Conc. Rd. 3	Reg. Rd. 17	Arthur St.	738.0	2031 - 2034	\$2,557,100	\$0	\$2,557,100	14%	\$369,000	\$2,188,100	\$0	\$2,188,100	\$0
72	Bennett Rd.	Highway 401	Reg. Highway 2	940.0	2036 - 2036	\$3,257,000	\$0	\$3,257,000	14%	\$470,000	\$2,787,000	\$0	\$0	\$2,787,000
73	Hancock Rd.	Nash Rd.	0.65km North	662.0	2027 - 2027	\$2,293,800	\$0	\$2,293,800	14%	\$331,000	\$1,962,800	\$0	\$1,962,800	\$0
74	Hancock Rd.	275m South of Nash. Rd.	Nash Rd.	275.0	2027 - 2027	\$952,800	\$0	\$952,800	14%	\$137,500	\$815,300	\$0	\$815,300	\$0
75	Arthur St.	CPR Level Crossing	1.13km N. of CPR	1131.0	2029 - 2029	\$3,918,800	\$0	\$3,918,800	14%	\$565,500	\$3,353,300	\$0	\$3,353,300	\$0
76	Arthur St.	1.13 km North CPR Level Crossing	Conc. Rd. 3	515.0	2026 - 2032	\$1,784,400	\$0	\$1,784,400	14%	\$257,500	\$1,526,900	\$0	\$1,526,900	\$0

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MUNICIPALITY OF CLARINGTON
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SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure	From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing %	Benefit to Existing \$	Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
Road Works - Rural Upgrade / Rural Redevelopment													
77	Lambs Rd.	CPR Tracks		2026 - 2026	\$1,062,000	\$0	\$1,062,000	50%	\$531,000	\$531,000	\$531,000	\$0	\$0
78	Maple Grove Rd.	Hwy 2		2026 - 2026	\$902,700	\$0	\$902,700	50%	\$451,350	\$451,350	\$451,350	\$0	\$0
79	Middle Rd.	890m N of Conc 3		2026 - 2026	\$3,525,700	\$0	\$3,525,700	50%	\$1,762,850	\$1,762,850	\$1,762,850	\$0	\$0
80	Conc. Rd. 3	Lambs Rd.		2028 - 2028	\$2,654,900	\$0	\$2,654,900	50%	\$1,327,450	\$1,327,450	\$0	\$1,327,450	\$0
81	Old Scugog Rd.	Conc. Rd. 4		2030 - 2030	\$2,240,700	\$0	\$2,240,700	50%	\$1,120,350	\$1,120,350	\$0	\$1,120,350	\$0
82	Pebblestone Rd.	Reg. Rd. 55 (Townline Rd.)		2030 - 2030	\$1,306,200	\$0	\$1,306,200	50%	\$653,100	\$653,100	\$0	\$653,100	\$0
83	Pebblestone Rd.	Trulls Rd.		2030 - 2030	\$870,800	\$0	\$870,800	50%	\$435,400	\$435,400	\$0	\$435,400	\$0
84	Temperance St Upgrade	King St E		2025 - 2030	\$553,200	\$0	\$553,200	50%	\$276,600	\$276,600	\$0	\$276,600	\$0
86	Concession Road 4 Upgrade (Future Clarington Ops Depot/Fire Station)	Church St	400.0	2026 - 2028	\$3,000,000	\$0	\$3,000,000	7%	\$200,000	\$2,800,000	\$0	\$2,800,000	\$0
Road Works - Semi Urban to Urban Collector													
87	Nash Rd.	50m East of Harry Gay Dr.		2025 - 2028	\$1,957,600	\$0	\$1,957,600	8%	\$160,000	\$1,797,600	\$0	\$1,797,600	\$0
88	Baseline Rd.	Mearns Ct.		2028 - 2028	\$2,598,700	\$0	\$2,598,700	8%	\$210,000	\$2,388,700	\$0	\$2,388,700	\$0
89	Trulls Rd.	230m South of Yorkville Dr.		2028 - 2028	\$3,643,100	\$0	\$3,643,100	10%	\$360,000	\$3,283,100	\$0	\$3,283,100	\$0
90	Stevens Rd.	Reg. Rd. 57		2032 - 2032	\$1,486,300	\$0	\$1,486,300	9%	\$140,000	\$1,346,300	\$0	\$1,346,300	\$0
91	Queen Street Servicing Upgrade	Lambert St		2025 - 2028	\$637,000	\$0	\$637,000	9%	\$60,000	\$577,000	\$0	\$577,000	\$0
Road Works - New 4-lane Urban Collector													
92	Prince William Blvd.	Pethick St.		2029 - 2029	\$2,082,900	\$0	\$2,082,900	0%	\$0	\$2,082,900	\$0	\$2,082,900	\$0
93	Longworth Ave.	Holt Rd.		2030 - 2030	\$4,684,700	\$0	\$4,684,700	0%	\$0	\$4,684,700	\$0	\$4,684,700	\$0
94	Longworth Ave.	Maple Grove Rd.		2030 - 2030	\$2,305,500	\$0	\$2,305,500	0%	\$0	\$2,305,500	\$0	\$2,305,500	\$0
95	Energy Drive	410m East of Osborne Rd.		2032 - 2032	\$3,032,400	\$0	\$3,032,400	0%	\$0	\$3,032,400	\$0	\$3,032,400	\$0
96	Green Rd. Widening	Baseline Rd.		2030 - 2039	\$2,632,200	\$0	\$2,632,200	0%	\$0	\$2,632,200	\$0	\$1,350,900	\$1,281,300
97	Lambs Rd.	Port Darlington Rd.		2036 - 2036	\$2,067,000	\$0	\$2,067,000	0%	\$0	\$2,067,000	\$0	\$0	\$2,067,000
98	Baseline Rd.	Lambs Rd.		2034 - 2036	\$3,679,200	\$0	\$3,679,200	0%	\$0	\$3,679,200	\$0	\$1,888,242	\$1,790,958
Road Works - New 4-lane Urban Arterial													
99	Townline Road Extension	Townline Rd S		2031 - 2041	\$18,857,000	\$0	\$18,857,000	0%	\$0	\$18,857,000	\$0	\$9,677,806	\$9,179,194
100	Hancock Rd.	Bloor St.		2027 - 2039	\$13,187,700	\$0	\$13,187,700	0%	\$0	\$13,187,700	\$0	\$6,768,203	\$6,419,497
101	Meadowglade Road	East Limits	1800.0	2027 - 2039	\$15,375,283	\$0	\$15,375,283	0%	\$0	\$15,375,283	\$0	\$8,541,824	\$6,833,459
Road Works - Reconstruct Rural Road to Regional Standard													
102	Holt Rd.	Reg. Highway 2		2030 - 2030	\$1,596,300	\$0	\$1,596,300	10%	\$162,500	\$1,433,800	\$0	\$1,433,800	\$0
103	Holt Rd.	Baseline Rd.		2032 - 2034	\$1,498,800	\$0	\$1,498,800	10%	\$150,000	\$1,348,800	\$0	\$1,348,800	\$0
104	Holt Rd.	Baseline Rd.		2032 - 2034	\$9,459,600	\$0	\$9,459,600	10%	\$963,000	\$8,496,600	\$0	\$8,496,600	\$0
105	Holt Rd.	Bloor St.		2029 - 2034	\$3,438,100	\$0	\$3,438,100	10%	\$350,000	\$3,088,100	\$0	\$3,088,100	\$0
Sidewalks													
106	Bloor St. Sidewalk	Townline Rd. S		2025 - 2025	\$71,100	\$0	\$71,100	25%	\$17,775	\$53,325	\$53,325	\$0	\$0
107	Manvers Road (East Side Sidewalk)	Mill St.		2025 - 2025	\$115,700	\$0	\$115,700	80%	\$92,560	\$23,140	\$23,140	\$0	\$0
108	Prestonvale Rd. Sidewalk	Bloor St.		2025 - 2025	\$78,200	\$0	\$78,200	0%	\$0	\$78,200	\$78,200	\$0	\$0
109	Prestonvale Rd. Sidewalk	230m N of Bloor St.		2025 - 2025	\$55,800	\$0	\$55,800	0%	\$0	\$55,800	\$55,800	\$0	\$0
110	Reg. Rd. 57 Sidewalk East Side	140m N of Baseline Rd.		2026 - 2026	\$60,900	\$0	\$60,900	50%	\$30,450	\$30,450	\$30,450	\$0	\$0
111	Regional Rd. 17 Sidewalk East Side	Remi Ct.		2026 - 2026	\$196,900	\$0	\$196,900	80%	\$157,520	\$39,380	\$39,380	\$0	\$0
112	Regional Rd. 17 Sidewalk West Side	Remi Ct.		2026 - 2026	\$113,700	\$0	\$113,700	80%	\$90,960	\$22,740	\$22,740	\$0	\$0
113	Tooley Rd. Sidewalk	265m N of Nash Rd.		2026 - 2026	\$255,800	\$0	\$255,800	80%	\$204,640	\$51,160	\$51,160	\$0	\$0
114	Highway 2 Sidewalk	35/115 GO Parking Lot		2027 - 2027	\$326,800	\$0	\$326,800	0%	\$0	\$326,800	\$0	\$326,800	\$0
115	Highway 2 Sidewalk	Newcastle Fire Hall		2027 - 2027	\$146,200	\$0	\$146,200	0%	\$0	\$146,200	\$0	\$146,200	\$0
116	Trulls Rd. Sidewalk	Sandringham Dr.		2029 - 2029	\$106,600	\$0	\$106,600	50%	\$53,300	\$53,300	\$0	\$53,300	\$0
117	West Scugog Lane Sidewalk	Mill Ln (south leg)		2029 - 2029	\$189,800	\$0	\$189,800	80%	\$151,840	\$37,960	\$0	\$37,960	\$0
118	Bloor St. (North Side Sidewalk)	Courtice Rd.		2027 - 2030	\$291,300	\$0	\$291,300	25%	\$72,825	\$218,475	\$0	\$218,475	\$0



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Sidewalks													
119	Bloor St. (South Side Sidewalk)	Trulls Rd.	Courtice Rd.	2025 - 2025	\$1,351,000	\$0	\$1,351,000	25%	\$337,750	\$1,013,250	\$0	\$1,013,250	\$0
120	Bloor St. Sidewalk	210m E of Townline Rd.	415m E of Townline Rd.	2030 - 2030	\$69,000	\$0	\$69,000	25%	\$17,250	\$51,750	\$0	\$51,750	\$0
121	Bloor St. (South Side Sidewalk)	Robinson Creek	Trulls Rd.	2025 - 2025	\$271,000	\$0	\$271,000	25%	\$67,750	\$203,250	\$203,250	\$0	\$0
122	Reg. Rd. 57 Sidewalk East Side	Hartwell Ave.	CPR	2028 - 2028	\$125,700	\$0	\$125,700	50%	\$62,850	\$62,850	\$0	\$62,850	\$0
123	Scugog St. Sidewalk	King St.	Rehder Ave.	2030 - 2030	\$213,200	\$0	\$213,200	50%	\$106,600	\$106,600	\$0	\$106,600	\$0
124	Highway 2 Sidewalk	Soper Creek	Bennett Rd.	2031 - 2031	\$502,400	\$0	\$502,400	0%	\$0	\$502,400	\$0	\$502,400	\$0
125	Regional Rd. 17 Sidewalk West Side	375m N of CPR	Conc. Rd. 3	2029 - 2033	\$346,100	\$0	\$346,100	80%	\$276,880	\$69,220	\$0	\$69,220	\$0
126	Highway 2 Sidewalk on South Side	East End of Plaza	Hancock Road (Realigned)	2029 - 2033	\$180,700	\$0	\$180,700	0%	\$0	\$180,700	\$0	\$180,700	\$0
127	Liberty St. Sidewalk	Conc. Rd. 3	North Urban Boundary	2030 - 2034	\$793,700	\$0	\$793,700	0%	\$0	\$793,700	\$0	\$793,700	\$0
128	Liberty St. Sidewalk	Bons Ave.	Concession Rd. 3	2025 - 2034	\$737,700	\$0	\$737,700	0%	\$0	\$737,700	\$0	\$737,700	\$0
129	Regional Highway 2	Police Station (2046 Maple Grove Rd.)	170m West of Maple Grove Rd.	2025 - 2025	\$57,900	\$0	\$57,900	50%	\$28,950	\$28,950	\$28,950	\$0	\$0
130	Regional Highway 2	170m West of Maple Grove Rd.	Boswell Dr.	2025 - 2025	\$705,100	\$0	\$705,100	0%	\$0	\$705,100	\$705,100	\$0	\$0
131	West Townline Rd. Sidewalk	Dudley Court	South Regional Urban Limit	2029 - 2029	\$520,700	\$0	\$520,700	80%	\$416,560	\$104,140	\$0	\$104,140	\$0
132	Reg. Rd. 57 Sidewalk East Side	Stevens Rd.	Nash Rd.	2029 - 2029	\$2,863,900	\$0	\$2,863,900	50%	\$1,431,950	\$1,431,950	\$0	\$1,431,950	\$0
133	Hancock Rd.	Highway 2	275m South of Nash. Rd.	2027 - 2027	\$716,000	\$0	\$716,000	0%	\$0	\$716,000	\$0	\$716,000	\$0
134	Regional Rd. 34 Sidewalk	Nash Rd.	North Urban Boundary	2026 - 2026	\$2,332,300	\$0	\$2,332,300	50%	\$1,166,150	\$1,166,150	\$1,166,150	\$0	\$0
Active Transportation Infrastructure													
135	Regional Rd. 17 MUP East Side	375m N of CPR	Conc. Rd. 3	2029 - 2033	\$613,900	\$0	\$613,900	80%	\$491,120	\$122,780	\$0	\$122,780	\$0
136	Bloor St./Reg. Rd. 22 MUP	Prestonvale Rd.	65m E of Prestonvale Rd.	2025 - 2025	\$64,100	\$0	\$64,100	10%	\$6,410	\$57,690	\$57,690	\$0	\$0
137	Reg. Rd. 57 (West Side MUP)	Aspen Springs Dr.	Hwy 2	2025 - 2025	\$483,600	\$0	\$483,600	10%	\$48,360	\$435,240	\$435,240	\$0	\$0
138	Reg. Rd. 57 (West Side MUP)	Baseline Rd.	Prestonway Dr.	2025 - 2025	\$836,900	\$0	\$836,900	10%	\$83,690	\$753,210	\$753,210	\$0	\$0
139	Reg. Rd. 57 (West Side MUP)	Prestonway Dr.	Aspen Springs Dr.	2025 - 2025	\$463,800	\$0	\$463,800	10%	\$46,380	\$417,420	\$417,420	\$0	\$0
140	Reg. Rd. 57 (West Side MUP)	Stevens Rd.	Nash Rd.	2028 - 2028	\$1,302,700	\$0	\$1,302,700	10%	\$130,270	\$1,172,430	\$0	\$1,172,430	\$0
141	Bloor St./Reg. Rd. 22 MUP	65m E of Prestonvale Rd.	Trulls Rd.	2027 - 2030	\$986,900	\$0	\$986,900	10%	\$98,690	\$888,210	\$0	\$888,210	\$0
142	Nash Rd.	Green Rd.	Future Clarington Blvd.	2030 - 2030	\$387,500	\$0	\$387,500	10%	\$38,750	\$348,750	\$0	\$348,750	\$0
143	Nash Rd. (Cycling Lanes)	Solina Rd.	Maple Grove Rd.	2033 - 2033	\$3,228,900	\$0	\$3,228,900	10%	\$322,890	\$2,906,010	\$0	\$2,906,010	\$0
144	Baseline Rd.	Green Rd.	Spicer Sq.	2027 - 2031	\$1,026,400	\$0	\$1,026,400	10%	\$102,640	\$923,760	\$0	\$923,760	\$0
145	Baseline Rd.	Regional Rd. 57	Spry Ave.	2027 - 2031	\$415,500	\$0	\$415,500	10%	\$41,550	\$373,950	\$0	\$373,950	\$0
146	Baseline Rd.	Spicer Sq.	Regional Rd. 57	2027 - 2031	\$207,200	\$0	\$207,200	10%	\$20,720	\$186,480	\$0	\$186,480	\$0
147	Baseline Rd. (South Side Cycling Facility)	Spry Ave.	Liberty St.	2027 - 2031	\$1,260,800	\$0	\$1,260,800	10%	\$126,080	\$1,134,720	\$0	\$1,134,720	\$0
148	Baseline Rd.	Liberty St.	Haines St.	2027 - 2034	\$1,985,000	\$0	\$1,985,000	10%	\$198,500	\$1,786,500	\$0	\$1,786,500	\$0
149	Baseline Rd.	Haines St.	Lambs Rd.	2025 - 2030	\$409,600	\$0	\$409,600	10%	\$40,960	\$368,640	\$0	\$368,640	\$0
150	Courtice Rd. MUP	Highway 2	South End of Plaza	2030 - 2030	\$123,400	\$0	\$123,400	10%	\$12,340	\$111,060	\$0	\$111,060	\$0
151	Concession Rd 3 MUP	Mearns Ave	Lambs Rd	2027 - 2029	\$583,600	\$0	\$583,600	10%	\$58,360	\$525,240	\$0	\$525,240	\$0
152	Bloor St./Reg. Rd. 22 MUP	Trulls Rd.	Courtice Rd.	2025 - 2025	\$1,563,100	\$0	\$1,563,100	10%	\$156,310	\$1,406,790	\$1,406,790	\$0	\$0
153	Courtice Rd. MUP	South End of Plaza	South Urban Boundary	2030 - 2034	\$312,600	\$0	\$312,600	10%	\$31,260	\$281,340	\$0	\$281,340	\$0
154	Courtice Road (East Side Sidewalk)	Sandringham Dr.	Bloor St.	2030 - 2034	\$2,735,400	\$0	\$2,735,400	10%	\$273,540	\$2,461,860	\$0	\$2,461,860	\$0
155	Coutice Rd. (Regional Road 34)	Bloor St.	CPR/Future GO Station	2029 - 2029	\$3,009,000	\$0	\$3,009,000	10%	\$300,900	\$2,708,100	\$0	\$2,708,100	\$0
156	Bloor St. (South Side MUP)	Prestonvale Rd.	Robinson Creek	2025 - 2025	\$488,500	\$0	\$488,500	10%	\$48,850	\$439,650	\$0	\$439,650	\$0
157	Liberty St. Sidewalk & MUP	Baseline Rd.	King St.	2027 - 2029	\$200,000	\$30,300	\$169,700	10%	\$16,970	\$152,730	\$0	\$152,730	\$0

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Street Lighting Works													
158	Reg. Rd. 57 Streetlighting	CPR		2026 - 2026	\$622,200	\$0	\$622,200	14%	\$87,108	\$535,092	\$535,092	\$0	\$0
159	Highway 2	Boswell Dr.		2027 - 2027	\$671,900	\$0	\$671,900	50%	\$335,950	\$335,950	\$0	\$335,950	\$0
160	Hancock Rd.	Highway 2		2027 - 2027	\$53,800	\$0	\$53,800	0%	\$0	\$53,800	\$0	\$53,800	\$0
161	Highway 2 Streetlighting	East of Firehall		2027 - 2027	\$188,800	\$0	\$188,800	50%	\$94,400	\$94,400	\$0	\$94,400	\$0
162	Highway 2 Streetlighting	Soper Creek		2028 - 2028	\$542,000	\$0	\$542,000	50%	\$271,000	\$271,000	\$0	\$271,000	\$0
163	Reg. Rd. 57 Streetlighting	Highway 2		2029 - 2029	\$571,400	\$0	\$571,400	21%	\$119,994	\$451,406	\$0	\$451,406	\$0
164	Courtice Rd. Streetlighting	Stagemaster Cr.		2029 - 2033	\$413,100	\$0	\$413,100	0%	\$0	\$413,100	\$0	\$413,100	\$0
165	Coutice Rd. (Regional Road 34)	Bloor St.		2029 - 2033	\$762,300	\$0	\$762,300	0%	\$0	\$762,300	\$0	\$762,300	\$0
166	Regional Rd. 17 Streetlighting	Remi Ct.		2029 - 2029	\$214,200	\$0	\$214,200	0%	\$0	\$214,200	\$0	\$214,200	\$0
167	Courtice Road Streetlighting	Sandringham Dr.		2029 - 2029	\$43,600	\$0	\$43,600	0%	\$0	\$43,600	\$0	\$43,600	\$0
168	Bloor St. (Streetlighting)	Courtice Rd.		2030 - 2030	\$314,700	\$0	\$314,700	0%	\$0	\$314,700	\$0	\$314,700	\$0
169	Bloor St./Reg. Rd. 22 Streetlighting	Prestonvale Rd.		2029 - 2033	\$658,700	\$0	\$658,700	41%	\$270,067	\$388,633	\$0	\$388,633	\$0
170	Regional Rd. 17 Streetlighting	375m N of CPR		2029 - 2033	\$373,500	\$0	\$373,500	0%	\$0	\$373,500	\$0	\$373,500	\$0

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Streetscaping														
171	Newcastle Streetscape Phase 1	North St.	Mill St.	2026 - 2026	\$1,175,400	\$0	\$1,175,400	50%	\$587,700	\$587,700	\$587,700	\$0	\$0	
172	Frank St. (Streetscape)	King St.	Future Queen St.	2028 - 2028	\$637,400	\$0	\$637,400	50%	\$318,700	\$318,700	\$0	\$318,700	\$0	
173	Newcastle Streetscape Phase 2	Mill St.	Beaver St.	2028 - 2028	\$391,800	\$0	\$391,800	50%	\$195,900	\$195,900	\$0	\$195,900	\$0	
174	St. George St. Tree Planting (Streetscape)	King St.	Queen St.	2028 - 2028	\$19,300	\$0	\$19,300	50%	\$9,650	\$9,650	\$0	\$9,650	\$0	
175	Newcastle Streetscape Phase 3	Beaver St.	Arthur St.	2030 - 2030	\$854,600	\$0	\$854,600	50%	\$427,300	\$427,300	\$0	\$427,300	\$0	
176	King St. Corridor Improv. (Streetscape)	Liberty St.	Simpson Ave.	2033 - 2033	\$2,019,900	\$0	\$2,019,900	50%	\$1,009,950	\$1,009,950	\$0	\$1,009,950	\$0	
177	King Street Corridor Improv. (Streetscape)	Simpson Ave.	Mearns Ave.	2033 - 2033	\$1,940,700	\$0	\$1,940,700	50%	\$970,350	\$970,350	\$0	\$970,350	\$0	
178	Highway 2 Streetscape	Townline Rd.	Darlington Blvd.	2034 - 2034	\$554,200	\$0	\$554,200	50%	\$277,100	\$277,100	\$0	\$277,100	\$0	
179	Highway 2 Streetscape	Darlington Blvd.	Centrefield Dr.	2034 - 2034	\$628,300	\$0	\$628,300	50%	\$314,150	\$314,150	\$0	\$314,150	\$0	
180	Highway 2 Streetscape	Centrefield Dr.	Prestonvale Rd.	2034 - 2034	\$1,276,900	\$0	\$1,276,900	50%	\$638,450	\$638,450	\$0	\$638,450	\$0	
181	Highway 2 Streetscape	Prestonvale Rd.	Trulls Rd.	2034 - 2034	\$1,489,000	\$0	\$1,489,000	50%	\$744,500	\$744,500	\$0	\$744,500	\$0	
182	Highway 2 Streetscape	Trulls Rd.	Maplefield Drive	2034 - 2034	\$1,605,700	\$0	\$1,605,700	50%	\$802,850	\$802,850	\$0	\$802,850	\$0	
183	Highway 2 Streetscape	Richard Gay Ave.	Courtice Rd.	2029 - 2033	\$1,221,000	\$0	\$1,221,000	50%	\$610,500	\$610,500	\$0	\$610,500	\$0	
184	Highway 2 Streetscape	Courtice Rd.	Hancock Rd. (Realigned)	2029 - 2033	\$1,033,300	\$0	\$1,033,300	50%	\$516,650	\$516,650	\$0	\$516,650	\$0	
Studies														
185	Hospital Transportation Review			2025 - 2034	\$59,900	\$0	\$59,900	25%	\$14,975	\$44,925	\$0	\$44,925	\$0	
186	Transportation Master Plan Update			2025 - 2029	\$225,300	\$0	\$225,300	25%	\$56,325	\$168,975	\$0	\$168,975	\$0	
187	Transportation Master Plan Update			2030 - 2034	\$112,700	\$0	\$112,700	25%	\$28,175	\$84,525	\$0	\$84,525	\$0	
188	Bowmanville Waterfront Redevelopment Transportation Network Needs and Feasibility Study			2025 - 2034	\$90,300	\$0	\$90,300	25%	\$22,575	\$67,725	\$0	\$67,725	\$0	
189	Active Transportation and Trails MP			2029 - 2034	\$90,300	\$0	\$90,300	10%	\$9,030	\$81,270	\$0	\$81,270	\$0	
190	Development Traffic Monitoring Studies for D.C. Project Implementation			2025 - 2034	\$180,700	\$0	\$180,700	0%	\$0	\$180,700	\$0	\$180,700	\$0	
191	Active Transportation 401 and Rail Crossing Feasibility Study			2025 - 2028	\$100,000	\$0	\$100,000	10%	\$10,000	\$90,000	\$0	\$90,000	\$0	
Non-Site Specific Improvements														
192	Erosion Protection Works			2025 - 2034	\$4,026,500	\$0	\$4,026,500	33%	\$1,328,769	\$2,697,731	\$0	\$2,697,731	\$0	
Sub-total Roads and Related			36637.0		\$388,732,378	\$30,300	\$388,702,078		\$45,274,414	\$343,427,664	\$22,798,187	\$260,590,570	\$60,038,906	
TOTAL SERVICES RELATED TO A HIGHWAY						\$491,453,213	\$30,300	\$491,422,913		\$45,305,796	\$446,117,117	\$37,249,365	\$341,328,845	\$67,538,906

Residential Development Charge Calculation			
Residential Share of 2025 - 2034 DC Eligible Costs	78%	\$265,895,171	
10-Year Growth in Population in New Units		35,923	
Unadjusted Development Charge Per Capita		\$7,402	
Industrial Development Charges Calculation			
Non-Residential Share of 2025 - 2034 DC Eligible Costs	8%	\$27,954,832	
10-Year Growth in Square Metres		314,400	
Unadjusted Development Charge Per Square Metre		\$88.91	
Non-Industrial Development Charges Calculation			
Non-Residential Share of 2025 - 2034 DC Eligible Costs	14%	\$47,478,842	
10-Year Growth in Square Metres		233,303	
Unadjusted Development Charge Per Square Metre		\$203.51	

2025 - 2034 Net Funding Envelope	\$352,487,086
Reserve Fund Balance	
Balance as at December 31, 2024	\$37,249,365



APPENDIX C.1
TABLE 3 - PAGE 1

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

ROADS AND RELATED: RESIDENTIAL	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE (\$000)	\$29,017.3	\$30,729.2	\$19,264.8	(\$1,348.8)	(\$24,184.6)	(\$28,370.7)	(\$24,937.2)	(\$16,875.5)	(\$15,906.8)	(\$5,084.6)	
2025 - 2034 Funding Requirements: Prior Growth (Funding from DC Reserve)	\$11,425.2	\$12,443.0	\$2,574.5	\$2,574.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$29,017.3
2025 - 2034 Funding Requirements: Non Inflated	\$2,061.4	\$19,454.1	\$43,361.4	\$45,115.7	\$30,183.9	\$24,008.8	\$21,052.1	\$29,554.6	\$22,338.5	\$28,764.7	\$265,895.2
2025 - 2034 Funding Requirements: Inflated	\$13,486.6	\$32,535.0	\$47,791.7	\$50,609.3	\$32,672.0	\$26,507.6	\$23,708.1	\$33,948.9	\$26,173.1	\$34,376.5	\$321,808.9
Population Growth in New Units	1,894	2,664	3,478	3,584	3,691	3,803	3,914	4,167	4,297	4,431	35,923
DC Revenue Receipts: Inflated	\$14,170.9	\$20,330.7	\$27,073.7	\$28,456.8	\$29,892.5	\$31,415.6	\$32,979.2	\$35,813.1	\$37,669.0	\$39,620.6	\$297,422.1
Interest on Opening Balance	\$1,015.6	\$1,075.5	\$674.3	(\$74.2)	(\$1,330.2)	(\$1,560.4)	(\$1,371.5)	(\$928.2)	(\$874.9)	(\$279.7)	(\$3,653.6)
Interest on In-year Transactions	\$12.0	(\$335.6)	(\$569.7)	(\$609.2)	(\$76.4)	\$85.9	\$162.2	\$32.6	\$201.2	\$91.8	(\$1,005.3)
TOTAL REVENUE	\$15,198.5	\$21,070.6	\$27,178.2	\$27,773.4	\$28,485.9	\$29,941.1	\$31,769.9	\$34,917.6	\$36,995.3	\$39,432.7	\$292,763.2
CLOSING CASH BALANCE	\$30,729.2	\$19,264.8	(\$1,348.8)	(\$24,184.6)	(\$28,370.7)	(\$24,937.2)	(\$16,875.5)	(\$15,906.8)	(\$5,084.6)	(\$28.4)	

2025 Adjusted Charge Per Capita	\$7,482.00
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Allocation of Capital Program	
Residential Sector	78%
Non-Residential Sector	22%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.1
TABLE 3 - PAGE 2

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

ROAD AND RELATED: INDUSTRIAL	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE (\$000)	\$3,051	\$4,617	\$4,356	\$2,602	\$663	\$780	\$1,750	\$3,260	\$1,832	\$1,305	
2025 - 2034 Funding Requirements: Prior Growth (Funding from DC Reserve)	\$1,201.2	\$1,308.2	\$270.7	\$270.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$3,050.7
2025 - 2034 Funding Requirements: Non Inflated	\$216.7	\$2,045.3	\$4,558.8	\$4,743.2	\$3,173.4	\$2,524.2	\$2,213.3	\$3,107.2	\$2,348.6	\$3,024.2	\$27,954.8
2025 - 2034 Funding Requirements: Inflated	\$1,417.9	\$3,420.6	\$5,024.6	\$5,320.8	\$3,435.0	\$2,786.9	\$2,492.5	\$3,569.2	\$2,751.7	\$3,614.2	\$33,833.3
New Industrial Building GFA - square metres	32,400	33,500	34,600	35,800	37,000	38,200	39,500	20,450	21,100	21,850	314,400
DC Revenue Receipts: Inflated	\$2,852.8	\$3,008.6	\$3,169.6	\$3,345.1	\$3,526.4	\$3,713.6	\$3,916.7	\$2,068.3	\$2,176.8	\$2,299.2	\$30,077.1
Interest on Opening Balance	\$106.8	\$161.6	\$152.5	\$91.1	\$23.2	\$27.3	\$61.2	\$114.1	\$64.1	\$45.7	\$847.6
Interest on In-year Transactions	\$25.1	(\$11.3)	(\$51.0)	(\$54.3)	\$1.6	\$16.2	\$24.9	(\$41.3)	(\$15.8)	(\$36.2)	(\$142.1)
TOTAL REVENUE	\$2,984.7	\$3,158.9	\$3,271.0	\$3,381.8	\$3,551.2	\$3,757.1	\$4,002.9	\$2,141.2	\$2,225.1	\$2,308.7	\$30,782.6
CLOSING CASH BALANCE	\$4,617.5	\$4,355.9	\$2,602.3	\$663.4	\$779.6	\$1,749.8	\$3,260.1	\$1,832.1	\$1,305.4	\$0.0	

2025 Adjusted Charge Per Square Metre	\$88.05
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Allocation of Capital Program	
Residential Sector	78%
Industrial	8%
Non-Industrial	14%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C.1
TABLE 3 - PAGE 3

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

ROAD AND RELATED: NON-INDUSTRIAL	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE (\$000)	\$5,181	\$8,011	\$7,706	\$4,835	\$1,597	\$1,804	\$3,423	\$5,901	\$3,392	\$2,385	
2025 - 2034 Funding Requirements: Prior Growth (Funding from DC Reserve)	\$2,040.1	\$2,221.8	\$459.7	\$459.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,181.4
2025 - 2034 Funding Requirements: Non: Inflated	\$368.1	\$3,473.8	\$7,742.7	\$8,056.0	\$5,389.7	\$4,287.1	\$3,759.1	\$5,277.3	\$3,988.8	\$5,136.3	\$47,478.8
2025 - 2034 Funding Requirements: Inflated	\$2,408.2	\$5,809.5	\$8,533.8	\$9,036.9	\$5,834.0	\$4,733.3	\$4,233.4	\$6,062.0	\$4,673.5	\$6,138.3	\$57,462.9
New Industrial Building GFA - square metres	24,885	25,515	26,145	26,775	27,450	28,170	28,890	14,783	15,165	15,525	233,303
DC Revenue Receipts: Inflated	\$5,010.6	\$5,240.2	\$5,477.0	\$5,721.1	\$5,982.7	\$6,262.4	\$6,550.9	\$3,419.1	\$3,577.6	\$3,735.8	\$50,977.6
Interest on Opening Balance	\$181.3	\$280.4	\$269.7	\$169.2	\$55.9	\$63.2	\$119.8	\$206.5	\$118.7	\$83.5	\$1,548.3
Interest on In-year Transactions	\$45.5	(\$15.7)	(\$84.1)	(\$91.2)	\$2.6	\$26.8	\$40.6	(\$72.7)	(\$30.1)	(\$66.1)	(\$244.3)
TOTAL REVENUE	\$5,237.5	\$5,504.9	\$5,662.6	\$5,799.2	\$6,041.2	\$6,352.3	\$6,711.3	\$3,553.0	\$3,666.2	\$3,753.2	\$52,281.5
CLOSING CASH BALANCE	\$8,010.7	\$7,706.1	\$4,834.9	\$1,597.2	\$1,804.4	\$3,423.5	\$5,901.4	\$3,392.4	\$2,385.1	\$0.0	

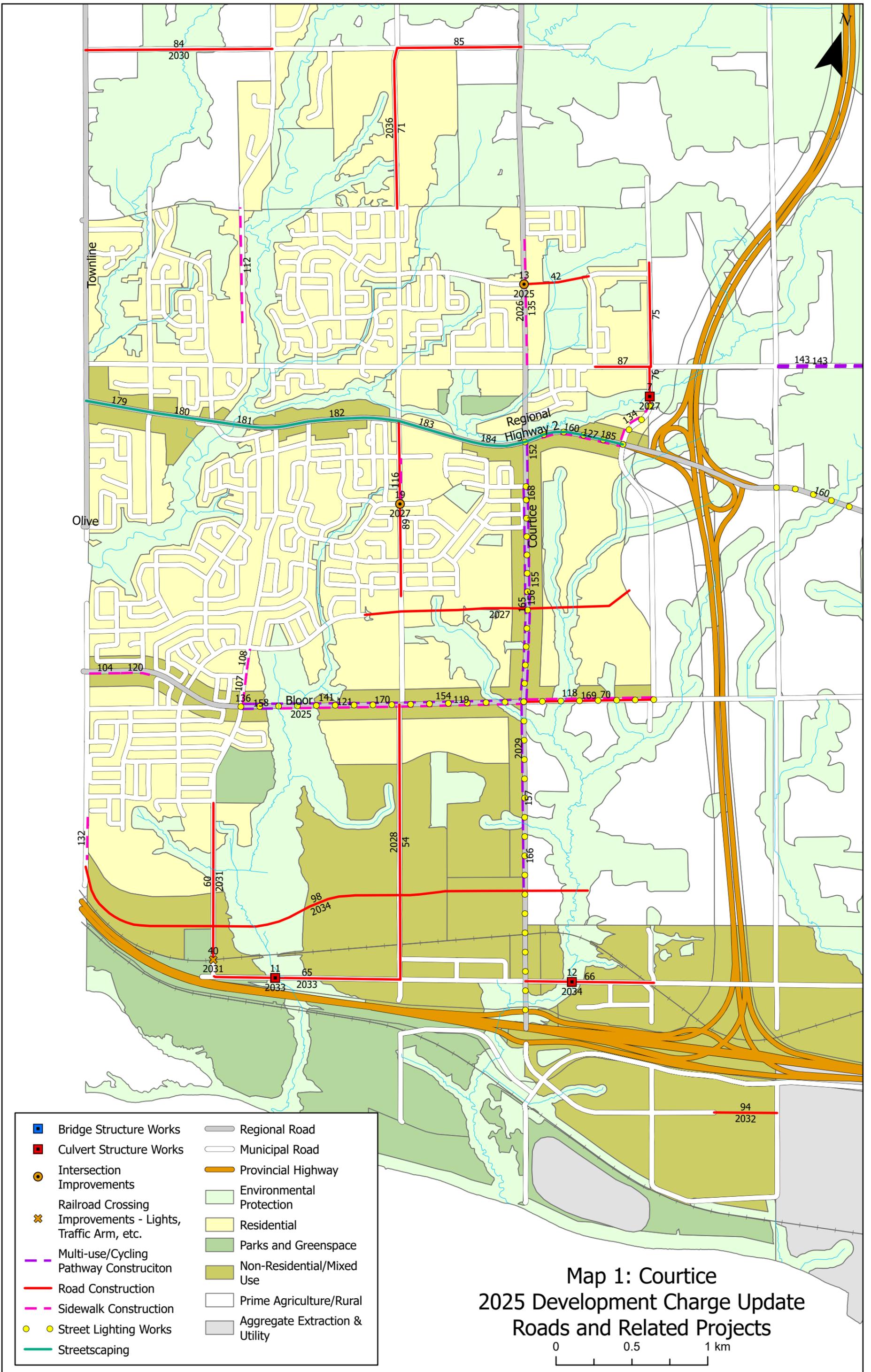
2025 Adjusted Charge Per Square Metre	\$201.35
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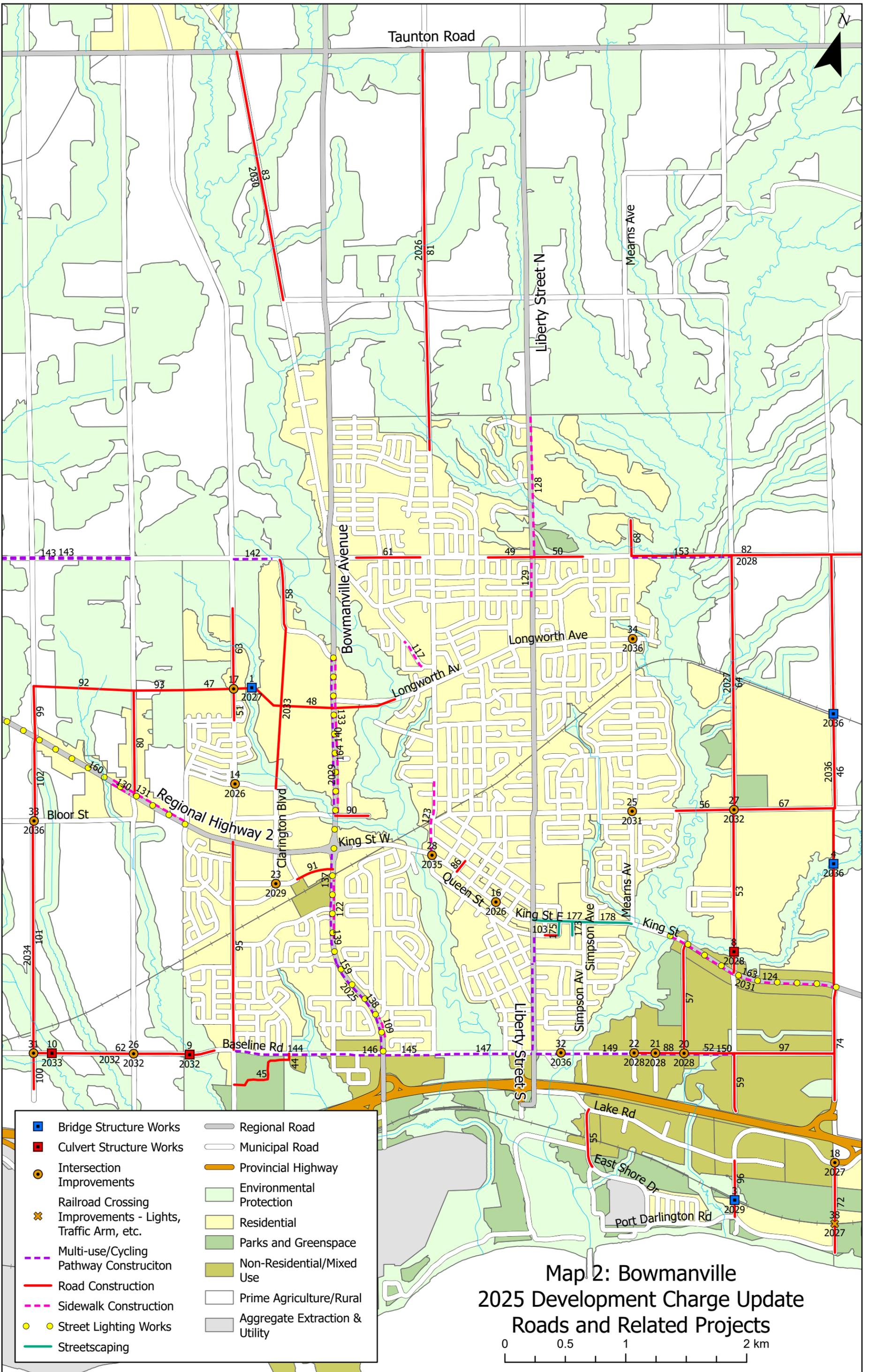
Allocation of Capital Program	
Residential Sector	78%
Industrial	8%
Non-Industrial	14%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



Maps of Municipal-wide Roads Projects

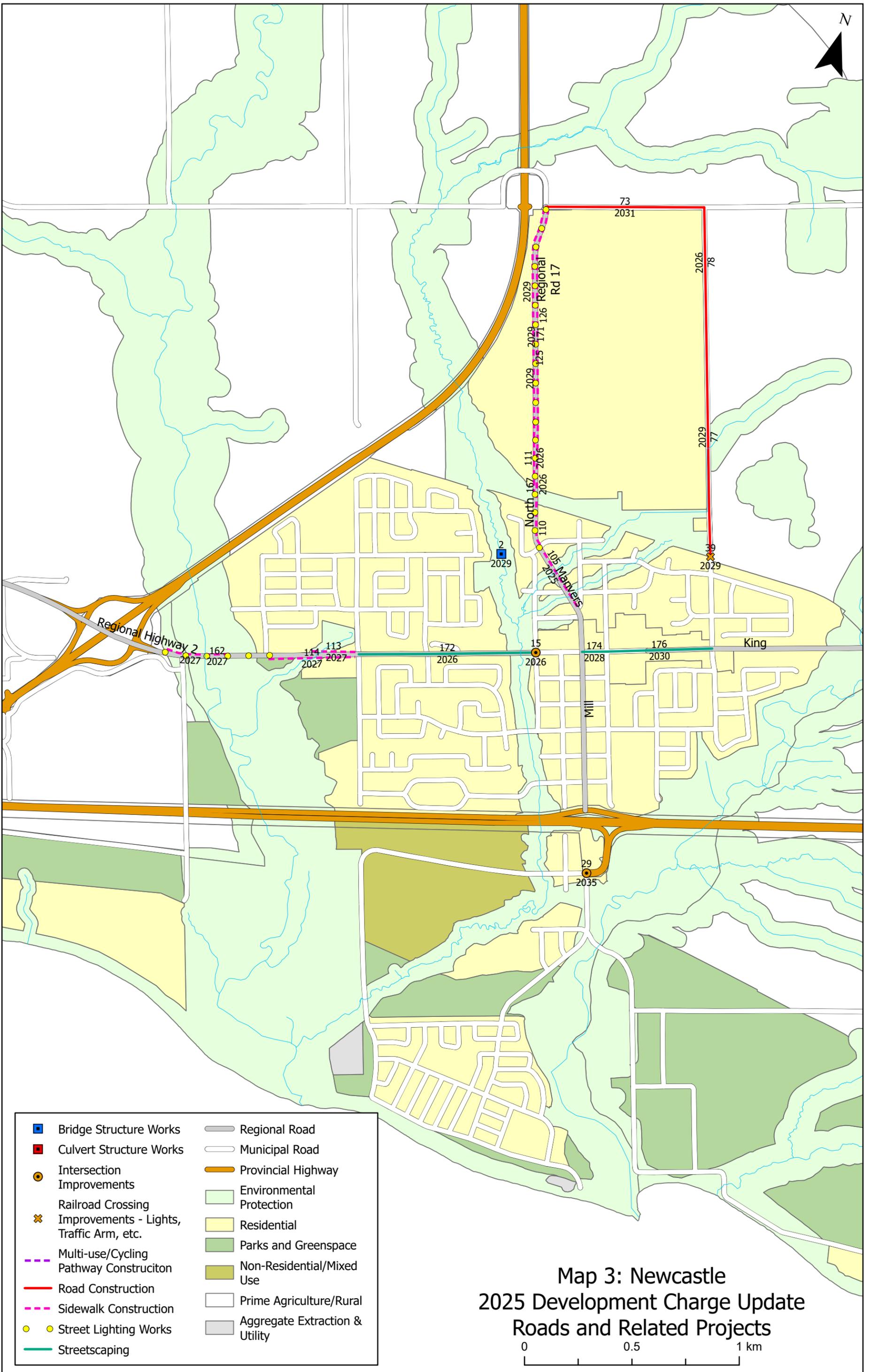
The following maps have been prepared which show the location and type of roads and related projects in the Municipality of Clarington between 2025 – 2034.





Map 2: Bowmanville
2025 Development Charge Update
Roads and Related Projects

0 0.5 1 2 km



- | | |
|--|----------------------------------|
| ■ Bridge Structure Works | — Regional Road |
| ■ Culvert Structure Works | — Municipal Road |
| ● Intersection Improvements | — Provincial Highway |
| ✕ Railroad Crossing Improvements - Lights, Traffic Arm, etc. | — Environmental Protection |
| — Multi-use/Cycling Pathway Construction | — Residential |
| — Road Construction | — Parks and Greenspace |
| — Sidewalk Construction | — Non-Residential/Mixed Use |
| ● Street Lighting Works | — Prime Agriculture/Rural |
| — Streetscaping | — Aggregate Extraction & Utility |

Appendix C2 – Land Acquisition

Changes arising from Bill 60, *Fighting Delays, Building Faster Act, 2025*, which received Royal Assent in November 2025, introduced a new framework governing the use of DCs to fund land acquisition for all services. All land acquisition costs are grouped into a district “class of service” under section 7 of the DCA. The Land Acquisition DC category of service includes eligible land acquisitions over the 2025 – 2034 planning horizon.

Table 1 2025 – 2034 Development-Related Capital Program and Calculation of the “Unadjusted” Development Charges

As shown on Table 1, the 2025 – 2034 development-related gross cost of the capital program amounts to \$7.2 million. Approximately \$6.5 million is related to the land acquisition for South Courtice facility and is considered to be entirely related to growth beyond the planning period. An additional \$150,000 has been identified for land acquisition related to culvert works, along with \$525,000 for land acquisition associated with new urban collector roads.

No grants, subsidies or other recoveries have been identified and as such, no reductions are made. A 67% BTE allocation has been applied to Hancock Rd. box culvert which recognizes that the existing culvert is being replaced. After these deductions, the total DC eligible costs amount to \$7.1 million. Of these eligible costs, \$6.5 million is deemed to benefit as a post-2034 benefit and will be considered for recovery in subsequent DC Background Studies.

The total costs eligible for DC recovery amounts to \$656,300 and is allocated 78% (\$511,300) to the residential sector, 8% (\$53,800) to the industrial sector, and 14% (\$91,300) to the non-industrial sector. This yields an unadjusted development charge as follows:

- **Residential** = \$14 per capita
- **Industrial** = \$0.17 per square metre
- **Non-Industrial** = \$0.39 per square metre

Table 2 Cash Flow Analysis

The following table summarizes the calculation of the Land Acquisition development charge.

2025 - 2034		LAND ACQUISITION SUMMARY			Adjusted Development Charge		
Development-Related Capital Program		Unadjusted Development Charge			Residential	Industrial	Non-Industrial
Total	Net DC Recoverable	Residential \$/capita	Industrial \$/sq.m	Non-Industrial \$/sq.m	Residential \$/capita	Industrial \$/sq.m	Non-Industrial \$/sq.m
\$7,155,000	\$656,298	\$14.23	\$0.17	\$0.39	\$16.11	\$0.19	\$0.43

APPENDIX C.2
TABLE 1

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM
LAND ACQUISITION

Project Number	Project Type	Project Description	Timing (Start)	Timing (End)	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Replacement & BTE Shares (%)	Replacement & BTE Shares (\$)	Total Development-Related Costs	DC Reserve Commitments	2026-2035 DC Eligible Costs	Other Development-Related
2.1	Operations Infrastructure: Buildings, Land & Equipment	Land Acquisition for South Courtice Satellite Facility	2035	2035	\$6,480,000	\$0	\$6,480,000	\$0	\$0	\$6,480,000	\$0	\$0	\$6,480,000
2.2	Road Infrastructure: Culvert Works	Hancock Rd. Box Culvert	2027	2027	\$25,000	\$0	\$25,000	\$1	\$16,764	\$8,236	\$0	\$8,236	\$0
2.3	Recovery of Courtice Branch Debenture	Lambs Rd. Box Culvert - Extension	2028	2028	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000	\$0
2.4	Recovery of Courtice Branch Debenture	Baseline Rd. Culvert - Extension	2032	2032	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000	\$0
2.5	Recovery of Courtice Branch Debenture	Baseline Road Culvert - Extension	2033	2033	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000	\$0
2.6	Recovery of Courtice Branch Debenture	Baseline Rd. Culvert - Extension	2033	2033	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000	\$0
2.7	Recovery of Courtice Branch Debenture	Baseline Rd. Culvert - Extension	2034	2034	\$25,000	\$0	\$25,000	\$0	\$0	\$25,000	\$0	\$25,000	\$0
2.8	Road Infrastructure: Road Works - New Urban Collectors	George Reynolds Dr.	2025	2025	\$500,000	\$0	\$500,000	\$0	\$0	\$500,000	\$0	\$500,000	\$0
2.9	Road Infrastructure: Road Works - New Urban Collectors	Baseline Rd.	2032	2032	\$25,000	\$0	\$25,000	\$0	\$1,938	\$23,062	\$0	\$23,062	\$0
Total					\$7,155,000	\$0	\$7,155,000		\$18,702	\$7,136,298	\$0	\$656,298	\$6,480,000

Residential Development Charge Calculation			
Residential Share of 2026 - 2035 DC Eligible Costs	78%	\$511,256	
10-Year Growth in Population in New Units		35,923	
Unadjusted Development Charge Per Capita		\$14	
Industrial Development Charge Calculation			
Non-Residential Share of 2026 - 2035 DC Eligible Costs	8%	\$53,751	
10-Year Growth in Square Metres		314,400	
Unadjusted Development Charge Per Square Metre		\$0.17	
Non-Industrial Development Charge Calculation			
Non-Residential Share of 2026 - 2035 DC Eligible Costs	14%	\$91,291	
10-Year Growth in Square Metres		233,303	
Unadjusted Development Charge Per Square Metre		\$0.39	

2025-2034 Adjusted Funding Envelope	\$0
Reserve Fund Balance	
Balance as at Dec 31, 2024	\$0

APPENDIX C.2
TABLE 2 - PAGE 1

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

LAND ACQUISITION: RESIDENTIAL	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE (\$000)	\$0.0	(\$368.9)	(\$344.6)	(\$311.0)	(\$286.8)	(\$237.1)	(\$181.3)	(\$119.1)	(\$90.9)	(\$59.8)	
2025 - 2034 Funding Requirements: Prior Growth (Funding from DC Reserve)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2025 - 2034 Funding Requirements: Non Inflated	\$389.5	\$0.0	\$6.4	\$19.5	\$0.0	\$0.0	\$0.0	\$37.4	\$39.0	\$19.5	\$511.3
2025 - 2034 Funding Requirements: Inflated	\$389.5	\$0.0	\$6.7	\$20.7	\$0.0	\$0.0	\$0.0	\$43.0	\$45.6	\$23.3	\$528.8
Population Growth in New Units	1,894	2,664	3,478	3,584	3,691	3,803	3,914	4,167	4,297	4,431	35,923
DC Revenue Receipts: Inflated	\$30.5	\$43.8	\$58.3	\$61.3	\$64.4	\$67.6	\$71.0	\$77.1	\$81.1	\$85.3	\$640.4
Interest on Opening Balance	\$0.0	(\$20.3)	(\$19.0)	(\$17.1)	(\$15.8)	(\$13.0)	(\$10.0)	(\$6.5)	(\$5.0)	(\$3.3)	(\$110.0)
Interest on In-year Transactions	(\$9.9)	\$0.8	\$0.9	\$0.7	\$1.1	\$1.2	\$1.2	\$0.6	\$0.6	\$1.1	(\$1.6)
TOTAL REVENUE	\$20.6	\$24.3	\$40.2	\$44.9	\$49.7	\$55.8	\$62.3	\$71.2	\$76.7	\$83.1	\$528.8
CLOSING CASH BALANCE	(\$368.9)	(\$344.6)	(\$311.0)	(\$286.8)	(\$237.1)	(\$181.3)	(\$119.1)	(\$90.9)	(\$59.8)	\$0.0	

2025 Adjusted Charge Per Capita	\$16.11
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Allocation of Capital Program	
Residential Sector	78%
Non-Residential Sector	22%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.2
TABLE 2 - PAGE 2

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

LAND ACQUISITION: INDUSTRIAL	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE (\$000)	\$0	(\$36)	(\$31)	(\$27)	(\$23)	(\$17)	(\$10)	(\$2)	(\$2)	(\$2)	
2025 - 2034 Funding Requirements: Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2025 - 2034 Funding Requirements: Non: Inflated	\$41.0	\$0.0	\$0.7	\$2.0	\$0.0	\$0.0	\$0.0	\$3.9	\$4.1	\$2.0	\$53.8
2025 - 2034 Funding Requirements: Inflated	\$41.0	\$0.0	\$0.7	\$2.2	\$0.0	\$0.0	\$0.0	\$4.5	\$4.8	\$2.4	\$55.6
New Industrial Building GFA - square metres	32,400	33,500	34,600	35,800	37,000	38,200	39,500	20,450	21,100	21,850	314,400
DC Revenue Receipts: Inflated	\$6.1	\$6.4	\$6.8	\$7.1	\$7.5	\$7.9	\$8.3	\$4.4	\$4.6	\$4.9	\$64.1
Interest on Opening Balance	\$0.0	(\$2.0)	(\$1.7)	(\$1.5)	(\$1.3)	(\$0.9)	(\$0.5)	(\$0.1)	(\$0.1)	(\$0.1)	(\$8.3)
Interest on In-year Transactions	(\$1.0)	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.0)	(\$0.0)	\$0.0	(\$0.2)
TOTAL REVENUE	\$5.1	\$4.5	\$5.1	\$5.7	\$6.4	\$7.1	\$7.9	\$4.3	\$4.5	\$4.8	\$55.6
CLOSING CASH BALANCE	(\$35.8)	(\$31.3)	(\$26.8)	(\$23.3)	(\$16.9)	(\$9.8)	(\$1.9)	(\$2.1)	(\$2.4)	\$0.0	

2025 Adjusted Charge Per Square Metre	\$0.19
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Allocation of Capital Program	
Residential Sector	78%
Industrial	8%
Non-Industrial	14%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.2
TABLE 2 - PAGE 3

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

LAND ACQUISITION: NON-INDUSTRIAL	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE (\$000)	\$0	(\$61)	(\$52)	(\$45)	(\$39)	(\$28)	(\$16)	(\$2)	(\$3)	(\$4)	
2025 - 2034 Funding Requirements: Prior Growth (Funding from DC Reserve)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2025 - 2034 Funding Requirements: Non Inflated	\$69.6	\$0.0	\$1.1	\$3.5	\$0.0	\$0.0	\$0.0	\$6.7	\$7.0	\$3.5	\$91.3
2025 - 2034 Funding Requirements: Inflated	\$69.6	\$0.0	\$1.2	\$3.7	\$0.0	\$0.0	\$0.0	\$7.7	\$8.1	\$4.2	\$94.4
New Industrial Building GFA - square metres	24,885	25,515	26,145	26,775	27,450	28,170	28,890	14,783	15,165	15,525	233,303
DC Revenue Receipts: Inflated	\$10.7	\$11.1	\$11.7	\$12.2	\$12.7	\$13.3	\$13.9	\$7.3	\$7.6	\$7.9	\$108.5
Interest on Opening Balance	\$0.0	(\$3.3)	(\$2.9)	(\$2.5)	(\$2.1)	(\$1.5)	(\$0.9)	(\$0.1)	(\$0.2)	(\$0.2)	(\$13.7)
Interest on In-year Transactions	(\$1.6)	\$0.2	\$0.2	\$0.1	\$0.2	\$0.2	\$0.2	(\$0.0)	(\$0.0)	\$0.1	(\$0.4)
TOTAL REVENUE	\$9.0	\$8.0	\$8.9	\$9.9	\$10.8	\$12.0	\$13.3	\$7.1	\$7.4	\$7.8	\$94.4
CLOSING CASH BALANCE	(\$60.5)	(\$52.5)	(\$44.7)	(\$38.6)	(\$27.7)	(\$15.7)	(\$2.4)	(\$2.9)	(\$3.7)	\$0.0	

2025 Adjusted Charge Per Square Metre	\$0.43
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Allocation of Capital Program	
Residential Sector	78%
Industrial	8%
Non-Industrial	14%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

Appendix D

Reserve Fund Balances

Appendix D - Reserve Fund Balances

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 the study. The closing balances of the development charges reserve funds as of December 31, 2024 are displayed.

As shown on Table 1, the December 31, 2024 total reserve fund balance was approximately \$49.6 million. The balances for each service are deemed to be “uncommitted” and have been treated appropriately in each of the cash flow analyses. The application of the available monies in each of the reserve funds is discussed in the appendix section related to each service.

APPENDIX D

TABLE 1

**MUNICIPALITY OF CLARINGTON
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2024**

Service	Reserve Fund Balance as at Dec. 31, 2024
Library Service	\$1,964,331
Emergency & Fire Services	\$5,365,091
Parks & Indoor Recreation	\$4,622,073
General Government	\$381,263
Services Related To A Highway	\$37,249,365
Land Acquisition*	\$0
Total Development Charge Reserves	\$49,582,123

*No reserve funds for Land Acquisition as it is a new service

Appendix E

Cost of Growth

Appendix E - Cost of Growth Analysis – All Services

Asset Management Plan

The DCA requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan, as required by the legislation, is to demonstrate that all assets funded under the development charges by-law are financially sustainable over their full life cycle.

Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1 and Table 2. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. The exception and justification is as follows:

- Some of the works identified may represent one-time expenditures and may be temporary in nature. Therefore, the assets would not be required to be replaced, and no ongoing operation and maintenance costs exist. Such assets are identified as “not a long-term asset” in the table.
- Some projects do not relate to the emplacement of a tangible capital asset– some examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.
- For assets that have been constructed (i.e. recovery of past debenture commitments) it is assumed that the related contribution is already included within the Municipality’s annual provision (see below for

additional details). As such, these projects are identified as “not applicable” in the table.

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

Table 1 – Summary of Municipal Assets Considered Municipal-Wide for All Services

Service	Average Estimated Useful Life
Library Services	
Debentures	N/A
Buildings	50 years
Equipment	10 years
Materials	10 years
Fire and Emergency Services	
Buildings	50 years
Vehicles and Equipment	10 years
Parks and Recreation	
Debentures	N/A
Park Development	25 years
Trails	20 years
Play Fields	25 years
Park Facilities	25 years
Playgrounds	15 years
Equipment	10 years
Development-Related Studies	
Studies	N/A

Service	Average Estimated Useful Life
Services Related to a Highway	
Roads	50 years
Roads Vehicles Equipment	10 years
Active Transportation	40 years
Sidewalks	80 years
Streetlighting	80 years
Land Acquisition	
Facilities	50 years
Roads	50 years

Annual Provision

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

Based on the information obtained from the Municipality's current Asset Management Plans (AMP) and Municipal staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions forms the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0%) and interest (3.5%).

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

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2025 – 2034 DC recoverable portion. The year 2035 has been included to calculate the annual contribution for the 2025 – 2034 period as the expenditures in 2034 will not trigger asset management contributions until 2035. As shown in Table 2, by 2035, the Municipality will need to fund an additional \$14.5 million per annum in order to properly fund the full life cycle costs of the new assets related to the services supported under the development charges by-law.

**APPENDIX E
TABLE 2**

**MUNICIPALITY OF CLARINGTON
ANNUAL ASSET MANAGEMENT PROVISION BY 2035**

Service	2025 - 2034 Capital Program		Calculated AMP Annual Provision by 2035	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Library Service	\$17,585,137	\$28,537,463	\$738,070	\$593,171
Emergency & Fire Services	\$15,528,297	\$11,279,703	\$543,031	\$410,979
Parks & Indoor Recreation	\$138,816,168	\$200,169,350	\$4,290,178	\$4,433,313
General Government	\$7,363,375	\$3,136,425	\$0	\$0
Services Related To A Highway	\$378,578,210	\$112,875,002	\$8,880,675	\$1,454,188
Land Acquisition	\$656,298	\$6,498,702	\$13,475	\$157,203
TOTAL	\$558,527,484	\$362,496,646	\$14,465,429	\$7,048,854

** Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.*

Financial Sustainability of the Program

Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Municipality's projected growth. Over the next ten years (to 2034), the Municipality is projected to increase by approximately 12,295 households. In addition, the Municipality will also add nearly 10,195 new employees that will result in approximately 547,705 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Municipality's reserves for the future replacement of these assets. This is aligned with the Municipality's current asset management plan practices.

The analysis in Table 2 also assumes the replacement of all assets would occur at the end of their useful life. The Municipality may have different service level standards that would impact the estimated annual allocation. The Municipality's proposed level of service would be defined through future asset management plans.

Long-Term Capital and Operating Impact Analysis

The long-term capital and operating impact analysis has been informed based on the Municipality's 2023 Financial Information Return (FIR) and the infrastructure identified in the DC capital programs that are anticipated to be open and operational by the end of the planning period.

As shown in Table 3, by 2034, the Municipality's net operating costs are estimated to increase by \$16.2 million for property tax supported services.

Increases in net operating costs will be experienced as new facilities are opened. Operating and maintenance costs will also increase as additions to the Municipality's road network are made.

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources. In total, \$67.1 million will need to be financed from non-DC sources over the 2025 – 2034 planning period. In addition, \$282.2 million in interim DC financing related to post-period shares of projects may be required, or these costs may be recovered from other growth funding tools.

The share of the development-related capital forecast requiring funding from non-DC sources of \$67.1 million is related to replacement of existing Municipal facilities with newer and larger facilities that will benefit the existing community. Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

The Program is Deemed Financially Sustainable

In summary, the asset management plan and long-term capital and operating analysis included in this appendix demonstrates that the Municipality can afford to invest and operate the identified general and engineered services infrastructure over the 10-year and long-term planning period.

In addition, as part of the annual budget update the Municipality also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed.

Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long term. Life-cycle funding methodologies are also reviewed in order to ensure that the Municipality is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

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

TABLE 3

MUNICIPALITY OF CLARINGTON
COST OF GROWTH ANALYSIS
ESTIMATED NET OPERATING COST OF THE PROPOSED
2025-2034 DEVELOPMENT-RELATED CAPITAL
PROGRAM (in constant 2025 dollars)

Category	Cost Driver (in \$2025)				Additional Operating Costs at 2034	Source and Commentary
	\$	unit measure	Quantity	Description		
Library Service					\$1,938,000	
- Building Expansions	\$60	per sq.ft. library space	32,300	Proposed building size in capital program	\$1,938,000	Based on 2023 FIR and Capital Program
Emergency & Fire Services					\$3,683,000	
- Buildings, Vehicles & Equipment	\$237	per \$1,000 of total infrastructure value	\$15,528,297	Facilities operational by 2034	\$3,683,000	Based on 2023 FIR and Capital Program
Parks & Indoor Recreation					\$6,191,425	
- Buildings, Land & Furnishings	\$20	per \$1,000 of total infrastructure value	\$ 124,540,517	Facilities operational by 2034	\$2,490,810	Based on 2023 FIR and Capital Program
- Park Development and Facilities	\$38	per \$1,000 of total infrastructure value	\$ 98,072,519	Facilities operational by 2034	\$3,700,615	Based on 2023 FIR and Capital Program
General Government					\$0	
- No additional operating costs	\$0	No additional costs	\$ -		\$0	N/A
Services Related to a Highway					\$4,362,589	
- Development-Related Roads Infrastructure	\$200	per household	12,294		\$2,458,800	Based on 2023 FIR and Development Forecast
- Vehicles & Equipment	\$20	per \$1,000 of total	\$ 95,189,453	Facilities operational by 2034	\$1,903,789	Based on 2023 FIR and Capital Program
Land Acquisition					\$0	
- No additional operating costs	\$0	No additional costs	\$ -		\$0	N/A
TOTAL ESTIMATED OPERATING COSTS					\$16,175,014	

APPENDIX E

TABLE 4

MUNICIPALITY OF CLARINGTON
LONG-TERM CAPITAL FINANCING FROM NON-DC SOURCES

Services	Development-Related Capital Program (2025 - 2034)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 Library Service	\$46,122.6	\$12,912.1	\$1,964.3	\$15,625.3	\$15,620.8
2 Emergency & Fire Services	\$23,608.0	\$1,519.5	\$5,365.1	\$6,560.2	\$10,163.2
3 Parks & Indoor Recreation	\$328,985.5	\$5,186.8	\$4,622.1	\$184,982.5	\$134,194.1
4 General Government	\$10,499.8	\$2,161.9	\$381.3	\$974.5	\$6,982.1
5 Services Related To A Highway	\$491,422.9	\$45,305.8	\$37,249.4	\$67,538.9	\$341,328.8
6 Land Acquisition	\$7,155.0	\$18.7	\$0.0	\$6,480.0	\$656.3
TOTAL GENERAL SERVICES	\$907,793.8	\$67,104.8	\$49,582.1	\$282,161.5	\$508,945.4

*Development related costs to be considered for funding from other tools and/or future DC Studies.

Appendix F

Local Service Guidelines

Appendix F – Local Service Guidelines

The following guidelines set out in general terms the size and nature of engineered infrastructure that is included in the Municipality of Clarington 2025 DC Background Study. For a project to be eligible to be funded completely or in part by development charges, the following will apply:

1. The project will be identified in the most current Municipality of Clarington DC Background Study.
2. If any infrastructure does not add any additional capacity over and above the capacity requirement for that development, these projects are assumed to be the sole responsibility of the developer.
3. Infrastructure that provides servicing or capacity for more than one development is not necessarily fully or partially funded from development charges. If a project is considered fully or partially local in nature, the Municipality will require the benefiting landowners to fund the works directly.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors, the nature, type and location of the development in any existing development and proposed development in its surrounding area these policy guidelines, the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area, and subsection 59(2) of the DCA.

These local service policy guidelines are subject to review and amendment by the Municipality which may be independent of an amendment or update to the Municipality's development charge by-laws.

The detailed engineering requirements for all work and/or development are governed by the Municipality of Clarington, or if not specified in the Official Plan, by the approved detailed engineering standards.

Throughout the guideline, the term “local service” refers to infrastructure which is a direct developer responsibility under section 59 of the DCA. Local service funding is specifically considered for the services of:

1. Services Related to a Highways: Roads and Related Services
2. Stormwater Management Facilities
3. Parkland Development

A. Services Related to a Highway: Roads and Related

i. Arterial Roads

New arterial roads and arterial road improvements, including associated infrastructure and land costs, as identified within the current DC Background Study, are funded through the Services Related to a Highway development charges.

Where roadway improvements (or new construction) are required on Arterial Roads to support a specific development or required to link the development area with the existing road network, these road improvements are a local service and a direct responsibility of the developer.

ii. Collector Roads

The local component of a Collector Road internal to a development, up to and including a 10 metre pavement width is a direct developer responsibility. The oversized share of Collector Roads internal to a development, as identified within the current DC Background Study, are funded through the Services Related to a Highway development charge. The oversized share of a Collector Road will be determined based on difference between the cost of

providing a local development share of a Collector Road (defined as a 10 metre pavement width) and the proposed Collector Road. The difference represents the oversized share as included in the current DC Background Study.

Where roadway improvements (or new construction) are required on Collector Roads external to a development but required to support the development or required to link the development area with the existing road network, these road improvements are a local service and a direct responsibility of the developer.

iii. Local Roads

A local road is generally defined as a road segment which provides access to individual properties within a development. Typically, these roads include all roads internal to a development to a pavement width up to and including 8.5 metres, including any enhancements within the roads right-of-way. Roads constructed to a greater width, as identified in the current DC Background Study, are funded through the Services Related to a Highway development charge.

A local road may also be defined in a Secondary Plan, Official Plan or Transportation Master Plan. All enhancements of a road internal to a subdivision over and above the current municipal standard, as recommended by a Secondary Plan or other document for the subject area, are local services and are the direct responsibility of the developer.

Roads within a development or external to the development but related to the development are either in whole or in part a local service and a direct developer responsibility. Further clarification is provided in subsection i “Arterial Roads” and ii “Collector Roads”.

iv. Traffic Signals and Intersection Improvements

Traffic Signals and Intersection Improvements located on any road which is not considered a direct developer responsibility, are required due to development, and are as identified within the current DC Background Study, are funded through the Services Related to a Highway development charge.

Intersections within Regional Roads are deemed to be a Regional Responsibility if warrants are met.

v. Subdivision/Site Entrances and Related

Entrances and all related costs (including, but not limited to signalization, turn lanes, utilities and extensions, etc.), no matter the class of road, are a direct developer responsibility.

vi. Streetlights

Streetlights internal to a development or site are a direct developer responsibility. Streetlights external to a development but related to the development of the subject lands are a direct developer responsibility.

Streetlights in other areas in the Municipality, including streetlights on Regional Roads which are a responsibility of the Municipality, required to meet the servicing needs arising from development, as identified within the current DC Background Study, are funded through the Services Related to a Highway development charge.

vii. Sidewalks

Sidewalks internal to a development are a direct developer responsibility. Sidewalks external to a development but required and related to the development are a direct developer responsibility.

Sidewalks in other areas in the Municipality, including sidewalks on Regional Roads which are a responsibility of the Municipality, required to meet the

servicing needs of development, as identified within the current DC Background Study, are funded through the Services Related to a Highway development charge.

viii. Noise Abatement Measures

Noise abatement measures internal to a development are a direct developer responsibility. Noise abatement measures external to a development but required and related to, or mitigate impacts from, the development of the subject lands, are a direct developer responsibility.

ix. Street Tree Planting

Street tree planting is considered a direct developer responsibility.

x. Traffic Calming

Traffic calming measures required to mitigate impacts from proposed development either external or internal to development, not included in the current DC Background Study, and are needed to support the development are considered to be a direct developer responsibility.

xi. Land Acquisition for Road Allowances

Land acquisition for road allowances within a development is a dedication under the Planning Act subdivision provisions (sections 41, 51 and 53) up to a 26 metre right of way. In areas with limited or new development, land acquisition cost may be included in DC calculation (to the extent eligible under the legislation). 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.

Additional land acquisition for bridges or grade separations (beyond normal dedication requirements) are included in the DC calculation, to the extent in which it is eligible and identified, if applicable, in the DC Background Study.

xii. Other Enhancements within the Road Right-of-Way

If through the Secondary Plan Process, or other similar development approval process or study, it is determined that enhancements, such as bike lanes, median landscaping, landscape strips, decorative lighting, or other similar works, are deemed necessary for a road, or road segment, that is within, or related to, a plan of subdivision or within the area to which a plan relates, the capital of providing such works are deemed a local service and a direct developer responsibility.

B. Stormwater Management Facilities

The costs of Stormwater Management Facilities that are required, related to, or within the area needed to support the development, either internal or external to the area to which the development relates are a direct developer responsibility.

Local Stormwater Management Facilities include but are not limited to:

- Stormwater management facilities servicing local drainage areas
- Storm sewer oversizing associated with local drainage areas
- Oversized storm sewer works on existing roads
- Erosion works, inclusive of all restoration requirements, related to, or within the area needed to support the development
- Drainage Studies for a specific development
- Temporary drainage infrastructure
- Installation of private drain connections or private systems
- Land associated with stormwater management facilities

Stormwater Management Facilities servicing more than one development plan, may be included in an area-specific DC By-law, subject to local circumstances.

C. Parkland Development & Recreational Trails

i. Parkland Development

Parkland development which is a direct developer responsibility 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 grade the park to the grading plans approved for construction. Provide fill or excavation, whichever is necessary to achieve the final grades shown on the plan to minus 300mm of finished grade. The owner is required to provide topsoil for the park block use. The quantity shall be sufficient to provide a depth of topsoil over entire park block to municipal standard, less hard surfaced areas, and shall be stockpiled on the park block. The park site must be fenced, with servicing such as storm, hydro, sanitary sewer and water should be stubbed at the property line along the park frontage. If the park block is graded in advance of its development, restoration of the site may be required in a temporary fashion to include seeding and/or sodding.

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 and are not included in the DC calculation.

With respect to other parkland development costs, all other eligible components of parkland development 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 (not deemed to be a direct developer responsibility), park shelters, lighting, irrigation and field houses, as identified within the current DC

Background Study, are funded through the Parks and Recreation development charge.

ii. Recreational Trails

Costs related to the following shall be a direct developer responsibility and are not included in the DC calculation:

- a. All costs associated with recreational trails and multi-use paths (including bridges, guards and retaining walls) constructed within the development.

All other recreational trails shall be included in the DC Background Study and funded through the Parks and Recreation development charge.

Appendix G
DC By-law
(Available Under Separate Cover)