

CONSOLIDATED REPORT

PREPARED BY HEMSON FOR THE TOWN OF WASAGA BEACH



# 2020 DEVELOPMENT CHARGES BACKGROUND STUDY

July 2, 2021



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# EXECUTIVE SUMMARY

## A. PURPOSE OF 2020 DEVELOPMENT CHARGES (DC) BACKGROUND STUDY

### i. Legislative Context

The Town of Wasaga Beach 2020 Development Charges (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 Regulation, including the amendments that came into force on January 1, 2016, June 6, 2019, January 1, 2020 and September 17, 2020.

### ii. Key Steps in Determining Future Development-Related Projects

In accordance with the *DCA* and associated regulation, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate of a cash flow analysis. Cash flow analysis was not completed for the Beach Area area-specific development charges.

### iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the *DCA* and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs, including operating and maintenance costs; ineligible services; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (i.e. industrial expansions).

### iv. The Development-Related Capital Program is Subject to Change

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2020 DC Background Study. However, it is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Town’s normal annual budget process. The following

summarizes the findings of the Town of Wasaga Beach 2020 Development Charges Background Study.

## B. DEVELOPMENT FORECAST

### i. Residential and Non-Residential

The table below provides a summary of the anticipated residential and non-residential growth over the 2020-2029 planning period. The town-wide development forecast is further discussed in Appendix A and the Beach Area development forecast in Appendix E.

Town-wide Development Forecast	2019 Estimate	General Services Planning Period 2020 - 2029		Long-Term Planning Period 2020 - 2031	
		Growth	Total at 2029	Growth	Total at 2031
<b>Residential</b>					
Total Occupied Dwellings	9,708	2,149	11,857	2,602	12,310
Population					
Census	21,718	3,871	25,589	4,724	26,442
<i>Population In New Dwellings</i>		<i>4,715</i>		<i>5,666</i>	
<b>Non-Residential</b>					
Total Employment	3,636	360	3,996	516	4,152
Non-Residential Building Space (sq.m.)		21,000		25,548	

## C. CALCULATED DEVELOPMENT CHARGES

The table below provides the development charges levied Town-wide as well as the Beach Area area-specific charges for residential and non-residential development based on the aforementioned forecasts and as detailed in Appendix A and E, respectively. Council has directed staff to implement a phase-in of the maximum allowable rates such that seventy-five per cent of the increase occurs on May 24<sup>th</sup>, 2021 and the remaining twenty-five per cent increase is set to occur on January 1<sup>st</sup>, 2022. The non-residential rates implemented were also directed to be lower than the maximum calculated of \$193.78 and \$122.50. The implemented rate includes Parking as permitted under the Planning Act until such time that it is removed, after which the total will remain \$122.50.

The Town intends to recover for Wastewater related charges on an area-specific basis in the Beach Area. This charge will apply to future residential units and non-residential

development to recover for wastewater costs which are anticipated to be completed in the next ten year period. The gross project cost amounts to \$5.00 million, which is entirely recovered through this area-specific charge. Details are provided in Appendix E. The Beach Area rates have not been phased in and therefore are same in the tables below over the two time periods.

#### Rates as of May 24, 2012 – December 31, 2021

Service	Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park Model Trailers	Seasonal Park Model Trailers	Non-Residential Charge (\$/sq.m)
Subtotal General Services Charge	\$7,225	\$6,006	\$4,115	\$3,715	\$1,858	\$6.67
Subtotal Engineered Services Charge	\$20,360	\$16,925	\$11,598	\$10,470	\$5,234	\$115.76
<b>TOTAL TOWN-WIDE CHARGE</b>	<b>\$27,585</b>	<b>\$22,931</b>	<b>\$15,713</b>	<b>\$14,185</b>	<b>\$7,092</b>	<b>\$122.43</b>

Beach Area Wastewater Works	\$6,015	\$5,000	\$3,427	\$3,427	\$1,714	\$50.67
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#### January 1, 2022 – By-law Expiry

Service	Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park Model Trailers	Seasonal Park Model Trailers	Non-Residential Charge (\$/sq.m)
Subtotal General Services Charge	\$7,675	\$6,381	\$4,372	\$2,749	\$1,374	\$6.68
Subtotal Engineered Services Charge	\$21,629	\$17,979	\$12,320	\$12,320	\$6,160	\$115.82
<b>TOTAL TOWN-WIDE CHARGE</b>	<b>\$29,304</b>	<b>\$24,360</b>	<b>\$16,692</b>	<b>\$15,069</b>	<b>\$7,534</b>	<b>\$122.50</b>

Beach Area Wastewater Works	\$6,015	\$5,000	\$3,427	\$3,427	\$1,714	\$50.67
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The rates calculated as part of this study are the maximum permissible rates under the current legislation. Council may implement rates lower than those calculated and the revenue shortfall will need to be made up from other sources namely property taxes, user fees and water and wastewater utility rates.

Note that the current Parking service charge under By-law 2016-111 has not been calculated as part of this 2020 DC Background Study and will continue to be in force as permitted by legislation.

## D. ASSET MANAGEMENT PLAN

A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the DC by-law are financially sustainable over their full life cycle.

By 2030, for General Services the Town will need to fund an additional \$706,000 per annum for Town-wide services, \$5.16 million by 2032 for Town-wide engineered services and

\$221,800 per annum by 2032 for Beach Area Wastewater in order to properly fund the full life cycle costs of the new assets supported under the 2020 Development Charges By-law.

## **E. LONG-TERM CAPITAL AND OPERATING COSTS**

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the *DCA*. Additional details on the long-term capital and operating impact analysis is found in Appendix G. By 2029 the Town's net operating costs are estimated to increase by about \$2.55 million per annum.

## **F. MODIFICATIONS TO THE TOWN'S DEVELOPMENT CHARGES BY-LAW**

The Town has made several modifications to the Town's DC By-law:

1. Rules with respect to redevelopment and changes of use.
2. Additions of various definitions to provide greater clarity.
3. Updates of various policies to be in conformity with the newly passed legislation effective both January 1, 2020 and September 17, 2020.
4. Additional By-law has been passed to deal with the Beach Area rates.

# 1. INTRODUCTION

This Town of Wasaga Beach Development Charges Background Study is presented as part of a process to lead to the approval of new development charge by-law(s) in compliance with the *Development Charges Act, 1997 (DCA)*.

## A. LEGISLATIVE CONTEXT

This study is prepared in accordance with the *DCA* and associated Regulations, including recent legislative amendments. During the study process, multiple legislative changes have occurred. In 2019, the province announced changes to the *DCA* and the *Planning Act* through two key pieces of legislation Bill 108: *More Homes, More Choice Act* and Bill 138: *Plan to Build Ontario Together Act, 2019*. Prior to the end of the consultation process, Canada was impacted by the COVID-19 global pandemic. In response, the province of Ontario introduced legislation to enact the state of emergency and as part of that in July 2020, Bill 197 *COVID-19 Economic Recovery Act, 2020*. Bill 197 reversed many of the initiatives put forward through Bill 108 and 138.

On September 17, 2020, the Province enacted Bill 197 including the following changes:

- Removal of the statutory 10 per cent reduction on “soft” services
- A list of eligible services as listed in subsection 2 (4) of the *DCA*
- Ability to create service classes in subsection 7 (3) of the *DCA*
- Changes related to Community Benefits Charges (not included as part of this DC Study process)
- Others.

Other changes to the *DCA* that are enforce as of January 1, 2020 are summarized below:

### i. DC Freeze (Section 26.2 of the *DCA*)

- DCs are now determined (i.e. frozen) when a site plan application (section 41(4) of the *Planning Act*) or zoning amendment (section 34 of the *Planning Act*) application is received. The applicable DCs are frozen until two years from the date the site plan or zoning application is approved by the municipality. The payment of DCs remains at time of building permit issuance. The Municipality can charge interest on applications from when an application is deemed to be received, until building permit issuance (when the DCs are payable).

## ii. DC Deferrals (Section 26.1 of the *DCA*)

- DCs for rental housing and institutional uses (e.g. long-term care facility, retirement home, university, college and indigenous institute, hospice, certain facilities owned by an Ontario branch of the Royal Canadian Legion) are to be paid in 6 equal annual installments beginning the earlier of the date of issuance of an occupancy permit and, the date the building is first occupied and continues on 5 anniversary dates thereafter.
- DCs for non-profit housing developments are paid in 21 equal annual installments beginning the earlier of the date of issuance of an occupancy permit and, the date the building is first occupied and continues on 20 anniversary dates thereafter.
- If no occupation permit is required for the building, the proponent shall notify the municipality within 5 business days of the building being occupied. If the proponent fails to notify the municipality, the total DCs, plus interest must be paid immediately.
- A municipality can charge interest on the deferral payments.

## B. PURPOSE OF STUDY

This study presents the results of the review that determines the development-related net capital costs which are attributable to new development forecast to occur in the Town of Wasaga Beach. These development-related net capital costs are then apportioned among various types of development (residential; non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. Therefore, the study arrives at proposed development charges for various types of development.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. Following completion of this process, in accordance with the *DCA* and Council's review of this study and the comments it receives regarding this study or other information brought to its attention about the proposed charges, it is intended that Council will pass new development charges for the Town.

## 2. COMBINED TOWN-WIDE AND AREA-SPECIFIC APPROACH

Several key steps are required in calculating any development charge. However, specific circumstances arise in each Town which must be reflected in the calculation. Therefore, this study has been tailored for the Town of Wasaga Beach's unique circumstances. The approach to the proposed development charges is focussed on providing a reasonable alignment of development-related costs with the development that necessitates them.

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

The Town provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The *DCA* provides municipalities with flexibility to define services that will be included in the development charge by-laws, provided that the other provisions of the Act and its associated regulations are met. The *DCA* also requires that the by-law designates the areas within which the by-law shall be imposed. The development charges may apply to all lands in the Town or to other designated development areas as specified in the by-law.

#### i. Services Based on a Town-Wide Approach

For the some of services that the Town provides, a range of capital facilities, land, equipment and infrastructure is available throughout the Town; fire stations, arterial roads and so on. As new development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels enjoyed in existing communities. A widely accepted method for sharing the development-related capital costs for such Town services is to apportion them over all new development anticipated in the Town.

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

#### General Services

- Library Service;
- Indoor Recreation;
- Parks;
- Emergency and Fire Service;
- Transit; and
- Development Related Studies.

### Engineered Services

- Services Related to a Highway:
  - Public Works; and
  - Roads and Related.
- Water Services;
- Wastewater Services; and
- Storm Drainage.

These services form a reasonable basis on which to plan and administer the development charges. The analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, the Fire service includes various buildings and associated land, fire fighting vehicles and equipment.

The resulting development charge for these services would be imposed against all development in the Town.

It should be noted that the service of Parking is not included for development charges recovery in this study. Development charges are currently collected for Parking and will continue to be in force at the prevailing rates until the earlier of the prescribed date (September 17, 2022) or until the Town implements a Community Benefits Charges By-law under the *Planning Act*.

## **ii. Area-Specific Charges Have Been Calculated**

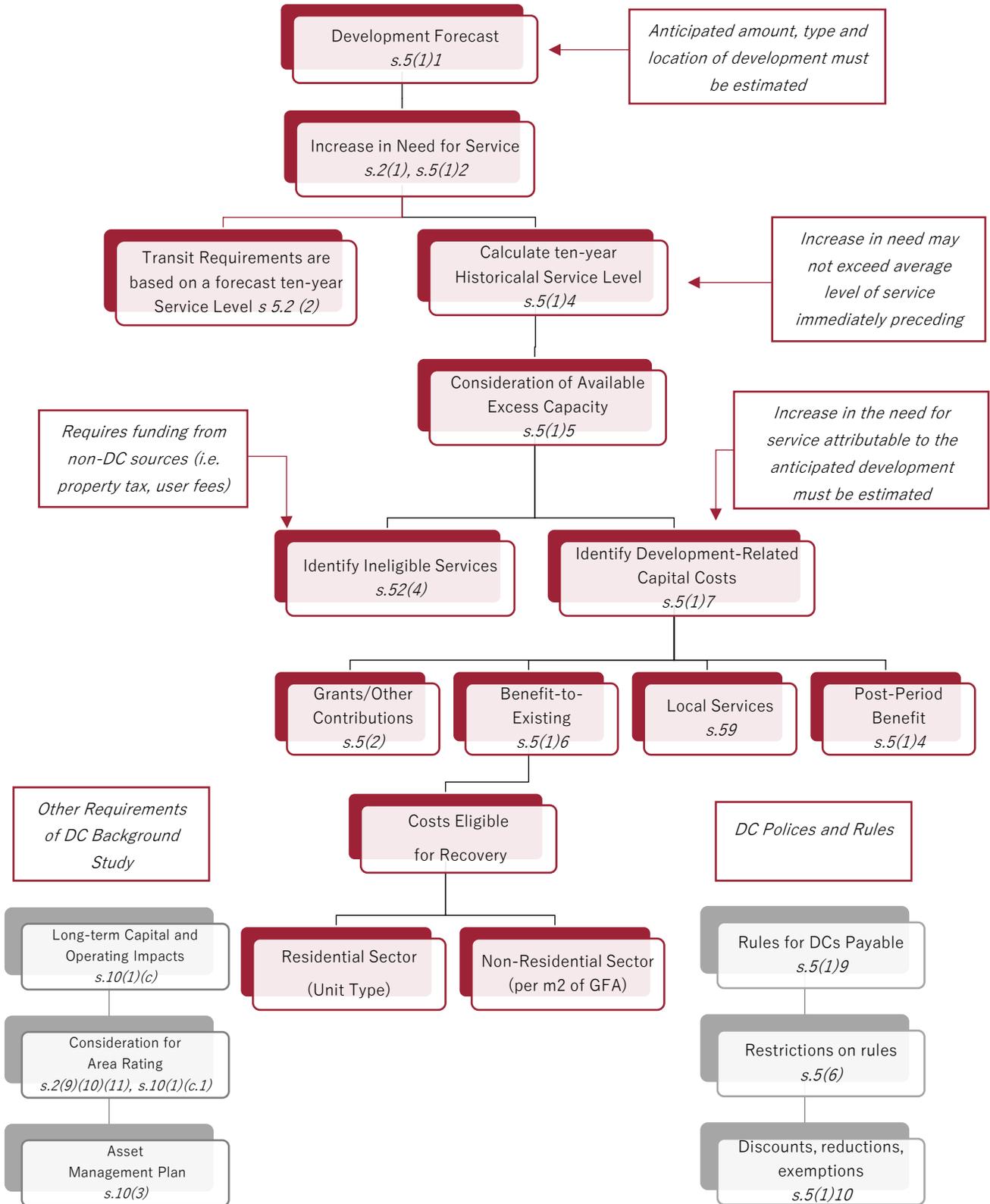
In accordance with the *DCA*, which allows a municipality to identify specific areas where development charges may be imposed, two area-specific development charges have been calculated.

An area-specific charge has been calculated to recover costs associated with wastewater capital costs which will service development in the Beach Area. Residential and non-residential charges will be levied against future development as both are anticipated to occur in this area. Full details of the area-specific development charge can be found in Appendix E, including a map of identified area relating to the charge.

## **B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES**

Several key steps are required in calculating development charges for future development-related projects. These are summarized below and illustrated in Figure 1.

**Figure 1: Statutory Requirements of Development Charge Calculation and Study Process**



## **i. Development Forecast**

The first step in the methodology requires a development forecast to be prepared for the 10-year study period, 2020–2029 for general services and to 2031 for engineered services. The forecast of the future residential and non-residential development used in this study is based on provincial targets as outlined in the *Growth Plan for the Greater Golden Horseshoe*, as well as the Town's Official Plan and information provided by planning staff. Forecasts of employment by place of work were based upon the Town's Employment Lands Needs Study, which was updated by Hemson in September 2014.

For the residential portion of the forecast, the net (or Census) population growth and population growth in new units is estimated. Net population growth equals the population in new housing units reduced by the decline in the population in the existing base anticipated over the 10-year and 12-year periods (due to reducing household sizes as the community ages). Net population is used in the calculation of the development charges funding envelopes. In calculating the per capita development charge, however, population growth in new units is used.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the 10-year period, 2020–2029 and 12-year period, 2020-2031. The forecast provides estimates for four categories: rural based, employment-land employment, population related employment and major office development. The forecast of GFA is based on the employment forecast for the Town. Factors for floor space per worker by category are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

## **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 Town over the 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 10-year average service levels thus form the basis for development charges. A review of Town's capital service levels for buildings, land, vehicles and so on, has therefore been prepared as a reference for the calculation, so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2010–2019.

### iii. **Development-Related Capital Program and Analysis of Net Capital Costs to be included in the Development Charges**

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

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

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical 10-year average service levels or the service levels embodied in future plans of the Town. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *Ontario Regulation 82/98*, s. 3 states that:

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

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

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

#### **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. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by each sector (e.g. based on shares of population in new units and employment growth).

Finally, the residential component of the Town-wide and Area-Specific development charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of gross building space in square metres.

#### **v. Final Adjustment**

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

### 3. DEVELOPMENT FORECAST

This section provides the basis for the development forecasts used in calculating the DCs, as well as a summary of the forecast results. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A. Beach Area ASDC development forecast details are included in Appendix E.

#### A. RESIDENTIAL FORECAST

DCs are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*<sup>1</sup> 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 DC, 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 DCs will be collected.

Table 1 provides a summary of the residential forecast over the ten-year planning period, from 2020 to 2029 and the longer-term period, to 2031. As noted in Section 2, for DC calculation purposes, the ten-year planning period is applicable to all non-engineering services and the longer-term development forecast has been utilized in the calculation of engineered services DCs.

The Town’s Census population is expected to increase by about 3,870 people over the next ten years, reaching approximately 25,589 by 2029. About 2,150 additional occupied dwelling units are forecast to be built between 2020 and 2029 and the population residing in these units is expected to increase by 4,715.

Between 2020 and 2031, the Town of Wasaga Beach is forecast to add approximately an additional 2,600 occupied dwelling units with an associated population growth of almost 5,670.

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<sup>1</sup> Commonly referred to as “net population growth” in the context of development charges.

## B. NON-RESIDENTIAL FORECAST

DCs 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 Town.

The non-residential forecast projects an increase of 360 employees to 2029, which is anticipated to be accommodated in 21,000 square metres of new non-residential building space. Between 2020 and 2031, almost 25,550 square metres of new non-residential building space is forecast, which will accommodate approximately 516 new employees in the Town.

Table 1 also provides a summary of the non-residential development forecasts used in this analysis.

TABLE 1

**TOWN OF WASAGA BEACH  
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL  
TOWN-WIDE DEVELOPMENT FORECAST**

Town-wide Development Forecast	2019 Estimate	General Services Planning Period 2020 - 2029		Long-Term Planning Period 2020 - 2031	
		Growth	Total at 2029	Growth	Total at 2031
<b>Residential</b>					
Total Occupied Dwellings	9,708	2,149	11,857	2,602	12,310
Population					
Census	21,718	3,871	25,589	4,724	26,442
<i>Population In New Dwellings</i>		<i>4,715</i>		<i>5,666</i>	
<b>Non-Residential</b>					
Total Employment	3,636	360	3,996	516	4,152
Non-Residential Building Space (sq.m.)		21,000		25,548	

## 4. SUMMARY OF HISTORICAL CAPITAL SERVICE LEVELS

The *DCA* and *Ontario Regulation 82/98* require that DCs be set at a level no higher than the average level of service provided in the municipality over the ten-year period immediately preceding the preparation of the Background Study, on a service by service basis.

For non-engineered services (library, indoor recreation, and parks etc.) the legislative requirement is met by documenting historical service levels for the preceding ten years, in this case, for the period from 2010 to 2019. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita, or per population plus 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. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the town. 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 experience with costs to acquire or construct similar facilities, equipment and infrastructure as of 2019.

The service levels are expressed as a dollar value per capita (&/capita) or a dollar value per capita plus employment (\$/capita & employment) of infrastructure value. This service level expression is a construction to meet the requirement of subsection 5(1) of the *DCA* and does not directly reflect the utilization of infrastructure or the way municipalities plan for services.

Table 2 summarizes service levels for all applicable services included in the DC calculation. Appendices B, D.1 and D.2 provide the detailed historical inventory data upon which the calculation of service levels for the general services is based.

TABLE 2

TOWN OF WASAGA BEACH  
SUMMARY OF AVERAGE HISTORICAL SERVICE LEVELS 2010 - 2019

Service	2010 - 2019 Service Level Indicator
<b>1.0 LIBRARY SERVICE</b>	<b>\$197.64 per capita</b>
Buildings	\$88.72 per capita
Land	\$29.22 per capita
Materials	\$68.93 per capita
Furniture And Equipment	\$10.77 per capita
<b>2.0 INDOOR RECREATION</b>	<b>\$2,117.01 per capita</b>
Buildings	\$1,551.21 per capita
Land	\$520.06 per capita
Furniture & Equipment	\$45.74 per capita
<b>3.0 PARKS</b>	<b>\$627.22 per capita</b>
Parkland Development	\$273.86 per capita
Park Facilities	\$299.57 per capita
Park Vehicles & Equipment	\$53.79 per capita
<b>4.0 EMERGENCY AND FIRE SERVICES</b>	<b>\$536.64 per pop &amp; empl</b>
Buildings	\$230.44 per pop & empl
Land	\$69.27 per pop & empl
Fire Fighter Equipment	\$14.21 per pop & empl
Furniture & Equipment	\$17.73 per pop & empl
Vehicles	\$204.99 per pop & empl
<b>SERVICES RELATED TO A HIGHWAY</b>	
<b>1.0 PUBLIC WORKS</b>	<b>\$757.52 per pop &amp; empl</b>
Buildings	\$283.97 per pop & empl
Land	\$0.12 per pop & empl
Furniture And Equipment	\$5.47 per pop & empl
Fleet & Related Equipment	\$467.96 per pop & empl
<b>2.0 ROADS AND RELATED</b>	<b>\$6,297.47 per pop &amp; empl</b>
Roads	\$4,548.43 per pop & empl
Bridges	\$1,464.53 per pop & empl
Guard Rails	\$8.13 per pop & empl
Sidewalks	\$276.38 per pop & empl

## 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 reflected by the capital program incorporated in the DC calculation and recovered through the proposed rates. As noted in Section II, *Ontario Regulation 82/98*, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a 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. DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL

Based on the development forecasts detailed in Appendix A and E, municipal staff have created a development-related capital program setting out those projects that are required to service anticipated development. For all general services, the capital plan covers the ten-year period from 2020 to 2029. The DCs for engineered services is based on development occurring between 2020 and 2031.

One of the recommendations contained in this Background Study is for Council to adopt the capital program created for the purposes of the DC 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 Wasaga Beach. It is acknowledged that changes to the forecast presented herein may occur through the Town's normal capital budget process.

Details on the Beach Area capital program are contained in Appendix E.

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

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

The table provides a total for all general services analysed over the ten-year planning period. Further details on the capital plans for each individual service category are available in Appendix B and Appendix C for Transit. The development-related capital forecast for general services estimates a total gross cost of \$69.30 million. Alternative funding sources have been identified in the amount of \$821,000 and account for contributions from upper levels of government towards transit projects. Therefore, the net municipal cost of the capital program is reduced to \$68.48 million.

Of the \$68.48 million ten-year net municipal capital costs for general services, \$43.16 million (63 per cent) is related to the Indoor Recreation capital program. The forecast includes a new multi-use recreation facility and indoor recreation vehicles.

The next largest portion of the capital forecast relates to Library Service development-related capital program. The program includes the cost of construction of new library space in the Town. Also included in the forecast are consultant fees, land acquisition, furniture, equipment and materials associated with the new space. Net costs total \$13.90 million and account for 20 per cent of the overall forecast.

The Parks capital program includes \$3.90 million in net capital costs (6 per cent) of the general services ten-year capital program. The program includes park development, trails, vehicles and park facilities in existing and new parks.

The Emergency and Fire Services program includes \$3.50 million in net capital costs (5 per cent of the capital program) and incorporates the recovery of a negative reserve fund balance, expansion of Fire Hall 2 and a new Fire Hall 3 as well as an additional vehicles and growth-related communications equipment.

The Transit services capital program represents 5 per cent (\$3.60 million) of total net capital costs and provides additional transit shelters, a new transit hub and depot and new vehicles to expand transit service delivery in the Town.

Lastly, the ten-year capital forecast for Development Related Studies totals \$426,300 and accounts for 0.6 per cent of the total program for general services. The program includes various development-related studies.

**TABLE 3**

**TOWN OF WASAGA BEACH  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
FOR GENERAL SERVICES 2020 - 2029  
(in \$000)**

<b>Service</b>	<b>Gross Cost</b>	<b>Grants/ Subsidies</b>	<b>Municipal Cost</b>
<b>1.0 LIBRARY SERVICE</b>	<b>\$13,903.4</b>	<b>\$0.0</b>	<b>\$13,903.4</b>
1.1 Buildings, Land & Materials	\$13,903.4	\$0.0	\$13,903.4
<b>2.0 INDOOR RECREATION</b>	<b>\$43,155.6</b>	<b>\$0.0</b>	<b>\$43,155.6</b>
2.1 Indoor Recreation	\$43,005.1	\$0.0	\$43,005.1
2.2 Indoor Recreation Vehicles	\$150.6	\$0.0	\$150.6
<b>3.0 PARKS</b>	<b>\$3,896.1</b>	<b>\$0.0</b>	<b>\$3,896.1</b>
3.1 Parks, Trails and Vehicles	\$929.1	\$0.0	\$929.1
3.2 Park Facilities Projects	\$2,967.0	\$0.0	\$2,967.0
<b>4.0 EMERGENCY AND FIRE SERVICES</b>	<b>\$3,501.2</b>	<b>\$0.0</b>	<b>\$3,501.2</b>
4.1 Recovery of Negative Reserve Fund Balance	\$297.2	\$0.0	\$297.2
4.2 Buildings, Land & Furnishings	\$1,740.0	\$0.0	\$1,740.0
4.3 Vehicles & Equipment	\$1,464.0	\$0.0	\$1,464.0
<b>5.0 DEVELOPMENT RELATED STUDIES</b>	<b>\$426.3</b>	<b>\$0.0</b>	<b>\$426.3</b>
5.1 Studies	\$426.3	\$0.0	\$426.3
<b>1.0 TRANSIT</b>	<b>\$4,420.0</b>	<b>\$821.0</b>	<b>\$3,599.0</b>
1.1 Buildings, Land and Bus Stops	\$3,400.0	\$110.0	\$3,290.1
1.2 Vehicles, Equipment & Studies	\$1,020.0	\$711.0	\$309.0
<b>TOTAL - GENERAL SERVICES</b>	<b>\$69,302.7</b>	<b>\$821.0</b>	<b>\$68,481.7</b>

The capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of DCs. Portions of this capital forecast may relate to providing servicing for development which has occurred prior to 2020 (for which DC reserve fund balances exist), for replacement of existing capital facilities or for development anticipated to occur beyond the 2020–2029 planning period.

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

Table 4 provides the development-related capital recoveries for the engineered services of services related to a highway of public works and roads and related, water works, sewer works and storm drainage. The capital program totals \$186.71 million and provides servicing for anticipated development over the longer-term planning period from 2020 to 2031 (aside from public works which is on a 2020 to 2029 planning period). Further details on the capital plans for each individual service category are available in Appendix D. Grants, subsidies and alternative funding sources have been identified in the amount of \$6.00 million for the capital projects and, as such, the remaining net cost of \$180.71 million is the cost to be paid by the Town.

Of the total net capital costs, 70 per cent, or \$126.97 million is associated with development-related roads and related projects. The capital program includes various urbanization projects, illumination, widening, new road construction and five-year updates to the Town's Transportation Study. The cost also includes \$74.89 million in project costs beyond 2031.

The waterworks capital program totals \$26.38 million and represent 15 per cent of the overall forecast. Various trunk watermain projects have been included in the development-related capital program, as well as the construction and land for the West end water storage reservoir upgrade and distribution model studies.

The Storm Drainage capital program includes the recovery of a negative reserve fund balance, linear infrastructure upsizing and drainage improvement works. The program totals \$11.44 million, which accounts for 6 per cent of the total.

Public Works capital program totals \$10.16 million and represents 6 per cent of the overall engineering program. Included in the cost is a new maintenance depot and additions to the municipal fleet and equipment. The costs included in the service are related to services related to a highway category.

Wastewater projects include pipe upsizing, collection system modelling updates as well as the recovery of a negative reserve fund balance. The net cost of the program is \$5.76 million, or about 3 per cent.

**TABLE 4**  
**TOWN OF WASAGA BEACH**  
**SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM**  
**FOR ENGINEERED SERVICES 2020 - 2029 and 2020 - 2031**  
(in \$000)

Service	Gross Cost	Grants / Subsidies	Net Municipal Cost
<b>1.0 PUBLIC WORKS</b>	<b>\$10,160.3</b>	<b>\$0.0</b>	<b>\$10,160.3</b>
1.1 New Maintenance Depot - Building, Land & Materials	\$8,504.5	\$0.0	\$8,504.5
1.2 New Municipal Fleet & Equipment	\$1,655.8	\$0.0	\$1,655.8
<b>2.0 ROADS AND RELATED</b>	<b>\$132,971.8</b>	<b>\$6,000.0</b>	<b>\$126,971.8</b>
2.1 Roads and Related Infrastructure	\$62,275.6	\$6,000.0	\$56,275.6
2.2 Studies	\$547.0	\$0.0	\$547.0
2.3 Projects Post 2031*	\$70,149.2	\$0.0	\$70,149.2
<b>3.0 WATERWORKS</b>	<b>\$26,379.4</b>	<b>\$0.0</b>	<b>\$26,379.4</b>
3.1 Mains and Pumps	\$8,048.4	\$0.0	\$8,048.4
3.2 Wells and Storage	\$18,331.0	\$0.0	\$18,331.0
<b>4.0 WASTEWATER</b>	<b>\$5,758.6</b>	<b>\$0.0</b>	<b>\$5,758.6</b>
4.1 Reserve Fund Balance	\$601.0	\$0.0	\$601.0
4.2 Mains and Pumps	\$5,037.6	\$0.0	\$5,037.6
4.3 Studies	\$120.0	\$0.0	\$120.0
<b>5.0 STORM DRAINAGE</b>	<b>\$11,444.9</b>	<b>\$0.0</b>	<b>\$11,444.9</b>
5.1 Infrastructure	\$10,744.9	\$0.0	\$10,744.9
Town-Wide Drainage Master Plan	\$700.0	\$0.0	\$700.0
<b>TOTAL - ENGINEERED SERVICES CAPITAL PROGRAM</b>	<b>\$186,714.9</b>	<b>\$6,000.0</b>	<b>\$180,714.9</b>

\* Costs not included in the calculation of DCs.

## 6. MAXIMUM PERMISSIBLE CALCULATED DEVELOPMENT CHARGES

This section summarizes the calculation of DCs for each service category and the resulting total charges by sector. For all municipal services, the calculation of the “unadjusted” per capita (residential) and per square metre (non-residential) charges is reviewed.

Adjustments to these amounts resulting from a cash flow analysis that takes interest earnings and borrowing costs into account are also discussed.

For residential development, the adjusted total per capita amount is converted to a variable charge by housing unit type using various unit occupancy factors. For non-residential development, the charges are based on gross floor area of building space.

It is noted that the calculation of the municipal-wide DCs does not include any provision for exemptions required under the *DCA*, such as the exemption from the payment of DCs for industrial buildings. Such legislated exemptions, or other exemptions that Council may choose to provide, will result in loss of DC revenue for the affected types of development. However, any such revenue loss may not be made up by offsetting increases in other portions of the calculated charge.

### A. UNADJUSTED DEVELOPMENT CHARGES CALCULATION

A summary of the “unadjusted” residential and non-residential DCs is presented in Tables 5 and 6 for general and engineered services, respectively. Further details of the calculations for each individual service category are available in Appendices B, C and D. Details on the Beach Area DCs are available in Appendix E.

#### i. General Services & Public Works

A summary of the “unadjusted” residential and non-residential DCs for general services and Public Works is presented in Table 5.

The net capital forecast for the ten-year services totals \$78.64 million and incorporates those projects identified to be related to the development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of DCs. As shown on Table 5, 20 per cent, or \$15.47 million relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community.

These portions of capital costs will have to be funded from non-DC revenue sources, largely property taxes for this group of services.

An additional share of \$5.67 million has been identified as available DC reserve funds and represents the revenue collected from previous DCs. This portion has been netted out of the chargeable capital costs.

A share of \$39.80 million is attributable to development beyond 2029. This development-related share has been removed from the calculation and may therefore be recovered under future DC studies.

The total costs eligible for recovery through DCs for ten-year services is \$17.70 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted DCs. Library, Indoor Recreation and Parks Services are deemed to benefit residential development only, while the remaining services are allocated between both sectors based on shares of population in new units and employment growth in new space. The allocation to the residential sector for these services is calculated at 93 per cent and 7 per cent to the non-residential sector.

Approximately \$17.25 million of the general services DC eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year growth in population in new dwelling units (4,715), an unadjusted charge of \$3,658.25 per capita results. The non-residential share totals \$447,500 which yields an unadjusted charge of \$21.32 per square metre when divided by the ten-year increase in non-residential building space (21,000).

TABLE 5

**TOWN OF WASAGA BEACH  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
10-YEAR CAPITAL PROGRAM FOR GENERAL SERVICES & PUBLIC WORKS**

10 Year Growth in Population in New Units	4,715
10 Year Growth in Square Feet	21,000

Service	Development-Related Capital Program (2020 - 2029)					Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-2029 Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
<b>1.0 LIBRARY SERVICE</b>	\$13,903.4	\$2,741.2	\$856.6	\$9,540.6	\$765.0	100%	\$765.0	0%	\$0.0
Unadjusted Development Charge Per Capita							\$162.24		
Unadjusted Development Charge Per Sq.M									\$0.00
<b>2.0 INDOOR RECREATION</b>	\$43,155.6	\$8,395.9	\$3,613.1	\$22,951.7	\$8,194.9	100%	\$8,194.9	0%	\$0.0
Unadjusted Development Charge Per Capita							\$1,737.92		
Unadjusted Development Charge Per Sq.M									\$0.00
<b>3.0 PARKS</b>	\$3,896.1	\$110.4	\$326.2	\$1,031.5	\$2,428.0	100%	\$2,428.0	0%	\$0.0
Unadjusted Development Charge Per Capita							\$514.90		
Unadjusted Development Charge Per Sq.M									\$0.00
<b>4.0 EMERGENCY AND FIRE SERVICES</b>	\$3,501.2	\$1,219.7	\$0.0	\$11.0	\$2,270.6	93%	\$2,109.5	7%	\$161.1
Unadjusted Development Charge Per Capita							\$447.37		
Unadjusted Development Charge Per Sq.M									\$7.67
<b>5.0 DEVELOPMENT RELATED STUDIES</b>	\$426.3	\$105.0	\$0.0	\$0.0	\$321.3	93%	\$298.5	7%	\$22.8
Unadjusted Development Charge Per Capita							\$63.31		
Unadjusted Development Charge Per Sq.M									\$1.09
<b>1.0 PUBLIC WORKS</b>	\$10,160.3	\$0.0	\$813.9	\$6,141.3	\$3,205.1	93%	\$2,977.7	7%	\$227.3
Unadjusted Development Charge Per Capita							\$631.49		
Unadjusted Development Charge Per Sq.M									\$10.83
<b>1.0 TRANSIT</b>	\$3,599.0	\$2,898.9	\$59.1	\$128.5	\$512.6	93%	\$476.3	7%	\$36.4
Unadjusted Development Charge Per Capita							\$101.00		
Unadjusted Development Charge Per Sq.M									\$1.73
<b>TOTAL 10 YEAR SERVICES</b>	<b>\$78,642.0</b>	<b>\$15,471.1</b>	<b>\$5,668.8</b>	<b>\$39,804.5</b>	<b>\$17,697.5</b>		<b>\$17,250.0</b>		<b>\$447.5</b>
Unadjusted Development Charge Per Capita							<b>\$3,658.23</b>		
Unadjusted Development Charge Per Sq.M									<b>\$21.32</b>

## ii. Engineered Services

Table 6 displays the calculation of the DC rates for the engineered services of Services Related to a Highway of Roads and Related (Public Works component is included in Table 5), Waterworks, Wastewater and Storm Drainage. The development-related engineering infrastructure will be used to service development in Wasaga Beach between 2020 and 2031.

Of the total net municipal cost of all engineered services development-related projects, \$170.55 million, not all are to be recovered from new development by way of DCs. Table 6 shows that \$18.09 million of the capital program relates to replacement of existing capital works or for shares of projects that provide benefit to the existing community. This amount has been netted off the chargeable capital costs.

Available reserve funds in the amount of \$13.24 million, have also been removed from the DC calculation. Post-period shares have been calculated at \$87.06 million and represent the shares of projects that will provide benefit to development beyond 2031 in the Town. These shares have also been removed from the DC calculation. The remaining \$52.17 million is related to development in the 2020 to 2031 planning period and has been included in the DC calculation.

Like the general services, the capital program eligible for recovery through DCs is allocated to the residential and non-residential sectors based on future shares of population in new units and employment growth over the planning period. On this basis, the allocation to the residential and non-residential sectors is calculated at 92 and 8 per cent, respectively.

As a result, \$47.81 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 (5,666), a charge of \$8,438.20 per capita is the result.

The non-residential share totals \$4.36 million and, when this amount is divided by the long-term forecast of non-residential space growth (25,548 square metres) a charge of \$170.57 per square metre results.

TABLE 6

**TOWN OF WASAGA BEACH**  
**SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES**  
**CAPITAL PROGRAM FOR ENGINEERED SERVICES**  
 2020 - 2031

Ultimate Year Growth in Population in New Units	5,666
Ultimate Year Growth in Square Meters	25,548

Service	Development-Related Capital Program (2020 - 2031)					Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-Period Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
<b>1.0 ROADS AND RELATED</b>	\$126,971.8	\$15,219.7	\$9,776.8	\$74,892.7	\$27,082.6	92%	\$24,820.3	8%	\$2,262.3
Development Charge Per Capita							\$4,380.74		
Development Charge Per Sq.M									\$88.55
<b>2.0 WATERWORKS</b>	\$26,379.4	\$0.0	\$3,461.7	\$9,370.2	\$13,547.6	92%	\$12,415.9	8%	\$1,131.7
Development Charge Per Capita							\$2,191.38		
Development Charge Per Sq.M									\$44.30
<b>3.0 WASTEWATER</b>	\$5,758.6	\$0.0	\$0.0	\$1,259.4	\$4,499.2	92%	\$4,123.4	8%	\$375.8
Development Charge Per Capita							\$727.77		
Development Charge Per Sq.M									\$14.71
<b>4.0 STORM DRAINAGE</b>	\$11,444.9	\$2,869.7	\$0.0	\$1,537.9	\$7,037.2	92%	\$6,449.4	8%	\$587.9
Development Charge Per Capita							\$1,138.31		
Development Charge Per Sq.M									\$23.01
<b>TOTAL ENGINEERED SERVICES</b>	<b>\$170,554.7</b>	<b>\$18,089.4</b>	<b>\$13,238.5</b>	<b>\$87,060.1</b>	<b>\$52,166.7</b>		<b>\$47,808.9</b>		<b>\$4,357.7</b>
Unadjusted Development Charge Per Capita							\$8,438.20		
Unadjusted Development Charge Per Sq.M									\$170.57

### iii. **Adjusted Residential and Non-Residential Development Charges**

Final adjustments to the “unadjusted” DC rates are made through a cash flow analysis for all services. The analysis, details of which are included in the appendices, considers the borrowing cost and interest earnings associated with the timing of expenditures and DC receipts for each service category. Parking Service charges have been included for illustrative purposes only and have not been included as part of this 2020 DC Background Study.

Table 7 summarizes the results of the cash flow adjustments for the town-wide residential DC rates. The adjusted per capita rate increases by \$268.36 from \$12,096.43 per capita to \$12,364.79 per capita after the cash flow analysis for the residential DC.

Table 7 also provides the calculated rates by residential unit. As shown in the table, the proposed residential charge ranges from \$29,323 for a single- or semi-detached unit to \$7,534 for seasonal park model trailers. The proposed charges for leisure lifestyle park model trailers and chalets is \$15,069 per unit, \$16,692 for apartments, and \$24,375 per unit for rows and other multiples.

The non-residential DC experiences an increase after cash flow considerations of \$1.96, from \$191.88 to \$193.85 per square meter. This charge is displayed on Table 8.

The Beach Area unadjusted per capita Area-Specific Development Charge (ASDC) is \$2,538.16 which results in a single- or semi-detached unit rate of \$6,015, rows and other multiples of \$5,000 and apartments of \$3,427. The calculated non-residential rate is \$50.67 per square metre.

TABLE 7

TOWN OF WASAGA BEACH  
RESIDENTIAL DEVELOPMENT CHARGES

Service	Unadjusted Charge Per Capita	Adjusted Charge After Cashflow Per Capita	Charge By Unit Type <sup>(1)</sup>				
			Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park Model Trailers & Chalets	Seasonal Park Model Trailers
Library Service	\$162.24	\$183.23	\$434	\$361	\$247	\$247	\$124
Indoor Recreation	\$1,737.92	\$1,872.93	\$4,439	\$3,690	\$2,528	\$1,264	\$632
Parks	\$514.90	\$532.30	\$1,262	\$1,049	\$719	\$360	\$180
Parking *	N/A	N/A	\$19	\$15	\$0	\$0	\$0
Emergency And Fire Services	\$447.37	\$482.18	\$1,143	\$950	\$651	\$651	\$326
Development Related Studies	\$63.31	\$65.59	\$155	\$129	\$89	\$89	\$45
Transit	\$101.00	\$102.30	\$242	\$202	\$138	\$138	\$69
<b>Subtotal General Services Charge</b>	<b>\$3,026.74</b>	<b>\$3,238.52</b>	<b>\$7,694</b>	<b>\$6,396</b>	<b>\$4,372</b>	<b>\$2,749</b>	<b>\$1,374</b>
<b>Services Related to a Highway</b>							
Public Works	\$631.49	\$645.76	\$1,530	\$1,272	\$872	\$872	\$436
Roads And Related	\$4,380.74	\$4,294.37	\$10,178	\$8,460	\$5,797	\$5,797	\$2,899
Water Works	\$2,191.38	\$2,204.66	\$5,225	\$4,343	\$2,976	\$2,976	\$1,488
Wastewater	\$727.77	\$693.79	\$1,644	\$1,367	\$937	\$937	\$469
Storm Drainage	\$1,138.31	\$1,287.69	\$3,052	\$2,537	\$1,738	\$1,738	\$869
<b>Subtotal Engineered Services Charge</b>	<b>\$9,069.69</b>	<b>\$9,126.28</b>	<b>\$21,629</b>	<b>\$17,979</b>	<b>\$12,320</b>	<b>\$12,320</b>	<b>\$6,160</b>
<b>TOTAL CHARGE</b>	<b>\$12,096.43</b>	<b>\$12,364.79</b>	<b>\$29,323</b>	<b>\$24,375</b>	<b>\$16,692</b>	<b>\$15,069</b>	<b>\$7,534</b>
(1) Based on Persons Per Unit Of:			2.37	1.97	1.35		

\* Parking DC charge is not calculated as part of the 2020 DC Study

TOWN OF WASAGA BEACH  
AREA-SPECIFIC DEVELOPMENT CHARGES  
BEACH AREA WASTEWATER WORKS

Service	Unadjusted Charge Per Capita	Adjusted Charge After Cashflow Per Capita	Charge By Unit Type <sup>(1)</sup>				
			Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park Model Trailers & Chalets	Seasonal Park Model Trailers
Beach Area Wastewater Works	\$2,538.16	\$2,538.16	\$6,015	\$5,000	\$3,427	\$3,427	\$1,714
(1) Based on Persons Per Unit Of:			2.37	1.97	1.35		



TABLE 8

TOWN OF WASAGA BEACH  
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential	
	Unadjusted Charge (\$/sq.m)	Adjusted Charge (\$/sq.m)
Library Service	\$0.00	\$0.00
Indoor Recreation	\$0.00	\$0.00
Parks	\$0.00	\$0.00
Parking *	N/A	\$0.07
Emergency And Fire Services	\$7.67	\$7.70
Development Related Studies	\$1.09	\$1.15
Transit	\$1.73	\$1.71
<b>Subtotal General Services Charge</b>	<b>\$10.49</b>	<b>\$10.63</b>
Services Related to a Highway		
Public Works	\$10.83	\$11.21
Roads And Related	\$88.55	\$87.02
Water Works	\$44.30	\$44.74
Wastewater	\$14.71	\$14.06
Storm Drainage	\$23.01	\$26.19
<b>Subtotal Engineered Services Charge</b>	<b>\$181.40</b>	<b>\$183.22</b>
<b>TOTAL CHARGE</b>	<b>\$191.88</b>	<b>\$193.85</b>
<b>Rate for Council Consideration</b>		<b>\$122.50</b>

\* Parking DC charge is not calculated as part of the 2020 DC Study

TOWN OF WASAGA BEACH  
AREA-SPECIFIC DEVELOPMENT CHARGES  
BEACH AREA WASTEWATER WORKS

Service	Non-Residential Charge (\$/sq.m)
Beach Area Wastewater Works	\$50.67

## 7. COMPARISON OF CALCULATED AND CURRENT DEVELOPMENT CHARGES

Tables 9 and 10 present a comparison of the newly calculated residential and non-residential DCs with the Town's current charges (as of December 17, 2020).

Table 9 shows that the calculated residential DC for a single- or semi-detached unit is \$29,323, or 31 per cent greater than the Town's residential charge currently in force of \$22,448.

The comparison of calculated non-residential DCs with current rates is shown on Table 10. The calculated non-residential charge of \$193.85 per square metre is \$128.87, or 198 per cent more than the current charge of \$64.98. The fully calculated non-residential rates of \$157.60 from the 2015 DC Background Study are not in force. The increase from the 2015 calculated charge to the current calculated charge is \$36.25 or 23 per cent.

No comparison is completed for the Beach Area as there is no current ASDC rate in place.

TABLE 9

TOWN OF WASAGA BEACH  
 COMPARISON OF CURRENT AND CALCULATED  
 RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Library Service	\$368	\$434	\$66	18%
Indoor Recreation	\$1,655	\$4,439	\$2,784	168%
Parks	\$607	\$1,262	\$655	108%
Parking *	\$19	\$19	\$0	0%
Emergency And Fire Services	\$1,068	\$1,143	\$75	7%
Development Related Studies	\$102	\$155	\$53	52%
Transit	\$71	\$242	\$171	241%
<b>Subtotal General Services Charge</b>	<b>\$3,890</b>	<b>\$7,694</b>	<b>\$3,804</b>	<b>98%</b>
Services Related to a Highway				
Public Works	\$1,458	\$1,530	\$72	5%
Roads And Related	\$8,691	\$10,178	\$1,487	17%
Water Works	\$4,224	\$5,225	\$1,001	24%
Wastewater	\$1,022	\$1,644	\$622	61%
Storm Drainage	\$3,163	\$3,052	(\$111)	-4%
<b>Subtotal Engineered Services Charge</b>	<b>\$18,558</b>	<b>\$21,629</b>	<b>\$3,071</b>	<b>17%</b>
<b>TOTAL CHARGE</b>	<b>\$22,448</b>	<b>\$29,323</b>	<b>\$6,875</b>	<b>31%</b>

\* Parking DC charge is not calculated as part of the 2020 DC Study

TABLE 10

TOWN OF WASAGA BEACH  
 COMPARISON OF CURRENT AND CALCULATED  
 NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Current	Calculated	Difference in Charge	
	Non-Residential Charge / SQ.M	Non-Residential Charge / SQ.M		
Library Service	\$0.00	\$0.00	\$0.00	N/A
Indoor Recreation	\$0.00	\$0.00	\$0.00	N/A
Parks	\$0.00	\$0.00	\$0.00	N/A
Parking *	\$0.07	\$0.07	\$0.00	0%
Emergency And Fire Services	\$3.13	\$7.70	\$4.57	146%
Development Related Studies	\$0.34	\$1.15	\$0.81	238%
Transit	\$0.23	\$1.71	\$1.48	641%
<b>Subtotal General Services Charge</b>	<b>\$3.77</b>	<b>\$10.63</b>	<b>\$6.86</b>	<b>182%</b>
Services Related to a Highway				
Public Works	\$4.85	\$11.21	\$6.36	131%
Roads And Related	\$28.65	\$87.02	\$58.37	204%
Water Works	\$13.92	\$44.74	\$30.82	221%
Wastewater	\$3.37	\$14.06	\$10.69	317%
Storm Drainage	\$10.42	\$26.19	\$15.77	151%
<b>Subtotal Engineered Services Charge</b>	<b>\$61.21</b>	<b>\$183.22</b>	<b>\$122.01</b>	<b>199%</b>
<b>TOTAL CHARGE</b>	<b>\$64.98</b>	<b>\$193.85</b>	<b>\$128.87</b>	<b>198%</b>

<b>Calculated 2015 Rate (Indexed)</b>	<b>\$157.60</b>	<b>\$193.85</b>	<b>\$36.25</b>	<b>23%</b>
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\* Parking DC charge is not calculated as part of the 2020 DC Study

## 8. COST OF GROWTH ANALYSIS

This section provides a brief examination of the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law(s). This examination is required as one of the provisions of the *DCA*. Additional details on the cost of growth analysis, including asset management analysis is included in Appendix G.

### A. ASSET MANAGEMENT PLAN

Tables 11, 12 and 13 provide the calculated annual asset management contribution for the gross capital expenditures and the share related to the 2020-2029 and 2020-2031 DC recoverable portions. The year 2030 has been included to calculate the annual contribution for the 2020-2029 period as the expenditures in 2029 will not trigger asset management contributions until 2030. As shown in Table 11, by 2030, the Town should fund an additional \$706,000 per annum in to fund the full life cycle costs of the new assets related to the Town-wide 10-year Services supported under the development charges by-law.

The year 2032 has been included to calculate the annual contribution for the 2020-2031 period as the expenditures in 2021 will not trigger asset management contributions until 2032. As shown in Table 12, by 2032, the Town should fund an additional \$5.16 million per annum in to fund the full life cycle costs of the new assets related to the Town-wide Engineered Services supported under the development charges by-law.

Table 13 provides a separate analysis of the annual provision required for the Beach Area Wastewater Service capital program. As shown in Table 13, the annual provision in 2032 amounts to \$221,800.

Table 11 Calculated Annual Provision by 2030 for General Services				
General Services	2020-2029 Capital Program		Calculated AMP Annual Provision by 2030	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
LIBRARY SERVICE	\$3,243,000	\$24,564,000	\$44,000	\$338,000
INDOOR RECREATION	\$23,616,000	\$62,695,000	\$320,000	\$878,000
PARKS	\$5,508,000	\$2,284,000	\$83,000	\$38,000
EMERGENCY AND FIRE SERVICES	\$4,541,000	\$2,461,000	\$71,000	\$92,000
TRANSIT	\$1,143,000	\$7,697,000	\$23,000	\$167,000
PUBLIC WORKS	\$8,038,000	\$12,283,000	\$165,000	\$79,000
<b>Total</b>	<b>\$46,089,000</b>	<b>\$111,984,000</b>	<b>\$706,000</b>	<b>\$1,592,000</b>

Table 12 Calculated Annual Provision by 2032 for Engineered Services				
Engineered Services	2020-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
ROADS AND RELATED	\$36,859,000	\$166,262,000	\$2,273,000	\$1,561,000
WATER WORKS	\$17,009,000	\$9,370,000	\$765,000	\$135,000
WASTEWATER	\$4,499,000	\$1,259,000	\$856,000	\$285,000
STORM DRAINAGE	\$7,037,000	\$4,408,000	\$1,263,000	\$378,000
<b>Total</b>	<b>\$65,404,000</b>	<b>\$181,299,000</b>	<b>\$5,157,000</b>	<b>\$2,359,000</b>

Table 13 Calculated Annual Provision by 2032 for Beach Area Sewer Works				
Beach Area	2020- Build-Out Capital Program		Calculated AMP Annual Provision by 2032	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
BEACH AREA WASTEWATER WORKS	\$5,000,000	\$0	\$221,800	\$0
<b>Total</b>	<b>\$5,000,000</b>	<b>\$0</b>	<b>\$221,800</b>	<b>\$0</b>

## B. LONG-TERM CAPITAL AND OPERATING COSTS

Appendix G summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital forecast. Table 14 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program.

By 2029, the Town's net operating costs are estimated to increase by \$2.55 million.

Appendix G also summarizes the components of the development related capital program that will require funding from non development charge sources. Of the \$254.20 million in the net capital programs of all services, about \$33.56 million will need to be financed from non-development charge sources over the next ten to twelve years. This is entirely related to shares of projects related to capital replacement and for non-development shares of projects that provide benefit to the existing community.

Council is made aware of these factors so that they understand the financial implications of the quantum and timing of the projects included in the development related capital forecast in this study.

TABLE 14

**TOWN OF WASAGA BEACH**  
**SUMMARY OF LONG TERM CAPITAL AND**  
**OPERATING COST IMPACTS FOR TAX SUPPORTED SERVICES**  
 (in thousands of constant dollars)

	2029
<b>Net Operating Impacts (1)</b>	
Library Service	\$540.0
Indoor Recreation	\$339.3
Parks	\$155.6
Emergency And Fire Services	\$378.6
Development Related Studies	\$0.0
Transit	\$557.5
<b>Services Related to a Highway</b>	
Public Works	\$335.1
Roads And Related	\$247.2
<b>NET OPERATING IMPACTS</b>	<b>\$2,553.2</b>

	Total
<b>Long-term Capital Impact (1)</b>	
Total Net Cost	\$254,196.6
Net Cost From Development Charges	\$74,864.2
Prior Growth Share from DC Reserve Balances (2)	\$18,907.3
Portion for Post-Period Development (3)	\$126,864.6
<b>FUNDING FROM NON-DC SOURCES</b>	<b>\$33,560.5</b>

Notes:

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

## **C. THE PROGRAM IS DEEMED TO BE FINANCIALLY SUSTAINABLE**

In summary, the asset management plan and long-term capital and operating analysis contained in Appendix G demonstrates that the Town can afford to invest and operate the identified general and engineered services infrastructure over the ten-year and longer-term planning period.

Importantly, the Town's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

## 9. OTHER ISSUES AND CONSIDERATIONS

### A. BY-LAW ADMINISTRATION

No significant changes have been made to the Town's current policies and practices regarding development charge administration. Notable changes include:

- The Town has made several modifications to the Town's DC By-law:
- Rules with respect to redevelopment and changes of use.
- Additions of various definitions to provide greater clarity.
- Updates of various policies to be in conformity with the newly passed legislation effective both January 1, 2020 and September 17, 2020.
- Additional By-law has been passed to deal with the Beach Area rates.

### B. CONSIDERATION FOR AREA RATING

In accordance with the *DCA*, Council must give consideration to the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the Town's 2020 DC update, the area-specific development charges are calculated for the Beach Area to properly reflect the infrastructure requirements to service development in those areas.

### C. LOCAL SERVICE DEFINITIONS

As permitted under section 59 of the *DCA* municipalities may, by condition of approval under section 51 of the *Planning Act*, require that local services related to a plan of subdivision be paid for by the owner. These conditions will be reviewed by the Town and may be required as part of a condition of subdivision or condition of consent.

# APPENDIX A

## DEVELOPMENT FORECAST

This appendix provides details of the development forecast used to prepare the 2020 Development Charges Background Study for the Town of Wasaga Beach. The forecast method and assumptions are discussed herein. The forecast results are provided in the following tables:

### Historical Development

Table 1	Historical Population, Household & Employment Summary
Table 2	Historical Annual Housing Completions (CMHC)
Table 3	Historical Households by Period of Construction Showing Household Size
Table 4	Historical Place of Work Employment

### Forecast Development

Table 5	Population, Household & Employment Forecast Summary
Table 6	Forecast of Occupied Households by Unit Type
Table 7	Forecast of Annual Growth in Occupied Households by Unit Type
Table 8	Forecast Population in New Households by Unit Type
Table 9	Forecast of Place of Work Employment
Table 10	Non-Residential Space Forecast

## A. FORECAST APPROACH AND KEY ASSUMPTIONS

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

A ten-year development forecast, from 2020 to 2029, has been used to calculate development charges for the general services in the Town. The engineered services of Roads, Water, Sewer and Storm drainage are based on a long-range forecast, from 2020 to 2031.

The forecasts of population and households are based on provincial targets as outlined in the *Growth Plan for the Greater Golden Horseshoe*, as well as the Town's Official Plan and information provided by planning staff. Forecasts of employment by place of work were based upon the Town's Employment Land Need Study, which was updated in September 2014.

## B. HISTORICAL DEVELOPMENT IN THE TOWN

Historical growth and development figures presented here are based on Statistics Canada Census data, Canada Mortgage Housing Corporation (CMHC) housing market information, and municipal building permit and development application data. A “Census-based” definition of population is used for the purpose of the development charges study. This definition does not include the Census net undercoverage, which is typically included in the definition of “total” population commonly used in municipal planning documents. For DC purposes, a ten-year historical period of 2010 to 2019 is used for calculating historical service levels. Since 2016 is the most recent Census year, figures from 2017 to 2020 are estimated.

The Town of Wasaga Beach has experienced steady population and household growth over the last ten years. As shown in Table 1, the Town’s population increased from 2010-2019 by 5,231 or 32 per cent. The number of occupied dwelling units in the Town also experienced a steady increase during the ten-year historical period, increasing by 2,703 occupied households – a 39 per cent increase. It is important to note that occupied households exclude non-permanent or seasonal units. These unit types are not differentiated for the purposes of this DC Study and all future residential units are assumed to be occupied households.<sup>1</sup> For the purposes of the DC Study the ratio of permanently occupied to seasonal units was assumed to remain relatively similar.

Historical employment figures are also shown in Table 1 and are based on Statistics Canada place of work data. Place of work data records where people work rather than the place of residence. The employment figures used for development charge calculations include workers with no fixed place of work, but exclude *work at home* employment. The Town’s employment has experienced an increase in the historical ten-year period. The Town’s employment grew by 759 employees which represents an increase of 26 per cent. The Town’s activity rate (the ratio of employment to population) has declined over the historical period and is presently estimated at 16.7 per cent.

Details on historical housing unit growth in the Town are provided in Table 2. This information is sourced from Canada Mortgage and Housing Corporation *Housing Market Information*. Overall, the dominant type of new housing in Wasaga Beach constructed since 2010 has been single and semi-detached housing (around 66 per cent).

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<sup>1</sup> As noted in response dated January 22, 2021 to the submission from Davies Howe LLP dated January 4, 2021 and accompanying letter from Altus Group Economics.

Table 3 provides details on historical occupancy patterns in the Town. The overall average occupancy level in Wasaga Beach for recently constructed single and semi-detached units, constructed between 2006 and 2016, is 2.37 persons per housing unit (PPU). Overall average occupancy levels for these units are slightly lower, at 2.32. Recently constructed row units have an average of 1.97 residents per unit. The total person per unit value for apartments of 1.35 is used to calculate the apartment DC based on the 2006 to 2016 data.

Table 4 summarizes the growth in historic employment by place of work in the Town of Wasaga Beach between 2010 and 2019. Overall, employment in the Town has been increasing over the last ten years. However, certain sectors, such as the employment land and rural employment sectors have been decreasing. This decline is offset by the steady growth experienced by the population-related employment sector. Work at home numbers have been removed from the total for the purposes of calculating development charges as these jobs are not assumed to generate additional floor space requirements and demand on services beyond what is already captured by the household.

### C. FORECAST METHOD AND RESULTS

This section describes the method used to establish the ten-year and longer-term development charges forecast for the planning periods 2020 to 2029 and 2020 to 2031.

Development charges are levied on residential development as a charge per new unit. For the residential forecast, a projection of both *population growth*<sup>2</sup> as well as *population in new housing 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, 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 square metre 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 floor space* in the Town.

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<sup>2</sup> Commonly referred to as “net population growth” in the context of development charges.

## 1. Residential Forecast

The residential development forecast incorporates anticipated growth in population and occupied dwelling units by type. As detailed in Table 5, the Town's Census population is forecast to grow from 21,718 in 2019 to 25,589 in 2029 and 26,442 in 2031. The ten-year population growth of 3,871 persons represents an 18 per cent increase over the existing base. The longer-term increase of 4,724 persons represents a 22 per cent increase.

Over the ten-year planning period from 2020 to 2029, the number of occupied housing units is forecast to increase from 9,708 in 2019 to 11,857 in 2029. By 2031, this number is expected to reach 12,310 units. This reflects an average annual increase of approximately 215 occupied dwelling units per year from 2020 to 2029, which increases to 217 new units per year to 2031. The overall ten-year growth represents a 22 per cent (2,149 units) increase in occupied dwelling units over the next ten years. The longer term growth of 2,602 units represents a 27 per cent over the existing base in 2019.

A breakdown of anticipated housing in the Town of Wasaga Beach by unit type is shown in Table 6. The type of housing in the Town is forecast to be composed largely of single and semi-detached units (87 per cent), followed by rows (7 per cent) and apartments (6 per cent). The discrepancy between the shares of total occupied dwelling units (Table 6) and new occupied dwelling units (Table 7) is that, although many newly constructed units will be rows, the existing base of single and semi-detached units and apartments will continue to make up a notable portion of the housing supply.

Population growth in the new units is estimated by applying the following PPUs to the housing unit forecast: 2.37 for single and semi-detached units, 1.97 for rows and 1.35 for apartments. The forecast of population expected to reside in these new housing units over the 2020 to 2029 period is 4,715 additional persons. Over the longer-term planning period, 5,666 additional persons are anticipated. This population growth in new units is shown in Table 8.

## 2. Non-Residential Forecast

Table 9 shows that the total Census employment is forecast to grow by 360 jobs over the ten-year forecast period to 2029. This growth from 3,636 employees in 2019 to 3,996 in 2029 represents a 10 per cent increase. The increase in employment between 2019 and 2031 of 516 employees represents a 14 per cent increase.

Table 9 shows the forecast of total employment in the Town of Wasaga Beach by employment category to 2031. Of the employment growth used in the DC study, which

excludes growth in the “work at home” category, 83 per cent is anticipated to occur within the service/retail sector and 17 per cent in the employment land (industrial) sector. The rural sector is no longer expected to form a significant part of the employment base in Wasaga Beach in the future.

Non-residential development charges are calculated on a gross floor area basis and, as per the *DCA*, a forecast of future non-residential building space has been developed. As with the residential forecast, the GFA forecast covers the ten year period from 2020 to 2029 for general services, and a longer-term forecast to 2031 for the engineered services. The non-residential floor space forecast is shown in Table 10.

An assumed floor space per worker (FSW) is applied to the employment forecast numbers by category in order to project growth in new non-residential space in the Town. The FSW assumptions used herein are 50 square metres per employee for population-related space and 100 square metres per employee for employment land-related space. The overall growth in new non-residential building space across the Town between 2020 and 2029 is 21,000 square metres. To 2031, 25,548 square metres of new non-residential building space is anticipated to be constructed in the Town of Wasaga Beach.

**APPENDIX A - TABLE 1  
TOWN OF WASAGA BEACH  
HISTORICAL POPULATION, HOUSEHOLDS & EMPLOYMENT SUMMARY**

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
<b>2006</b>	<b>15,029</b>	<b>562</b>	<b>6,235</b>	<b>224</b>	<b>2.41</b>	<b>2,699</b>	<b>174</b>	<b>18.0%</b>
2007	15,500	471	6,482	247	2.39	2,713	15	17.5%
2008	15,986	486	6,738	256	2.37	2,772	59	17.3%
2009	16,487	501	7,005	267	2.35	2,877	105	17.4%
2010	17,004	517	7,282	277	2.34	3,031	155	17.8%
<b>2011</b>	<b>17,537</b>	<b>533</b>	<b>7,570</b>	<b>288</b>	<b>2.32</b>	<b>3,242</b>	<b>210</b>	<b>18.5%</b>
2012	18,124	587	7,838	268	2.31	3,298	56	18.2%
2013	18,731	607	8,116	278	2.31	3,355	57	17.9%
2014	19,358	627	8,404	288	2.30	3,413	58	17.6%
2015	20,006	648	8,702	298	2.30	3,472	59	17.4%
<b>2016</b>	<b>20,675</b>	<b>669</b>	<b>9,010</b>	<b>308</b>	<b>2.29</b>	<b>3,534</b>	<b>62</b>	<b>17.1%</b>
2017	21,017	342	9,297	287	2.26	3,568	34	17.0%
2018	21,365	348	9,518	221	2.24	3,602	34	16.9%
2019	21,718	353	9,708	190	2.24	3,636	34	16.7%
Growth 2010-2019		5,231		2,703			759	

Source: Statistics Canada, Census of Canada, Hemson estimates

**APPENDIX A - TABLE 2  
TOWN OF WASAGA BEACH  
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)**

Year	CMHC Annual Housing Completions				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2010	155	88	0	243	64%	36%	0%	100%
<b>2011</b>	<b>172</b>	<b>62</b>	<b>0</b>	<b>234</b>	<b>74%</b>	<b>26%</b>	<b>0%</b>	<b>100%</b>
2012	140	84	36	260	54%	32%	14%	100%
2013	132	149	0	281	47%	53%	0%	100%
2014	95	98	0	193	49%	51%	0%	100%
2015	129	62	0	191	68%	32%	0%	100%
<b>2016</b>	<b>160</b>	<b>37</b>	<b>0</b>	<b>197</b>	<b>81%</b>	<b>19%</b>	<b>0%</b>	<b>100%</b>
2017	225	57	5	287	78%	20%	2%	100%
2018	147	70	4	221	67%	32%	2%	100%
2019	171	19	0	190	90%	10%	0%	100%
Growth 2010-2019	1,526	726	45	2,297	66%	32%	2%	100%
Average 5 yrs	166	49	2	217	77%	23%	1%	100%

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information  
Q1 2020

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**APPENDIX A - TABLE 3  
TOWN OF WASAGA BEACH  
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE**

Dwelling Unit Type	Period of Construction										Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
<b><i>Singles &amp; Semis</i></b>													
Household Population	270	960	980	1,645	1,885	2,210	2,650	2,900	3,015	1,625	13,500	4,640	18,140
Households	165	450	455	680	790	905	1,165	1,250	1,275	685	5,860	1,960	7,820
Household Size	1.64	2.13	2.15	2.42	2.39	2.44	2.27	2.32	2.36	2.37	2.30	2.37	2.32
<b><i>Rows</i></b>													
Household Population	0	0	30	0	75	45	35	60	420	750	245	1,170	1,415
Households	0	0	20	0	45	15	25	40	230	365	145	595	740
Household Size	n/a	n/a	1.50	n/a	1.67	3.00	1.40	1.50	1.83	2.05	1.69	1.97	1.91
<b><i>Apartments (excludes Duplex Units)</i></b>													
Household Population	0	40	65	95	75	0	35	0	150	25	310	175	485
Households	20	35	50	50	65	0	20	30	105	25	270	130	400
Household Size	0.00	1.14	1.30	1.90	1.15	n/a	1.75	0.00	1.43	1.00	1.15	1.35	1.21
<b><i>Total (excludes Duplex Units)</i></b>													
Household Population	270	1,000	1,075	1,740	2,035	2,255	2,720	2,960	3,585	2,400	14,055	5,985	20,040
Households	185	485	525	730	900	920	1,210	1,320	1,610	1,075	6,275	2,685	8,960
Household Size	1.46	2.06	2.05	2.38	2.26	2.45	2.25	2.24	2.23	2.23	2.24	2.23	2.24

Source: Statistics Canada, 2016 National Household Survey Special Run.

**APPENDIX A - TABLE 4  
TOWN OF WASAGA BEACH  
HISTORICAL PLACE OF WORK EMPLOYMENT**

Mid-Year	Population- Related	Annual Growth	Employment Land	Annual Growth	Rural	Annual Growth	Total For DC Study	Annual Growth	Work At Home	Annual Growth	Total w/ Work At Home	Annual Growth
2010	2,301	304	664	(83)	66	(66)	3,031	155	494	6	3,525	161
<b>2011</b>	<b>2,650</b>	<b>349</b>	<b>591</b>	<b>(73)</b>	<b>0</b>	<b>(66)</b>	<b>3,242</b>	<b>210</b>	<b>500</b>	<b>6</b>	<b>3,742</b>	<b>216</b>
2012	2,705	55	593	2	0	0	3,298	56	535	35	3,833	91
2013	2,761	56	594	1	0	0	3,355	57	572	37	3,927	94
2014	2,818	57	595	1	0	0	3,413	58	612	40	4,025	98
2015	2,876	58	596	1	0	0	3,472	59	655	43	4,127	102
<b>2016</b>	<b>2,937</b>	<b>61</b>	<b>598</b>	<b>2</b>	<b>0</b>	<b>0</b>	<b>3,534</b>	<b>62</b>	<b>700</b>	<b>45</b>	<b>4,234</b>	<b>107</b>
2017	2,965	28	603	5	0	0	3,568	34	702	2	4,270	36
2018	2,993	28	609	6	0	0	3,602	34	704	2	4,306	36
2019	3,021	28	615	6	0	0	3,636	34	706	2	4,342	36
Growth 2010-2019		1,024		(132)		(133)		759		218		977

Note: Employment Values Include No Fixed Place of Work Employment

Source: Statistics Canada, Census of Canada

**APPENDIX A - TABLE 5  
TOWN OF WASAGA BEACH  
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST SUMMARY**

Mid-Year	Census Population	Annual Growth	Total Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
<b>2016</b>	<b>20,675</b>		<b>9,010</b>		<b>2.29</b>	<b>3,534</b>		<b>17.1%</b>
2017	21,017	342	9,297	287	2.26	3,568	34	17.0%
2018	21,365	348	9,518	221	2.24	3,602	34	16.9%
2019	21,718	353	9,708	190	2.24	3,636	34	16.7%
2020	22,077	359	9,925	217	2.22	3,671	35	16.6%
<b>2021</b>	<b>22,442</b>	<b>365</b>	<b>10,142</b>	<b>217</b>	<b>2.21</b>	<b>3,706</b>	<b>35</b>	<b>16.5%</b>
2022	22,813	371	10,354	212	2.20	3,741	35	16.4%
2023	23,190	377	10,568	214	2.19	3,777	36	16.3%
2024	23,574	384	10,784	216	2.19	3,813	36	16.2%
2025	23,964	390	11,002	218	2.18	3,849	36	16.1%
<b>2026</b>	<b>24,360</b>	<b>396</b>	<b>11,210</b>	<b>208</b>	<b>2.17</b>	<b>3,885</b>	<b>36</b>	<b>15.9%</b>
2027	24,763	403	11,422	212	2.17	3,922	37	15.8%
2028	25,173	410	11,638	216	2.16	3,959	37	15.7%
2029	25,589	416	11,857	220	2.16	3,996	37	15.6%
2030	26,012	423	12,081	224	2.15	4,034	38	15.5%
<b>2031</b>	<b>26,442</b>	<b>430</b>	<b>12,310</b>	<b>228</b>	<b>2.15</b>	<b>4,152</b>	<b>118</b>	<b>15.7%</b>
Growth 2020-2029		3,871		2,149			360	
Growth 2020-2031		4,724		2,602			516	

Source: Hemson Consulting, 2020

**APPENDIX A - TABLE 6  
TOWN OF WASAGA BEACH  
FORECAST OF OCCUPIED HOUSEHOLDS BY UNIT TYPE**

Mid-Year	Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
<b>2016</b>	<b>8,313</b>	<b>210</b>	<b>488</b>	<b>9,010</b>	<b>92%</b>	<b>2%</b>	<b>5%</b>	<b>100%</b>
2017	8,538	267	493	9,297	92%	3%	5%	100%
2018	8,685	337	497	9,518	91%	4%	5%	100%
2019	8,856	356	497	9,708	91%	4%	5%	100%
2020	9,043	380	502	9,925	91%	4%	5%	100%
<b>2021</b>	<b>9,223</b>	<b>406</b>	<b>513</b>	<b>10,142</b>	<b>91%</b>	<b>4%</b>	<b>5%</b>	<b>100%</b>
2022	9,392	434	529	10,354	91%	4%	5%	100%
2023	9,555	465	548	10,568	90%	4%	5%	100%
2024	9,714	499	572	10,784	90%	5%	5%	100%
2025	9,867	537	599	11,002	90%	5%	5%	100%
<b>2026</b>	<b>10,007</b>	<b>576</b>	<b>627</b>	<b>11,210</b>	<b>89%</b>	<b>5%</b>	<b>6%</b>	<b>100%</b>
2027	10,144	620	657	11,422	89%	5%	6%	100%
2028	10,279	669	690	11,638	88%	6%	6%	100%
2029	10,410	724	723	11,857	88%	6%	6%	100%
2030	10,538	785	758	12,081	87%	7%	6%	100%
<b>2031</b>	<b>10,664</b>	<b>854</b>	<b>792</b>	<b>12,310</b>	<b>87%</b>	<b>7%</b>	<b>6%</b>	<b>100%</b>

Source: Hemson Consulting, 2020

**APPENDIX A - TABLE 7  
TOWN OF WASAGA BEACH  
FORECAST OF ANNUAL GROWTH IN OCCUPIED HOUSEHOLDS BY UNIT TYPE**

Mid-Year	Annual Growth in Occupied Households				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apts.	Total
<b>2016</b>	<b>7,318</b>	<b>1,692</b>	<b>0</b>	<b>9,010</b>	<b>81%</b>	<b>19%</b>	<b>0%</b>	<b>100%</b>
2017	225	57	5	287	78%	20%	2%	100%
2018	147	70	4	221	67%	32%	2%	100%
2019	171	19	0	190	90%	10%	0%	100%
2020	188	24	6	217	86%	11%	3%	100%
<b>2021</b>	<b>180</b>	<b>26</b>	<b>11</b>	<b>217</b>	<b>83%</b>	<b>12%</b>	<b>5%</b>	<b>100%</b>
2022	169	28	15	212	80%	13%	7%	100%
2023	163	31	20	214	76%	14%	9%	100%
2024	158	34	24	216	73%	16%	11%	100%
2025	153	38	27	218	70%	17%	12%	100%
<b>2026</b>	<b>140</b>	<b>39</b>	<b>28</b>	<b>208</b>	<b>68%</b>	<b>19%</b>	<b>13%</b>	<b>100%</b>
2027	137	44	30	212	65%	21%	14%	100%
2028	134	49	32	216	62%	23%	15%	100%
2029	131	55	34	220	60%	25%	15%	100%
2030	128	61	34	224	57%	27%	15%	100%
<b>2031</b>	<b>126</b>	<b>69</b>	<b>34</b>	<b>228</b>	<b>55%</b>	<b>30%</b>	<b>15%</b>	<b>100%</b>
Growth 2020-2029	1,554	368	227	2,149	72%	17%	11%	100%
Growth 2020-2031	1,808	498	295	2,602	70%	19%	11%	100%

Source: Hemson Constulng, 2020

**APPENDIX A - TABLE 8  
TOWN OF WASAGA BEACH  
FORECAST POPULATION IN NEW HOUSEHOLDS BY UNIT TYPE**

Mid-Year	Assumed Average Occupancies (PPU)				Forecast Population in New Households			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2020	2.37	1.97	1.35	2.30	445	47	8	499
<b>2021</b>	<b>2.37</b>	<b>1.97</b>	<b>1.35</b>	<b>2.27</b>	<b>427</b>	<b>51</b>	<b>15</b>	<b>493</b>
2022	2.37	1.97	1.35	2.24	400	55	21	476
2023	2.37	1.97	1.35	2.22	387	61	27	475
2024	2.37	1.97	1.35	2.20	375	67	32	474
2025	2.37	1.97	1.35	2.18	364	74	36	474
<b>2026</b>	<b>2.37</b>	<b>1.97</b>	<b>1.35</b>	<b>2.16</b>	<b>332</b>	<b>78</b>	<b>38</b>	<b>448</b>
2027	2.37	1.97	1.35	2.14	325	87	41	453
2028	2.37	1.97	1.35	2.13	318	97	44	459
2029	2.37	1.97	1.35	2.11	311	108	45	464
2030	2.37	1.97	1.35	2.10	304	121	46	471
<b>2031</b>	<b>2.37</b>	<b>1.97</b>	<b>1.35</b>	<b>2.10</b>	<b>298</b>	<b>135</b>	<b>46</b>	<b>479</b>
Growth 2020-2029	2.37	1.97	1.35	2.19	3,684	725	306	4,715
Growth 2020-2031	2.37	1.97	1.35	2.18	4,286	981	399	5,666

Source: Hemson Constuling, 2020

**APPENDIX A - TABLE 9  
TOWN OF WASAGA BEACH  
FORECAST OF PLACE OF WORK EMPLOYMENT**

Mid-Year	Population- Related	Annual Growth	Employment Land	Annual Growth	Rural	Annual Growth	Total For DC Study	Annual Growth	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
<b>2016</b>	<b>2,937</b>		<b>598</b>		<b>0</b>		<b>3,534</b>		<b>700</b>		<b>4,234</b>	
2017	2,965	28	603	5	0	0	3,568	34	702	2	4,270	36
2018	2,993	28	609	6	0	0	3,602	34	704	2	4,306	36
2019	3,021	28	615	6	0	0	3,636	34	706	2	4,342	36
2020	3,050	29	621	6	0	0	3,671	35	708	2	4,379	37
<b>2021</b>	<b>3,079</b>	<b>29</b>	<b>627</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3,706</b>	<b>35</b>	<b>710</b>	<b>2</b>	<b>4,416</b>	<b>37</b>
2022	3,108	29	633	6	0	0	3,741	35	712	2	4,453	37
2023	3,138	30	639	6	0	0	3,777	36	714	2	4,491	38
2024	3,168	30	645	6	0	0	3,813	36	716	2	4,529	38
2025	3,198	30	651	6	0	0	3,849	36	718	2	4,567	38
<b>2026</b>	<b>3,228</b>	<b>30</b>	<b>657</b>	<b>6</b>	<b>0</b>	<b>0</b>	<b>3,885</b>	<b>36</b>	<b>720</b>	<b>2</b>	<b>4,605</b>	<b>38</b>
2027	3,259	31	663	6	0	0	3,922	37	722	2	4,644	39
2028	3,290	31	669	6	0	0	3,959	37	724	2	4,683	39
2029	3,321	31	675	6	0	0	3,996	37	726	2	4,722	39
2030	3,353	32	681	6	0	0	4,034	38	727	1	4,761	39
<b>2031</b>	<b>3,385</b>	<b>32</b>	<b>689</b>	<b>8</b>	<b>0</b>	<b>0</b>	<b>4,152</b>	<b>118</b>	<b>728</b>	<b>1</b>	<b>4,880</b>	<b>119</b>
Growth 2020-2029		300		60		0		360		20		380
Growth 2020-2031		364		74		0		516		22		538

Note: Includes No Fixed Place of Work Employment  
Source: Hemson Consulting, 2020

**APPENDIX A - TABLE 10  
TOWN OF WASAGA BEACH  
NON-RESIDENTIAL SPACE FORECAST**

<b>Employment Density Assumptions</b>	
Population-Related	50.0 m <sup>2</sup> per employee
Employment Land	100.0 m <sup>2</sup> per employee
Rural	- m <sup>2</sup> per employee

<b>Mid-Year</b>	<b>Non-Residential Space in m<sup>2</sup></b>			<b>Total For DC Study</b>
	<b>Population-Related</b>	<b>Employment Land</b>	<b>Rural</b>	
2020	1,450	600	0	2,050
<b>2021</b>	<b>1,450</b>	<b>600</b>	<b>0</b>	<b>2,050</b>
2022	1,450	600	0	2,050
2023	1,500	600	0	2,100
2024	1,500	600	0	2,100
2025	1,500	600	0	2,100
<b>2026</b>	<b>1,500</b>	<b>600</b>	<b>0</b>	<b>2,100</b>
2027	1,550	600	0	2,150
2028	1,550	600	0	2,150
2029	1,550	600	0	2,150
2030	1,600	600	0	2,200
<b>2031</b>	<b>1,577</b>	<b>771</b>	<b>0</b>	<b>2,348</b>
Growth 2020-2029	15,000	6,000	0	21,000
Growth 2020-2031	18,177	7,371	0	25,548

Source: Hemson Consulting, 2020

**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 Town of Wasaga Beach. Five general services have been analysed as part of this Development Charges (DC) Background Study:

- Appendix B.1 Library
- Appendix B.2 Indoor Rec
- Appendix B.3 Parks
- Appendix B.4 Emergency and Fire Services
- Appendix B.5 Development Related Studies

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

## TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-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 ten-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 2010–2019.

*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. 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 Town staff in consultation with Hemson Consulting Ltd. 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 and Parks and Recreation), the service level measure of net population has been utilized. For the remaining services that levy both a residential and non-residential charge, the service level measure of net population + employment has been utilized.

There is also a requirement in the *DCA* to consider “excess capacity” within the Town’s existing infrastructure that may be available to partially meet 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 and the legislated ten per cent reduction (for all applicable services). The maximum allowable funding envelope is defined as the ten-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 ten-year historic service level is maintained.

## **TABLE 2 2020 – 2029 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The *DCA* requires that Council express its intent to provide capital facilities to support future development. Based on the development forecasts presented in Appendix A, Town staff in collaboration with consultants, have created a development-related capital forecast that sets out the projects required to service anticipated development for the ten-year period from 2020–2029.

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, “replacement” shares and benefit to existing shares, and the legislated “ten per cent reduction” for eligible services.

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 benefit to existing 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 2020 to 2029. 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 2029. 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 2020 to 2029.

## **i. 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 cost between the residential and non-residential sectors. For all general services with the exception of Library Service, Indoor Recreation and Parks, the development-related costs have been apportioned as 93 per cent residential and 7 per cent non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth in new space over the ten-year forecast period.

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

The residential share of the 2020 – 2029 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 per cent is used for the funding requirements, an interest rate of 5.5 per cent is used for borrowing on the funds and an interest rate of 3.5 per cent 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 SERVICE**

The Wasaga Beach Public Library provides library services from a main centralized branch. The library offers an array of collection materials and delivers various community services such as interlibrary loans and free computer access. The library also operates programming for children, teens and adults.

### **TABLE 1 HISTORICAL SERVICE LEVELS**

Table 1 displays the ten-year historical inventory for buildings, land, materials and furniture and equipment (excluding computer equipment) for Library Service in the Town of Wasaga Beach. The main library branch is just over 4,300 square feet and, at \$400 per square foot, is valued at \$1.72 million. The library building occupies 0.45 hectares of land, which is worth approximately \$567,500. Collection materials, including more than 35,000 books, periodicals, audio materials and e-books total over \$1.44 million. Finally, the total value of all furniture and equipment, other than computer equipment adds approximately \$218,000 to the total value of the inventory.

The 2019 combined replacement value of the inventory of capital assets for Library Service is \$3.95 million, resulting in a ten-year historical average service level of \$197.63 per capita. This historical service level, multiplied by the ten-year net population growth (3,871), results in a ten-year maximum allowable funding envelope of \$765,026.

### **TABLE 2 2020-2029 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The development-related capital program for Library Service totals \$13.90 million and provides for new library space located at the new multi-use facility. The capital program is based on the existing library building being replaced by a new approximately 21,850 square foot facility, which is expected to be built in from 2020-2023. The gross cost included in the development-related capital program includes consultant fees, land, furniture, equipment, collection materials and construction.

A benefit to existing share of \$2.74 million has been identified to fund a portion of the new library building. This share of 20 per cent represents the benefit of the existing library space, which will be replaced. This amount will not be eligible for development charge funding.

The Town's available Library DC reserve fund totals \$856,552, which will fund a share of the total DC eligible costs. The share of eligible costs exceeding the maximum permissible funding envelope, \$9.54 million is determined to benefit development beyond 2029 and will be eligible for funding under subsequent development charge studies. The remaining share of \$765,026 is eligible for recovery through development charges in the 2020 to 2029 period.

The development-related net capital cost is allocated entirely to residential development and, when divided by the ten-year growth in population in new dwelling units (4,715), an unadjusted charge of \$162.24 per capita results.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$183.23 per capita. This is due to the project occurring early in the ten-year planning period under review. The following table summarizes the calculation of the Library Services development charge:

LIBRARY SERVICE SUMMARY						
10-year Hist. Service Level per capita	2020 - 2029		Unadjusted Development Charge		Calculated Development Charge	
	Development-Related Total	Capital Program Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
\$197.63	\$13,903,380	\$765,026	\$162.24	\$0.00	<b>\$183.23</b>	<b>\$0.00</b>

APPENDIX B.1

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
LIBRARY SERVICE

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Wasaga Beach Library - 120 Glenwood Drive	4,308	4,308	4,308	4,308	4,308	4,308	4,308	4,308	4,308	4,308	4,308	\$400
<b>Total (sq.ft.)</b>	<b>4,308</b>											
<b>Total (\$000)</b>	<b>\$1,723.2</b>											

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Wasaga Beach Library - 120 Glenwood Drive	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$1,261,110
<b>Total (ha)</b>	<b>0.45</b>											
<b>Total (\$000)</b>	<b>\$567.5</b>											

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
Books (# of items)	25,538	23,313	21,088	20,914	20,740.67	20,567	20,567	20,567	20,567	20,567	20,567	\$41
References (# Print)	109	-	-	-	-	-	-	-	-	-	-	\$52
Periodicals	453	440	427	413	400	390	375	350	345	330		\$29
Sound/Visual Recordings/DVD/Audio Books - "Non-print holdings"	2,057	2,158	2,259	2,361	2,462	2,643	2,644	2,645	2,645	2,645	2,645	\$29
E-books	4,873	6,413	8,468	10,289	11,623	12,242	12,861	13,479	14,098	14,717		\$35
<b>Total (#)</b>	<b>33,030</b>	<b>32,324</b>	<b>32,242</b>	<b>33,977</b>	<b>35,226</b>	<b>35,842</b>	<b>36,447</b>	<b>37,041</b>	<b>37,655</b>	<b>38,259</b>		
<b>Total (\$000)</b>	<b>\$1,296.1</b>	<b>\$1,255.6</b>	<b>\$1,238.9</b>	<b>\$1,298.0</b>	<b>\$1,340.2</b>	<b>\$1,359.7</b>	<b>\$1,380.9</b>	<b>\$1,401.9</b>	<b>\$1,423.4</b>	<b>\$1,444.6</b>		

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)										
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Wasaga Beach Library - 120 Glenwood Drive	\$201,800	\$204,800	\$204,000	\$206,000	\$208,500	\$210,000	\$212,000	\$214,000	\$216,000	\$218,000	
<b>Total (\$000)</b>	<b>\$201.8</b>	<b>\$204.8</b>	<b>\$204.0</b>	<b>\$206.0</b>	<b>\$208.5</b>	<b>\$210.0</b>	<b>\$212.0</b>	<b>\$214.0</b>	<b>\$216.0</b>	<b>\$218.0</b>	



APPENDIX B.1

TABLE 1

TOWN OF WASAGA BEACH  
CALCULATION OF SERVICE LEVELS  
LIBRARY SERVICE

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Historic Population	17,004	17,537	18,124	18,731	19,358	20,006	20,675	21,017	21,365	21,718

INVENTORY SUMMARY (\$000)

Buildings	\$1,723.2	\$1,723.2	\$1,723.2	\$1,723.2	\$1,723.2	\$1,723.2	\$1,723.2	\$1,723.2	\$1,723.2	\$1,723.2
Land	\$567.5	\$567.5	\$567.5	\$567.5	\$567.5	\$567.5	\$567.5	\$567.5	\$567.5	\$567.5
Materials	\$1,296.1	\$1,255.6	\$1,238.9	\$1,298.0	\$1,340.2	\$1,359.7	\$1,380.9	\$1,401.9	\$1,423.4	\$1,444.6
Furniture And Equipment	\$201.8	\$204.8	\$204.0	\$206.0	\$208.5	\$210.0	\$212.0	\$214.0	\$216.0	\$218.0
<b>Total (\$000)</b>	<b>\$3,788.6</b>	<b>\$3,751.1</b>	<b>\$3,733.6</b>	<b>\$3,794.7</b>	<b>\$3,839.4</b>	<b>\$3,860.4</b>	<b>\$3,883.6</b>	<b>\$3,906.6</b>	<b>\$3,930.1</b>	<b>\$3,953.3</b>

SERVICE LEVEL (\$/capita)

Average  
Service  
Level

Buildings	\$101.34	\$98.26	\$95.08	\$92.00	\$89.02	\$86.13	\$83.35	\$81.99	\$80.66	\$79.34	\$88.72
Land	\$33.37	\$32.36	\$31.31	\$30.30	\$29.32	\$28.37	\$27.45	\$27.00	\$26.56	\$26.13	\$29.22
Materials	\$76.22	\$71.60	\$68.36	\$69.30	\$69.23	\$67.96	\$66.79	\$66.70	\$66.62	\$66.52	\$68.93
Furniture And Equipment	\$11.87	\$11.68	\$11.26	\$11.00	\$10.77	\$10.50	\$10.25	\$10.18	\$10.11	\$10.04	\$10.77
<b>Total (\$/capita)</b>	<b>\$222.80</b>	<b>\$213.90</b>	<b>\$206.00</b>	<b>\$202.59</b>	<b>\$198.34</b>	<b>\$192.96</b>	<b>\$187.84</b>	<b>\$185.88</b>	<b>\$183.95</b>	<b>\$182.03</b>	<b>\$197.63</b>

TOWN OF WASAGA BEACH  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY SERVICE

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2010 - 2019	\$197.63
Net Population Growth 2020 - 2029	3,871
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$765,026</b>



APPENDIX B.1  
TABLE 2

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY SERVICE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2029	Post 2029
<b>1.0 LIBRARY SERVICE</b>										
<b>1.1 Buildings, Land &amp; Materials</b>										
1.1.1 New Library Space (gross 21,850 sq.ft. building, land, FFE & materials)	2020	\$ 265,968	\$ -	\$ 265,968	20%	\$ 52,439	\$ 213,529	\$ 213,529	\$ -	\$ -
1.1.2 New Library Space (gross 21,850 sq.ft. building, land, FFE & materials)	2021	\$ 6,660,668	\$ -	\$ 6,660,668	20%	\$ 1,313,234	\$ 5,347,434	\$ 643,023	\$ 765,026	\$ 3,939,385
1.1.3 New Library Space (gross 21,850 sq.ft. building, land, FFE & materials)	2022	\$ 5,669,887	\$ -	\$ 5,669,887	20%	\$ 1,117,889	\$ 4,551,998	\$ -	\$ -	\$ 4,551,998
1.1.4 New Library Space (gross 21,850 sq.ft. building, land, FFE & materials)	2023	\$ 1,306,857	\$ -	\$ 1,306,857	20%	\$ 257,663	\$ 1,049,194	\$ -	\$ -	\$ 1,049,194
Subtotal Buildings, Land & Materials		\$ 13,903,380	\$ -	\$ 13,903,380		\$ 2,741,225	\$ 11,162,155	\$ 856,552	\$ 765,026	\$ 9,540,577
<b>TOTAL LIBRARY SERVICE</b>		<b>\$ 13,903,380</b>	<b>\$ -</b>	<b>\$ 13,903,380</b>		<b>\$ 2,741,225</b>	<b>\$ 11,162,155</b>	<b>\$ 856,552</b>	<b>\$ 765,026</b>	<b>\$ 9,540,577</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2029 DC Eligible Costs	100%	\$765,026
10-Year Growth in Population in New Units		4,715
Unadjusted Development Charge Per Capita		<b>\$162.24</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2029 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		21,000
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2020 - 2029 Net Funding Envelope	\$765,026
Reserve Fund Balance Balance as at December 31, 2019	\$856,552

APPENDIX B.1

TABLE 3

TOWN OF WASAGA BEACH  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 LIBRARY SERVICE  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

LIBRARY SERVICE	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.0	\$93.1	(\$610.7)	(\$552.1)	(\$488.5)	(\$419.7)	(\$345.2)	(\$270.2)	(\$188.0)	(\$98.1)	
2020 - 2029 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Non Inflated	\$0.0	\$765.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$765.0</b>
- Library Services: Inflated	\$0.0	\$780.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$780.3</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	499	493	476	475	474	474	448	453	459	464	<b>4,715</b>
REVENUE											
- DC Receipts: Inflated	\$91.5	\$92.1	\$90.7	\$92.3	\$94.1	\$95.9	\$92.4	\$95.4	\$98.6	\$101.7	<b>\$944.6</b>
INTEREST											
- Interest on Opening Balance	\$0.0	\$3.3	(\$33.6)	(\$30.4)	(\$26.9)	(\$23.1)	(\$19.0)	(\$14.9)	(\$10.3)	(\$5.4)	<b>(\$160.2)</b>
- Interest on In-year Transactions	\$1.6	(\$18.9)	\$1.6	\$1.6	\$1.6	\$1.7	\$1.6	\$1.7	\$1.7	\$1.8	<b>(\$4.0)</b>
TOTAL REVENUE	\$93.1	\$76.5	\$58.7	\$63.6	\$68.8	\$74.5	\$75.0	\$82.2	\$89.9	\$98.1	<b>\$780.3</b>
CLOSING CASH BALANCE	\$93.1	(\$610.7)	(\$552.1)	(\$488.5)	(\$419.7)	(\$345.2)	(\$270.2)	(\$188.0)	(\$98.1)	\$0.0	

<b>2020 Adjusted Charge Per Capita</b>	<b>\$183.23</b>
--	-----------------

<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX B.2

## INDOOR RECREATION

The Town of Wasaga Beach Parks, Facilities and Recreation Department is responsible for all indoor recreation facilities and programs. For the purpose of this study, parks and recreation services in the Town are separated into two services Indoor Recreation and Parks (including parkland and trails, park facilities, parks vehicles and equipment).

### **TABLE 1 HISTORICAL SERVICE LEVELS**

The ten-year historic inventory of capital assets for indoor recreation facilities includes over 115,930 square feet of building space in ten facilities. The total value of these facilities is \$30.14 million. The land associated with the indoor recreation centres totals 8.01 hectares, and is valued at \$10.10 million. A share of the Stars Arena site land area has been removed from the inventory to account for wooded area on the site. The Town owns and maintains a substantial amount of furniture and equipment used to provide indoor recreation services. The total replacement value of all indoor recreation equipment in 2019 was \$888,400.

The total combined value of capital assets for indoor recreation in the Town of Wasaga Beach amounts to \$41.13 million. The ten-year historical average service level is \$2,117.01 per capita, and this, multiplied by the ten-year net population growth (3,871), results in a ten-year maximum allowable funding envelope of \$8.19 million.

### **TABLE 2 2020-2029 DEVELOPMENT-RELATED PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The 2020 - 2029 development-related capital program for indoor recreation totals \$43.16 million. This includes funding for a new multi-use recreation facility planned for 2020 to 2023. The new facility may include a sports dome, youth centre and indoor arena. As this project will replace the existing Stars Arena, a replacement share equal to the value of the existing facility has been removed from the calculation.

Of the gross capital costs of \$43.16 million, \$8.40 million or 21 per cent of the multi-use facility cost has been identified as replacement shares. The Town has \$3.61 million in reserves on hand to offset a portion of the DC eligible capital costs. The 2020-2029 in-period DC eligible cost is \$8.19 million, which is limited by the funding envelope. The remaining DC costs eligible for recovery post 2029 amount to \$22.95 million, which is allocated entirely against future residential development in the Town. This results in an unadjusted development charge of \$1,737.92 per capita.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$1,872.93 per capita. The following table summarizes the calculation of the Indoor Recreation development charge:

INDOOR RECREATION SUMMARY						
10-year Hist. Service Level per capita	2020 - 2029		Unadjusted Development Charge		Calculated Development Charge	
	Development-Related Total	Capital Program Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
\$2,117.01	\$43,155,612	\$8,194,946	\$1,737.92	\$0.00	<b>\$1,872.93</b>	<b>\$0.00</b>

APPENDIX B.2

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
RecPlex (Formerly Oakview Community Centre)	61,139	61,139	61,139	61,139	61,139	61,139	61,139	61,139	61,139	61,139	61,139	\$260
Stars Arena	32,292	32,292	32,292	32,292	32,292	32,292	32,292	32,292	32,292	32,292	32,292	\$260
Wasaga Sports Park (Formerly Klondyke Park Complex)	8,582	8,582	8,582	8,582	8,582	8,582	8,582	8,582	8,582	8,582	8,582	\$260
Playland Park Building	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	1,238	\$260
Bath House	517	517	517	517	517	517	517	517	517	517	517	\$260
Recreation Hall	2,476	2,476	2,676	2,676	2,676	2,676	2,676	2,676	2,676	2,676	2,676	\$260
Fitness Cabin	431	431	431	431	431	431	431	431	431	431	431	\$260
Cabins (7)	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	3,552	\$260
Oakview Woods Complex and Garage (MNR lease)	2,303	2,303	2,303	2,303	2,303	2,303	2,303	2,303	2,303	2,303	2,303	\$260
Youth/Medical Centre	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	3,200	\$260
<b>Total (sq.ft.)</b>	<b>115,730</b>	<b>115,730</b>	<b>115,930</b>									
<b>Total (\$000)</b>	<b>\$30,089.8</b>	<b>\$30,089.8</b>	<b>\$30,141.8</b>									

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		
RecPlex (Formerly Oakview Community Centre)	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$1,261,110
Stars Arena*	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	3.41	\$1,261,110
Oakview Woods Complex and Garage (MNR lease)	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$1,261,110
Youth/Medical Centre	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$1,261,110
<b>Total (ha)</b>	<b>8.01</b>											
<b>Total (\$000)</b>	<b>\$10,101.5</b>											

\*Net of wooded area on same site.



APPENDIX B.2

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
RecPlex (Formerly Oakview Community Centre)	\$303,710	\$303,710	\$303,710	\$303,710	\$303,710	\$303,710	\$303,710	\$303,710	\$303,710	\$303,710
Stars Arena	\$261,869	\$261,869	\$261,869	\$261,869	\$261,869	\$261,869	\$261,869	\$261,869	\$261,869	\$261,869
Wasaga Sports Park (Formerly Klondyke Park Complex)	\$48,576	\$48,576	\$48,576	\$48,576	\$48,576	\$48,576	\$48,576	\$48,576	\$48,576	\$48,576
Playland Park Building	\$54,648	\$54,648	\$54,648	\$54,648	\$54,648	\$54,648	\$54,648	\$54,648	\$54,648	\$54,648
Recreation Hall	\$14,573	\$14,573	\$14,573	\$14,573	\$14,573	\$14,573	\$14,573	\$14,573	\$14,573	\$14,573
Youth/Medical Centre	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000	\$25,000
Ice Resurfacer (Wasaga Stars Arena)	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
Ice Resurfacer (Oakview Woods Complex)	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000	\$90,000
<b>Total (\$000)</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>	<b>\$888.4</b>

APPENDIX B.2

TABLE 1

TOWN OF WASAGA BEACH  
CALCULATION OF SERVICE LEVELS  
INDOOR RECREATION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Historic Population	17,004	17,537	18,124	18,731	19,358	20,006	20,675	21,017	21,365	21,718

INVENTORY SUMMARY (\$000)

Buildings	\$30,089.8	\$30,089.8	\$30,141.8	\$30,141.8	\$30,141.8	\$30,141.8	\$30,141.8	\$30,141.8	\$30,141.8	\$30,141.8
Land	\$10,101.5	\$10,101.5	\$10,101.5	\$10,101.5	\$10,101.5	\$10,101.5	\$10,101.5	\$10,101.5	\$10,101.5	\$10,101.5
Furniture & Equipment	\$888.4	\$888.4	\$888.4	\$888.4	\$888.4	\$888.4	\$888.4	\$888.4	\$888.4	\$888.4
<b>Total (\$000)</b>	<b>\$41,079.7</b>	<b>\$41,079.7</b>	<b>\$41,131.7</b>							

SERVICE LEVEL (\$/capita)

Average  
Service  
Level

Buildings	\$1,769.6	\$1,715.79	\$1,663.09	\$1,609.19	\$1,557.07	\$1,506.64	\$1,457.89	\$1,434.16	\$1,410.80	\$1,387.87	\$1,551.21
Land	\$594.1	\$576.01	\$557.35	\$539.29	\$521.83	\$504.92	\$488.58	\$480.63	\$472.81	\$465.12	\$520.06
Furniture & Equipment	\$52.2	\$50.66	\$49.02	\$47.43	\$45.89	\$44.41	\$42.97	\$42.27	\$41.58	\$40.91	\$45.74
<b>Total (\$/capita)</b>	<b>\$2,415.88</b>	<b>\$2,342.46</b>	<b>\$2,269.46</b>	<b>\$2,195.91</b>	<b>\$2,124.79</b>	<b>\$2,055.97</b>	<b>\$1,989.44</b>	<b>\$1,957.07</b>	<b>\$1,925.19</b>	<b>\$1,893.90</b>	<b>\$2,117.01</b>

TOWN OF WASAGA BEACH  
CALCULATION OF MAXIMUM ALLOWABLE  
INDOOR RECREATION

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2010 - 2019	\$2,117.01
Net Population Growth 2020 - 2029	3,871
<b>Maximum Allowable Funding Envelope</b>	<b>\$8,194,946</b>

APPENDIX B.2  
TABLE 2

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
INDOOR RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2029	Post 2029
<b>2.0 INDOOR RECREATION</b>										
<b>2.1 Indoor Recreation</b>										
2.1.1 Multi-Use Recreation Facility	2020	\$ 1,172,400	\$ -	\$ 1,172,400	21%	\$ 251,813	\$ 920,587	\$ 920,587	\$ -	\$ -
2.1.2 Multi-Use Recreation Facility	2021	\$ 16,919,834	\$ -	\$ 16,919,834	21%	\$ 3,634,110	\$ 13,285,724	\$ 2,692,496	\$ 8,194,946	\$ 2,398,282
2.1.3 Multi-Use Recreation Facility	2022	\$ 17,562,550	\$ -	\$ 17,562,550	21%	\$ 3,772,155	\$ 13,790,395	\$ -	\$ -	\$ 13,790,395
2.1.4 Multi-Use Recreation Facility	2023	\$ 3,435,278	\$ -	\$ 3,435,278	21%	\$ 737,843	\$ 2,697,435	\$ -	\$ -	\$ 2,697,435
2.1.5 RecPlex Expansion + Wasaga Stars - Study	2023	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 75,000	\$ -	\$ -	\$ 75,000
2.1.6 Gymnasium - Sunnidale Trails	2023	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ -	\$ 1,500,000
2.1.7 New Recreation Facility (Artificial Rink) - Sunnidale Trails	2027	\$ 2,340,000	\$ -	\$ 2,340,000	0%	\$ -	\$ 2,340,000	\$ -	\$ -	\$ 2,340,000
Subtotal Indoor Recreation		\$ 43,005,062	\$ -	\$ 43,005,062		\$ 8,395,921	\$ 34,609,141	\$ 3,613,083	\$ 8,194,946	\$ 22,801,112
<b>2.2 Indoor Recreation Vehicles</b>										
2.2.1 New Light Duty Vehicle	2023	\$ 44,550	\$ -	\$ 44,550	0%	\$ -	\$ 44,550	\$ -	\$ -	\$ 44,550
2.2.2 Sunnidale Trails Outdoor Rink - Olympia	2026	\$ 106,000	\$ -	\$ 106,000	0%	\$ -	\$ 106,000	\$ -	\$ -	\$ 106,000
Subtotal Indoor Recreation Vehicles		\$ 150,550	\$ -	\$ 150,550		\$ -	\$ 150,550	\$ -	\$ -	\$ 150,550
<b>TOTAL INDOOR RECREATION</b>		<b>\$ 43,155,612</b>	<b>\$ -</b>	<b>\$ 43,155,612</b>		<b>\$ 8,395,921</b>	<b>\$ 34,759,691</b>	<b>\$ 3,613,083</b>	<b>\$ 8,194,946</b>	<b>\$ 22,951,662</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2029 DC Eligible Costs	100%	\$8,194,946
10-Year Growth in Population in New Units		4,715
Unadjusted Development Charge Per Capita		<b>\$1,737.92</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2029 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		21,000
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2020 - 2029 Net Funding Envelope	\$8,194,946
Reserve Fund Balance Balance as at December 31, 2019	\$3,613,083

APPENDIX B.2

TABLE 3

TOWN OF WASAGA BEACH  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 INDOOR RECREATION  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

INDOOR RECREATION	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.0	\$951.6	(\$6,748.0)	(\$6,148.3)	(\$5,483.4)	(\$4,747.8)	(\$3,935.7)	(\$3,103.7)	(\$2,175.8)	(\$1,143.5)	
2020 - 2029 RESIDENTIAL FUNDING REQUIREMENTS											
- Indoor Recreation: Non Inflated	\$0.0	\$8,194.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$8,194.9
- Indoor Recreation: Inflated	\$0.0	\$8,481.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$8,481.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	499	493	476	475	474	474	448	453	459	464	4,715
REVENUE											
- DC Receipts: Inflated	\$935.2	\$955.8	\$954.1	\$985.8	\$1,019.3	\$1,054.7	\$1,030.4	\$1,079.7	\$1,132.2	\$1,185.6	\$10,333.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$33.3	(\$371.1)	(\$338.2)	(\$301.6)	(\$261.1)	(\$216.5)	(\$170.7)	(\$119.7)	(\$62.9)	(\$1,808.4)
- Interest on In-year Transactions	\$16.4	(\$207.0)	\$16.7	\$17.3	\$17.8	\$18.5	\$18.0	\$18.9	\$19.8	\$20.7	(\$42.9)
TOTAL REVENUE	\$951.6	\$782.1	\$599.7	\$664.9	\$735.6	\$812.1	\$832.0	\$927.9	\$1,032.3	\$1,143.5	\$8,481.8
CLOSING CASH BALANCE	\$951.6	(\$6,748.0)	(\$6,148.3)	(\$5,483.4)	(\$4,747.8)	(\$3,935.7)	(\$3,103.7)	(\$2,175.8)	(\$1,143.5)	\$0.0	

2020 Adjusted Charge Per Capita	\$1,872.93
---------------------------------	------------

<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX B.3

## PARKS

The Town of Wasaga Beach Parks, Facilities and Recreation Department is responsible for all outdoor recreation facilities and programs. For the purpose of this study, parks and indoor recreation services in the Town are separated into two services Indoor Recreation and Parks (including parkland and trails, park facilities, parks vehicles and equipment).

### **TABLE 1 HISTORICAL SERVICE LEVELS**

The ten-year historic inventory of capital assets for the Town of Wasaga Beach's parks includes 54.80 hectares of developed parkland. Various types of parks have been included in the inventory, including neighborhood parks, active parks and passive parks. The combined value of all developed parkland amounts to \$4.38 million. An average development cost of \$80,000 per hectare has been used in the inventory, which represents the site preparation and servicing costs to the Town to develop basic land into a useable park. Additionally, the 17 kilometres of developed trails adds \$1.02 million to the value of the inventory.

The Town also owns and maintains many park facilities, including 5 baseball diamonds, 12 soccer pitches, 10 tennis courts, 31 playgrounds, 2 skate/bike parks, an outdoor skating rink, a splash pad and 2 pickleball courts. The combined value of all park facilities in 2019 was \$5.0 million. The 20 special park facilities, including storage sheds, bridges, gazebos, shelters and boat ramps total \$1.08 million.

Finally, the parks and recreation department is responsible for parks fleet and related equipment. The 31 vehicles and equipment have a total value of \$1.05 million.

The total combined value of capital assets for Parks and Recreation in the Town of Wasaga Beach amounts to \$12.54 million. The ten-year historical average service level is \$627.22 per capita, and this, multiplied by the ten-year net population growth (3,871), results in a ten-year maximum allowable funding envelope of \$2.43 million.

### **TABLE 2 2020 - 2029 DEVELOPMENT-RELATED PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The 2020 - 2029 development-related capital program for Parks and Recreation totals \$3.90 million. The development-related capital program recovers for various park and trail development projects and new sports facilities.

The gross capital cost is \$3.90 million and no grants or other subsidies have been identified for this program. Replacement shares total \$110,400 and it relates to the replacement of an existing splash pad. The Town has \$326,190 in reserves on hand to offset a portion of the DC eligible capital costs. Of the remaining cost, \$1.03 million is related to development beyond 2029. The in-period 2020-2029 DC costs eligible for recovery is \$2.43 million, which is allocated entirely against future residential development in the Town. This results in an unadjusted development charge of \$514.90 per capita.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$532.30 per capita. The following table summarizes the calculation of the Parks and Recreation development charge:

PARKS SUMMARY						
10-year Hist. Service Level per capita	2020 - 2029		Unadjusted Development Charge		Calculated Development Charge	
	Development-Related Total	Capital Program Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
\$2,744.23	\$3,896,100	\$2,427,969	\$514.90	\$0.00	\$532.30	\$0.00

APPENDIX B.3

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
PARKS  
PARKLAND DEVELOPMENT

PARK DEVELOPMENT Park Name	# of Hectares of Developed Parkland										UNIT COST (\$/ha)	2016	2009
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		UNIT COST (\$/ha)	UNIT COST (\$/ha)
Batteaux Park & Trail	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	1.48	\$80,000	\$62,700	\$57,000
Blueberry Trail Park Central	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	\$80,000	\$62,700	
Deer Trail Park	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$80,000	\$62,700	
Glendale Park Central	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$80,000	\$62,700	
Glendale Park South	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$80,000	\$62,700	
Red Oak Park & Trail	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$80,000	\$62,700	
Sunward Estates Park & Trail	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$80,000	\$62,700	
Wasaga Estates Park	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$80,000	\$62,700	
Beck Square	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$80,000	\$62,700	
Blueberry Trail Park North	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	1.54	\$80,000	\$62,700	
Blueberry Trail Park South	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$80,000	\$62,700	
Brillinger Park & Trail	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	0.34	\$80,000	\$62,700	
Brocks/Inverkip Beach	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$80,000	\$62,700	
Golfview Park	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$80,000	\$62,700	
Marlwood Parkette	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$80,000	\$62,700	
Pridham Park	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$80,000	\$62,700	
RecPlex Parkland	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	\$80,000	\$62,700	
Red Berry Park	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$80,000	\$62,700	
Silver Birth Park Central & Trail	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	0.94	\$80,000	\$62,700	
Silver Birth Park South	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$80,000	\$62,700	
Stonebridge Park	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$80,000	\$62,700	
Town Hall Park	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$80,000	\$62,700	
Wasaga Sports Park	37.0	37.0	37.0	37.0	37.0	37.0	37.0	37.0	37.0	37.0	\$80,000	\$62,700	
Wasaga Stars Arena Park	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	0.63	\$80,000	\$62,700	
McIntyre Creek Tennis Courts	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$80,000	\$62,700	
Peacekeepers Park	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$80,000	\$62,700	
Red Pine Park	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$80,000	\$62,700	
Robby's Island	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$80,000	\$62,700	
Wasaga Beach Community Garden (Geese)	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$80,000	\$62,700	
William Arnill Memorial Park	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	2.82	\$80,000	\$62,700	
<b>Total (#)</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>	<b>54.80</b>			
<b>Total (\$000)</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>	<b>\$4,384.0</b>			



APPENDIX B.3  
TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
PARKS  
PARKLAND DEVELOPMENT

TRAILS Trail Name	Km of Developed Trails										Devel. Cost (\$/km)	2016	2009
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019		UNIT COST (\$/ha)	UNIT COST (\$/ha)
Multi-use Trail	11.90	13.18	14.45	15.73	17.00	17.00	17.00	17.00	17.00	17.00	\$60,000	\$47,000	\$47,000
<b>Total (#)</b>	<b>11.9</b>	<b>13.2</b>	<b>14.5</b>	<b>15.7</b>	<b>17.0</b>	<b>17.0</b>	<b>17.0</b>	<b>17.0</b>	<b>17.0</b>	<b>17.0</b>			
<b>Total (\$000)</b>	<b>\$714.0</b>	<b>\$790.5</b>	<b>\$867.0</b>	<b>\$943.5</b>	<b>\$1,020.0</b>	<b>\$1,020.0</b>	<b>\$1,020.0</b>	<b>\$1,020.0</b>	<b>\$1,020.0</b>	<b>\$1,020.0</b>			

APPENDIX B.3

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
PARKS  
PARK FACILITIES

PARK FACILITIES Description	# of Facilities										UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
<b>Baseball and Softball Diamonds</b>											
Lit	1	1	1	1	1	1	1	1	1	1	\$404,064
Unlit	4	4	4	4	4	4	4	4	4	4	\$168,912
<b>Soccer Pitches</b>											
Full Lit	1	1	1	1	1	1	1	1	1	1	\$331,200
Full	3	3	3	3	3	3	3	3	3	3	\$108,192
Mini	8	8	8	8	8	8	8	8	8	8	\$77,280
<b>Tennis Courts</b>											
Lit	3	3	3	3	3	3	3	3	3	3	\$81,696
Unlit	7	7	7	7	7	7	7	7	7	7	\$40,848
<b>Playgrounds</b>											
Playground Structures	12	13	16	16	16	16	16	16	16	16	\$88,320
Bleachers	15	15	15	15	15	15	15	15	15	15	\$9,936
<b>Skate/Bike Parks</b>											
Oakwoods Skatre Park	1	1	1	1	1	1	1	1	1	1	\$133,584
Oakwoods BMX Park	1	1	1	1	1	1	1	1	1	1	\$27,600
<b>Outdoor Rinks</b>											
Oakwoods Outdoor Rinks	1	1	1	1	1	1	1	1	1	1	\$20,976
<b>Splash Pads</b>											
Beachfront	1	1	1	1	1	1	1	1	1	1	\$110,400
<b>Pickleball</b>											
Unlit	-	-	-	-	-	-	1	1	2	2	\$132,000
<b>Total (#)</b>	<b>58</b>	<b>59</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>62</b>	<b>63</b>	<b>63</b>	<b>64</b>	<b>64</b>	
<b>Total (\$000)</b>	<b>\$4,386.2</b>	<b>\$4,474.5</b>	<b>\$4,739.5</b>	<b>\$4,739.5</b>	<b>\$4,739.5</b>	<b>\$4,739.5</b>	<b>\$4,871.5</b>	<b>\$4,871.5</b>	<b>\$5,003.5</b>	<b>\$5,003.5</b>	

APPENDIX B.3  
TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
PARKS  
PARK FACILITIES

SPECIAL PARK FACILITIES Description	# of Facilities										UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Storage Shed - 950 Powerline	1	1	1	1	1	1	1	1	1	1	\$366,000
Park Bridges	7	7	7	7	7	7	7	7	7	7	\$25,986
Gazebos	4	4	4	4	4	4	4	4	4	4	\$21,960
Shelters	2	2	2	2	2	2	2	2	2	2	\$107,360
Pavillion	1	1	1	1	1	1	1	1	1	1	\$76,860
Arches	1	1	1	1	1	1	1	1	1	1	\$8,540
Boat Ramps	2	2	2	2	2	2	2	2	2	2	\$65,000
Off-Leash Dog Park	1	1	1	1	1	2	2	2	2	2	\$7,500
<b>Total (#)</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	
<b>Total (\$000)</b>	<b>\$1,073.4</b>	<b>\$1,073.4</b>	<b>\$1,073.4</b>	<b>\$1,073.4</b>	<b>\$1,073.4</b>	<b>\$1,080.9</b>	<b>\$1,080.9</b>	<b>\$1,080.9</b>	<b>\$1,080.9</b>	<b>\$1,080.9</b>	

APPENDIX B.3  
TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
PARKS  
PARK VEHICLES & EQUIPMENT

VEHICLES AND EQUIPMENT Description	# of Parks Vehicles and Equipment										UNIT COST (\$/vehicle)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Trucks 4X4	6	6	7	7	7	6	6	6	6	6	\$50,000
Tractors	3	4	4	4	4	5	5	5	5	5	\$70,000
Utility Trailers/Floats	4	4	4	5	5	5	5	5	5	5	\$10,000
Mowers	5	5	5	6	6	6	6	6	6	6	\$28,000
Top Dresser/Spreader	1	1	1	2	2	2	2	2	2	2	\$26,000
1 Ton Dump truck	1	1	1	1	1	1	1	1	1	1	\$80,000
Trucks/van 4x2	2	2	2	2	2	-	-	-	-	-	\$42,000
Blades	3	3	4	4	4	3	3	3	3	3	\$7,000
Aerators	1	1	2	2	2	2	2	2	2	2	\$12,000
Parker PL9616B portable truck loader/vacuum/dump cart	1	1	1	1	1	1	1	1	1	1	\$6,500
<b>Total (#)</b>	<b>27</b>	<b>28</b>	<b>31</b>	<b>34</b>	<b>34</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	<b>31</b>	
<b>Total (\$000)</b>	<b>\$919.5</b>	<b>\$989.5</b>	<b>\$1,058.5</b>	<b>\$1,122.5</b>	<b>\$1,122.5</b>	<b>\$1,051.5</b>	<b>\$1,051.5</b>	<b>\$1,051.5</b>	<b>\$1,051.5</b>	<b>\$1,051.5</b>	

**APPENDIX B.3  
TABLE 1**

**TOWN OF WASAGA BEACH  
CALCULATION OF SERVICE LEVELS  
PARKS**

	<b>2010</b>	<b>2011</b>	<b>2012</b>	<b>2013</b>	<b>2014</b>	<b>2015</b>	<b>2016</b>	<b>2017</b>	<b>2018</b>	<b>2019</b>
<b>Historic Population</b>	17,004	17,537	18,124	18,731	19,358	20,006	20,675	21,017	21,365	21,718

**INVENTORY SUMMARY (\$000)**

Parkland Development	\$5,098.0	\$5,174.5	\$5,251.0	\$5,327.5	\$5,404.0	\$5,404.0	\$5,404.0	\$5,404.0	\$5,404.0	\$5,404.0
Park Facilities	\$5,459.6	\$5,547.9	\$5,812.8	\$5,812.8	\$5,812.8	\$5,820.3	\$5,952.3	\$5,952.3	\$6,084.3	\$6,084.3
Park Vehicles & Equipment	\$919.5	\$989.5	\$1,058.5	\$1,122.5	\$1,122.5	\$1,051.5	\$1,051.5	\$1,051.5	\$1,051.5	\$1,051.5
<b>Total (\$000)</b>	<b>\$11,477.1</b>	<b>\$11,711.9</b>	<b>\$12,122.3</b>	<b>\$12,262.8</b>	<b>\$12,339.3</b>	<b>\$12,275.8</b>	<b>\$12,407.8</b>	<b>\$12,407.8</b>	<b>\$12,539.8</b>	<b>\$12,539.8</b>

**SERVICE LEVEL (\$/capita)**

**Average  
Service  
Level**

Parkland Development	\$299.81	\$295.06	\$289.73	\$284.42	\$279.16	\$270.12	\$261.38	\$257.13	\$252.94	\$248.83	\$273.86
Park Facilities	\$321.07	\$316.35	\$320.73	\$310.33	\$300.28	\$290.93	\$287.90	\$283.22	\$284.78	\$280.15	\$299.57
Park Vehicles & Equipment	\$54.08	\$56.42	\$58.40	\$59.93	\$57.99	\$52.56	\$50.86	\$50.03	\$49.22	\$48.42	\$53.79
<b>Total (\$/capita)</b>	<b>\$674.96</b>	<b>\$667.84</b>	<b>\$668.86</b>	<b>\$654.68</b>	<b>\$637.43</b>	<b>\$613.61</b>	<b>\$600.14</b>	<b>\$590.37</b>	<b>\$586.93</b>	<b>\$577.39</b>	<b>\$627.22</b>

**TOWN OF WASAGA BEACH  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2010 - 2019	\$627.22
Net Population 2020 - 2029	3,871
<b>Maximum Allowable Funding Envelope</b>	<b>\$2,427,969</b>



APPENDIX B.3  
TABLE 2

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2029	Post 2029
<b>3.0 PARKS</b>										
<b>3.1 Parks, Trails and Vehicles</b>										
3.1.1 Active Transportation Plan Project	2023	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -
3.1.2 Active Transportation Plan Project - Sunnidale	2023	\$ 65,000	\$ -	\$ 65,000	0%	\$ -	\$ 65,000	\$ 65,000	\$ -	\$ -
3.1.3 Town Beautification Project - Sunnidale - Town Share	2024	\$ 112,500	\$ -	\$ 112,500	0%	\$ -	\$ 112,500	\$ 112,500	\$ -	\$ -
3.1.4 Town Beautification Project - Sunnidale - Town Share	2025	\$ 112,500	\$ -	\$ 112,500	0%	\$ -	\$ 112,500	\$ 1,310	\$ 113,810	\$ -
3.1.5 Active Transportation Plan Project - Sunnidale	2025	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.1.6 Four Seasons Trail WB/Coll. Trail Link	2027	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ -	\$ 25,000
3.1.7 Active Transportation Plan Project - Sunnidale	2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
3.1.8 New Park Vehicles	Various	\$ 164,100	\$ -	\$ 164,100	0%	\$ -	\$ 164,100	\$ -	\$ 82,050	\$ 82,050
Subtotal Parks, Trails and Vehicles		\$ 929,100	\$ -	\$ 929,100		\$ -	\$ 929,100	\$ 326,190	\$ 245,860	\$ 357,050
<b>3.2 Park Facilities Projects</b>										
3.2.2 Additional Play Fields	2022	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
3.2.3 Tennis Courts	2022	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
3.2.4 Park Block, incl soccer pitch and parking - Sunnidale	2023	\$ 85,000	\$ -	\$ 85,000	0%	\$ -	\$ 85,000	\$ -	\$ 85,000	\$ -
3.2.5 Splash Pad Expansion	2023	\$ 400,000	\$ -	\$ 400,000	28%	\$ 110,400	\$ 289,600	\$ -	\$ 289,600	\$ -
3.2.6 Sports Fields Lighting	2023	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
3.2.7 New Playground & Accessible Play Structures - Sunnidale	2024	\$ 652,000	\$ -	\$ 652,000	0%	\$ -	\$ 652,000	\$ -	\$ 652,000	\$ -
3.2.8 Elm Development - Accessible Playground	2023	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -
3.2.9 New Accessible Play Structure	2027	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 65,509	\$ 184,491
3.2.10 New Accessible Play Structure	2029	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000
3.2.11 Elm Development - Tennis Courts	2028	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ -	\$ -	\$ 150,000
3.2.12 Pickleball Court - Sunnidale	2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ -	\$ 60,000
3.2.13 Sports Park - Additional Playfields	2022	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ -	\$ 30,000
Subtotal Park Facilities Projects		\$ 2,967,000	\$ -	\$ 2,967,000		\$ 110,400	\$ 2,856,600	\$ -	\$ 2,182,109	\$ 674,491
<b>TOTAL PARKS</b>		<b>\$ 3,896,100</b>	<b>\$ -</b>	<b>\$ 3,896,100</b>		<b>\$ 110,400</b>	<b>\$ 3,785,700</b>	<b>\$ 326,190</b>	<b>\$ 2,427,969</b>	<b>\$ 1,031,541</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2029 DC Eligible Costs	100%	\$2,427,969
10-Year Growth in Population in New Units		4,715
Unadjusted Development Charge Per Capita		<b>\$514.90</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2029 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		21,000
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2020 - 2029 Net Funding Envelope	\$2,427,969
Reserve Fund Balance Balance as at December 31, 2019	\$326,190



APPENDIX B.3

TABLE 3

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

PARKS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.0	\$262.1	\$539.0	\$617.8	(\$534.1)	(\$1,044.2)	(\$1,004.5)	(\$772.1)	(\$597.7)	(\$314.2)	
2020 - 2029 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks: Non Inflated	\$8.2	\$8.2	\$198.2	\$1,282.8	\$660.2	\$172.0	\$8.2	\$73.7	\$8.2	\$8.2	\$2,428.0
- Parks: Inflated	\$8.2	\$8.5	\$212.3	\$1,422.3	\$757.6	\$204.3	\$10.1	\$93.8	\$10.8	\$11.2	\$2,739.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	499	493	476	475	474	474	448	453	459	464	4,715
REVENUE											
- DC Receipts: Inflated	\$265.8	\$271.6	\$271.2	\$280.2	\$289.7	\$299.8	\$292.9	\$306.9	\$321.8	\$337.0	\$2,936.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$9.2	\$18.9	\$21.6	(\$29.4)	(\$57.4)	(\$55.2)	(\$42.5)	(\$32.9)	(\$17.3)	(\$185.0)
- Interest on In-year Transactions	\$4.5	\$4.6	\$1.0	(\$31.4)	(\$12.9)	\$1.7	\$4.9	\$3.7	\$5.4	\$5.7	(\$12.6)
TOTAL REVENUE	\$270.3	\$285.4	\$291.1	\$270.4	\$247.5	\$244.0	\$242.6	\$268.1	\$294.3	\$325.4	\$2,739.0
CLOSING CASH BALANCE	\$262.1	\$539.0	\$617.8	(\$534.1)	(\$1,044.2)	(\$1,004.5)	(\$772.1)	(\$597.7)	(\$314.2)	\$0.0	

2020 Adjusted Charge Per Capita	\$532.30
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<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX B.4

## EMERGENCY AND FIRE SERVICES

The Wasaga Beach Fire Department is responsible for the provision of fire and emergency response services on land and water, ongoing fire prevention and public education programs, free home escape plan consultations, safety inspections, emergency planning and active participation throughout the community. The department operates out of two stations located within the Town and has a base complement of 20 full-time, 16 volunteer fire fighters as well as administrative and management staff.

### **TABLE 1 HISTORICAL SERVICE LEVELS**

Table 1 displays the ten-year historical inventory for buildings, land, vehicles and equipment for Fire and Emergency services. The department operates out of two fire stations, Station 1 on River Road and Station 2 on Mosley Street. The buildings total over 17,600 square feet. The total replacement value of the buildings in 2019 was \$6.16 million. The land associated with both facilities totals 1.36 hectares and is valued at \$1.72 million. Personal protective equipment for the fulltime and volunteer firefighters is valued at \$334,400. Station furniture and equipment totals \$405,900. Finally, the 2019 fleet totals 11 vehicles with a replacement value of \$4.72 million.

The 2019 combined replacement value of the inventory of capital assets for Fire and Emergency services is \$13.34 million, resulting in a ten-year historical average service level of \$536.65 per population and employment. The historical service level, multiplied by the ten-year net population and employment growth (4,231), results in a ten-year maximum allowable funding envelope of \$2.27 million.

### **TABLE 2 2020–2029 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The 2020 to 2029 development-related capital program includes the recovery of the negative Fire and Emergency Services DC reserve fund, expansion at Fire Hall 2, a study, land acquisition and construction of a new fire station, a replacement aerial platform vehicle, increase in communications equipment, a pumper and a rescue.

In total, the Fire and Emergency Services capital program amounts to \$3.50 million. Non-growth shares relating to replacement and benefit to the existing community total \$1.22 million, which represents the replacement of the existing aerial platform vehicle and communications equipment already in service.

Of the total DC eligible costs, almost \$11,000 is the amount that exceeds the maximum allowable funding envelope, and is deemed to provide benefit to development beyond 2029. This share will be eligible for funding under subsequent development charge studies. The remaining \$2.27 million is related to development in the 2020-2029 planning period and is eligible for DC recovery. The development-related net capital cost is allocated 93 per cent to residential development (\$2.11 million) and 7 per cent (\$161,053) to non-residential development. The residential share of the net development-related capital cost is divided by the ten-year growth in population in new dwelling units to derive an unadjusted charge of \$447.37 per capita. The non-residential share of the net growth related capital cost is divided by the ten-year forecast growth in floor space by sector, resulting in an unadjusted charge of \$7.67 per square metre.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, both the residential and non-residential calculated charges increase to \$482.18 per capita and \$7.70 per square metre, respectively. The increases reflect the front-ended nature of the timing of anticipated capital projects.

The following table summarizes the calculation of the Emergency and Fire Services development charges:

EMERGENCY AND FIRE SERVICES SUMMARY						
10-year Hist. Service Level per pop+empl	2020 - 2029		Unadjusted Development Charge		Calculated Development Charge	
	Development-Related Total	Capital Program Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
\$536.65	\$3,501,233	\$2,270,566	\$447.37	\$7.67	\$482.18	\$7.70

APPENDIX B.4

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
EMERGENCY AND FIRE SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Fire Hall #1 - 16 Second Street (Old)	3,068	3,068	-	-	-	-	-	-	-	-	\$350
Fire Hall #1 - River Road	-	-	14,600	14,600	14,600	14,600	14,600	14,600	14,600	14,600	\$350
Fire Hall #2 - 3050 Mosley Street	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	\$350
<b>Total (sq.ft.)</b>	<b>6,082</b>	<b>6,082</b>	<b>17,614</b>								
<b>Total (\$000)</b>	<b>\$2,128.7</b>	<b>\$2,128.7</b>	<b>\$6,164.9</b>								

LAND Station Name	# of Hectares										UNIT COST (\$/ha)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Fire Hall #1 - 16 Second Street (Old)	0.16	0.16	-	-	-	-	-	-	-	-	\$1,261,110
Fire Hall #1 - River Road	-	-	0.64	0.64	0.64	0.64	0.64	0.64	0.64	0.64	\$1,261,110
Fire Hall #2 - 3050 Mosley Street	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$1,261,110
<b>Total (ha)</b>	<b>0.88</b>	<b>0.88</b>	<b>1.36</b>								
<b>Total (\$000)</b>	<b>\$1,114.8</b>	<b>\$1,114.8</b>	<b>\$1,718.0</b>	<b>\$1,718.0</b>	<b>\$1,718.0</b>	<b>\$1,715.1</b>	<b>\$1,715.1</b>	<b>\$1,715.1</b>	<b>\$1,715.1</b>	<b>\$1,715.1</b>	

FIRE FIGHTER EQUIPMENT Description	# of Fire Fighters										UNIT COST (\$/F.F.)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Number of Full Time Fire Fighters	14	14	14	14	14	20	20	20	20	20	\$9,290
Number of Volunteer Fire Fighters	20	20	20	20	20	16	16	16	16	16	\$9,290
<b>Total (#)</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>34</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	<b>36</b>	
<b>Total (\$000)</b>	<b>\$315.9</b>	<b>\$315.9</b>	<b>\$315.9</b>	<b>\$315.9</b>	<b>\$315.9</b>	<b>\$334.4</b>	<b>\$334.4</b>	<b>\$334.4</b>	<b>\$334.4</b>	<b>\$334.4</b>	

APPENDIX B.4

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
EMERGENCY AND FIRE SERVICES

FURNITURE & EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Fire Hall #1 (Old)	\$50,000	\$50,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Fire Hall #1 (New)	\$0	\$0	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000	\$55,000
Fire Hall #2	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
Communications Equipment	\$192,500	\$192,500	\$192,500	\$192,500	\$192,500	\$192,500	\$192,500	\$192,500	\$192,500	\$192,500
Generators (4)	\$136,400	\$136,400	\$136,400	\$136,400	\$136,400	\$136,400	\$136,400	\$136,400	\$136,400	\$136,400
<b>Total (\$000)</b>	<b>\$400.9</b>	<b>\$400.9</b>	<b>\$405.9</b>							

VEHICLES Vehicle Type	# of Vehicles										UNIT COST (\$/vehicle)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Aerial Truck (65ft ladder)	1	1	1	1	1	1	1	1	1	1	\$1,200,000
Pumper	3	3	3	3	3	3	3	3	3	3	\$725,000
Rescue	2	2	2	2	2	2	2	2	2	2	\$550,000
River Patrol Boat & Trailer	1	1	1	1	1	1	1	1	1	1	\$50,000
Ford F150 4x4	2	2	3	3	3	3	3	3	3	3	\$50,000
UTV side by side	-	-	-	-	-	-	1	1	1	1	\$45,000
<b>Total (#)</b>	<b>9</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>11</b>	<b>11</b>	<b>11</b>	<b>11</b>	
<b>Total (\$000)</b>	<b>\$4,625.0</b>	<b>\$4,625.0</b>	<b>\$4,675.0</b>	<b>\$4,675.0</b>	<b>\$4,675.0</b>	<b>\$4,675.0</b>	<b>\$4,720.0</b>	<b>\$4,720.0</b>	<b>\$4,720.0</b>	<b>\$4,720.0</b>	

APPENDIX B.4

TABLE 1

TOWN OF WASAGA BEACH  
CALCULATION OF SERVICE LEVELS  
EMERGENCY AND FIRE SERVICES

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Historic Population	17,004	17,537	18,124	18,731	19,358	20,006	20,675	21,017	21,365	21,718
Historic Employment	<u>3,031</u>	<u>3,242</u>	<u>3,298</u>	<u>3,355</u>	<u>3,413</u>	<u>3,472</u>	<u>3,534</u>	<u>3,568</u>	<u>3,602</u>	<u>3,636</u>
Historic Population + Employment	20,035	20,779	21,422	22,086	22,771	23,478	24,209	24,585	24,967	25,354

INVENTORY SUMMARY (\$000)

Buildings	\$2,128.7	\$2,128.7	\$6,164.9	\$6,164.9	\$6,164.9	\$6,164.9	\$6,164.9	\$6,164.9	\$6,164.9	\$6,164.9
Land	\$1,114.8	\$1,114.8	\$1,718.0	\$1,718.0	\$1,718.0	\$1,715.1	\$1,715.1	\$1,715.1	\$1,715.1	\$1,715.1
Fire Fighter Equipment	\$315.9	\$315.9	\$315.9	\$315.9	\$315.9	\$334.4	\$334.4	\$334.4	\$334.4	\$334.4
Furniture & Equipment	\$400.9	\$400.9	\$405.9	\$405.9	\$405.9	\$405.9	\$405.9	\$405.9	\$405.9	\$405.9
Vehicles	\$4,625.0	\$4,625.0	\$4,675.0	\$4,675.0	\$4,675.0	\$4,675.0	\$4,720.0	\$4,720.0	\$4,720.0	\$4,720.0
<b>Total (\$000)</b>	<b>\$8,585.3</b>	<b>\$8,585.3</b>	<b>\$13,279.6</b>	<b>\$13,279.6</b>	<b>\$13,279.6</b>	<b>\$13,295.3</b>	<b>\$13,340.3</b>	<b>\$13,340.3</b>	<b>\$13,340.3</b>	<b>\$13,340.3</b>

SERVICE LEVEL (\$/pop+empl)

											Average Service Level
Buildings	\$106.25	\$102.45	\$287.78	\$279.13	\$270.73	\$262.58	\$254.65	\$250.76	\$246.92	\$243.15	\$230.44
Land	\$55.64	\$53.65	\$80.20	\$77.79	\$75.45	\$73.05	\$70.85	\$69.76	\$68.70	\$67.65	\$69.27
Fire Fighter Equipment	\$15.77	\$15.20	\$14.74	\$14.30	\$13.87	\$14.24	\$13.81	\$13.60	\$13.40	\$13.19	\$14.21
Furniture & Equipment	\$20.01	\$19.29	\$18.95	\$18.38	\$17.83	\$17.29	\$16.77	\$16.51	\$16.26	\$16.01	\$17.73
Vehicles	\$230.84	\$222.58	\$218.23	\$211.67	\$205.30	\$199.12	\$194.97	\$191.99	\$189.05	\$186.16	\$204.99
<b>Total (\$/pop+empl)</b>	<b>\$428.51</b>	<b>\$413.18</b>	<b>\$619.91</b>	<b>\$601.27</b>	<b>\$583.18</b>	<b>\$566.29</b>	<b>\$551.04</b>	<b>\$542.62</b>	<b>\$534.32</b>	<b>\$526.16</b>	<b>\$536.65</b>

TOWN OF WASAGA BEACH  
CALCULATION OF MAXIMUM ALLOWABLE  
EMERGENCY AND FIRE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2010 - 2019	\$536.65
Net 10 year Population & Employment in New Space	4,231
<b>Maximum Allowable Funding Envelope</b>	<b>\$2,270,566</b>

APPENDIX B.4

TABLE 2

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
EMERGENCY AND FIRE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2029	Post 2029
<b>4.0 EMERGENCY AND FIRE SERVICES</b>										
<b>4.1 Recovery of Negative Reserve Fund Balance</b>										
4.1.1 Recovery of Negative Reserve Fund Balance	2020	\$ 297,200	\$ -	\$ 297,200	0%	\$ -	\$ 297,200	\$ -	\$ 297,200	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 297,200	\$ -	\$ 297,200		\$ -	\$ 297,200	\$ -	\$ 297,200	\$ -
<b>4.2 Buildings, Land &amp; Furnishings</b>										
4.2.1 Expansion at Hall #2 - Additional Garage Bay	2022	\$ 441,000	\$ -	\$ 441,000	0%	\$ -	\$ 441,000	\$ -	\$ 441,000	\$ -
4.2.2 New Hall #3 Sunnisdale Road - Building	2028	\$ 1,299,033	\$ -	\$ 1,299,033	0%	\$ -	\$ 1,299,033	\$ -	\$ 1,288,070	\$ 10,963
Subtotal Buildings, Land & Furnishings		\$ 1,740,033	\$ -	\$ 1,740,033		\$ -	\$ 1,740,033	\$ -	\$ 1,729,070	\$ 10,963
<b>4.3 Vehicles &amp; Equipment</b>										
4.3.1 Aerial Platform	2022	\$ 1,400,000	\$ -	\$ 1,400,000	83%	\$ 1,166,667	\$ 233,333	\$ -	\$ 233,333	\$ -
4.3.2 Communication Equipment	2021	\$ 10,000	\$ -	\$ 10,000	83%	\$ 8,287	\$ 1,713	\$ -	\$ 1,713	\$ -
4.3.3 Communication Equipment	2023	\$ 20,000	\$ -	\$ 20,000	83%	\$ 16,574	\$ 3,426	\$ -	\$ 3,426	\$ -
4.3.4 Communication Equipment	2025	\$ 2,000	\$ -	\$ 2,000	83%	\$ 1,657	\$ 343	\$ -	\$ 343	\$ -
4.3.5 Communication Equipment	2026	\$ 10,000	\$ -	\$ 10,000	83%	\$ 8,287	\$ 1,713	\$ -	\$ 1,713	\$ -
4.3.6 Communication Equipment	2027	\$ 2,000	\$ -	\$ 2,000	83%	\$ 1,657	\$ 343	\$ -	\$ 343	\$ -
4.3.7 Communication Equipment	2028	\$ 20,000	\$ -	\$ 20,000	83%	\$ 16,574	\$ 3,426	\$ -	\$ 3,426	\$ -
Subtotal Vehicles & Equipment		\$ 1,464,000	\$ -	\$ 1,464,000		\$ 1,219,704	\$ 244,296	\$ -	\$ 244,296	\$ -
<b>TOTAL EMERGENCY AND FIRE SERVICES</b>		<b>\$ 3,501,233</b>	<b>\$ -</b>	<b>\$ 3,501,233</b>		<b>\$ 1,219,704</b>	<b>\$ 2,281,529</b>	<b>\$ -</b>	<b>\$ 2,270,566</b>	<b>\$ 10,963</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2029 DC Eligible Costs	93%	\$2,109,514
10-Year Growth in Population in New Units		4,715
Unadjusted Development Charge Per Capita		<b>\$447.37</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2029 DC Eligible Costs	7%	\$161,053
10-Year Growth in Square Metres		21,000
Unadjusted Development Charge Per Square Metre		<b>\$7.67</b>

2020 - 2029 Net Funding Envelope	\$2,270,566
Reserve Fund Balance Balance as at December 31, 2019	(\$297,200)



APPENDIX B.4

TABLE 3

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

EMERGENCY AND FIRE SERVICES	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.0	(\$58.0)	\$183.8	(\$285.5)	(\$57.7)	\$191.0	\$454.1	\$715.3	\$995.3	(\$258.1)	
2020 - 2029 RESIDENTIAL FUNDING REQUIREMENTS											
- Emergency & Fire Services: Non Inflated	\$297.2	\$1.7	\$674.3	\$3.4	\$0.0	\$0.3	\$1.7	\$0.3	\$1,291.5	\$0.0	\$2,270.6
- Emergency & Fire Services: Inflated	\$297.2	\$1.7	\$701.6	\$3.6	\$0.0	\$0.4	\$1.9	\$0.4	\$1,513.2	\$0.0	\$2,520.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	499	493	476	475	474	474	448	453	459	464	4,715
REVENUE											
- DC Receipts: Inflated	\$240.8	\$242.5	\$238.6	\$242.9	\$247.5	\$252.4	\$243.0	\$251.0	\$259.4	\$267.7	\$2,485.8
INTEREST											
- Interest on Opening Balance	\$0.0	(\$3.2)	\$6.4	(\$15.7)	(\$3.2)	\$6.7	\$15.9	\$25.0	\$34.8	(\$14.2)	\$52.6
- Interest on In-year Transactions	(\$1.6)	\$4.2	(\$12.7)	\$4.2	\$4.3	\$4.4	\$4.2	\$4.4	(\$34.5)	\$4.7	(\$18.3)
TOTAL REVENUE	\$239.2	\$243.5	\$232.3	\$231.4	\$248.7	\$263.5	\$263.1	\$280.4	\$259.7	\$258.1	\$2,520.1
CLOSING CASH BALANCE	(\$58.0)	\$183.8	(\$285.5)	(\$57.7)	\$191.0	\$454.1	\$715.3	\$995.3	(\$258.1)	\$0.0	

2020 Adjusted Charge Per Capita	\$482.18
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.4

TABLE 3

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

EMERGENCY AND FIRE SERVICES	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.00	(\$5.44)	\$10.53	(\$23.36)	(\$7.44)	\$9.97	\$28.46	\$47.85	\$68.85	(\$19.09)	
2020 - 2029 NON-RESIDENTIAL - OTHER FUNDING REQUIREMENTS											
- Emergency And Fire Services New Projects: Non Inflated	\$21.1	\$0.1	\$47.8	\$0.2	\$0.0	\$0.0	\$0.1	\$0.0	\$91.6	\$0.0	<b>\$161.1</b>
- Emergency And Fire Services: Inflated	\$21.1	\$0.1	\$49.8	\$0.3	\$0.0	\$0.0	\$0.1	\$0.0	\$107.3	\$0.0	<b>\$178.7</b>
NEW NON-RESIDENTIAL OTHER DEVELOPMENT											
- Growth in Square Metres	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	<b>21,000</b>
REVENUE											
- DC Receipts: Inflated	\$15.8	\$16.1	\$16.4	\$17.2	\$17.5	\$17.9	\$18.2	\$19.0	\$19.4	\$19.8	<b>\$177.3</b>
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.3)	\$0.4	(\$1.3)	(\$0.4)	\$0.3	\$1.0	\$1.7	\$2.4	(\$1.0)	<b>\$2.8</b>
- Interest on In-year Transactions	(\$0.1)	\$0.3	(\$0.9)	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	(\$2.4)	\$0.3	<b>(\$1.3)</b>
TOTAL REVENUE	\$15.6	\$16.1	\$15.9	\$16.2	\$17.4	\$18.5	\$19.5	\$21.0	\$19.4	\$19.1	<b>\$178.7</b>
CLOSING CASH BALANCE	(\$5.4)	\$10.5	(\$23.4)	(\$7.4)	\$10.0	\$28.5	\$47.8	\$68.9	(\$19.1)	\$0.0	

2020 Adjusted Charge Per Square Metre	\$7.70
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Other Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX B.5

## DEVELOPMENT RELATED STUDIES

Subsection 7 (3) of the *DCA* allows for a development related studies class in respect of any service in subsection 2 (4). This appendix covers the costs included for recovery of development-related studies.

**TABLE 1 2020–2029 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

As shown in Table 1, the 2020–2029 development-related gross cost for development related studies is \$426,325. The capital program relates to various development-related studies, including two five-year updates to the development charges study at a cost of \$60,000 each, an update to the Official Plan and Zoning By-law, as well as two development charge studies, one community improvement plan and a main street urban design study. Also included in the program is the recovery of the negative reserve fund balance in the amount of almost \$36,325.

As most of these studies are related to development in the Town of Wasaga Beach, only a small amount of “benefit to existing” shares have been deducted. Benefit to existing shares have been calculated at 50 per cent of the net municipal costs of the two 5-year updates to the Official Plan and the main street urban design study. These shares total \$105,000. The 2020-2029 DC eligible cost considered for recovery under this by-law is \$321,325.

This amount is apportioned 93 per cent (\$298,533) to residential development and 7 per cent (\$22,792) to non-residential development. The resulting unadjusted development charges for Development Related Studies are \$63.31 per capita and \$1.09 per square metre of new non-residential building space.

**TABLE 2 CASH FLOW ANALYSIS**

The cash-flow analysis is displayed in Table 2 and considers the timing of the development charges revenues to determine the adjusted rates. After cash flow considerations, the residential and non-residential development charges increase to \$65.59 per capita and \$1.15 per square metre respectively.

<b>DEVELOPMENT RELATED STUDIES SUMMARY</b>						
2020 - 2029		Unadjusted Development Charge		Calculated Development Charge		
Development-Related Capital Program	Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m	
Total	\$426,325	\$321,325	\$63.31	\$1.09	\$65.59	\$1.15

APPENDIX B.5

TABLE 1

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
DEVELOPMENT RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2029	Post 2029
<b>5.0 DEVELOPMENT RELATED STUDIES</b>										
<b>5.1 Studies</b>										
5.1.1 Recovery of Negative Reserve Fund Balance	2020	\$ 36,325	\$ -	\$ 36,325	0%	\$ -	\$ 36,325	\$ -	\$ 36,325	\$ -
5.1.2 Five Year OP Update and Review	2020	\$ 60,000	\$ -	\$ 60,000	50%	\$ 30,000	\$ 30,000	\$ -	\$ 30,000	\$ -
5.1.3 Development Charge Study	2020	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
5.1.4 Main Street Urban Design	2025	\$ 75,000	\$ -	\$ 75,000	50%	\$ 37,500	\$ 37,500	\$ -	\$ 37,500	\$ -
5.1.5 Development Charge Study	2025	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
5.1.6 Five Year OP Update and Review	2025	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
5.1.7 Community Improvement Plans	Various	\$ 75,000	\$ -	\$ 75,000	50%	\$ 37,500	\$ 37,500	\$ -	\$ 37,500	\$ -
Subtotal Studies		\$ 426,325	\$ -	\$ 426,325		\$ 105,000	\$ 321,325	\$ -	\$ 321,325	\$ -
<b>TOTAL DEVELOPMENT RELATED STUDIES</b>		<b>\$ 426,325</b>	<b>\$ -</b>	<b>\$ 426,325</b>		<b>\$ 105,000</b>	<b>\$ 321,325</b>	<b>\$ -</b>	<b>\$ 321,325</b>	<b>\$ -</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2020 - 2029 DC Eligible Costs	93%	\$298,533
10-Year Growth in Population in New Units		4,715
Unadjusted Development Charge Per Capita		<b>\$63.31</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2020 - 2029 DC Eligible Costs	7%	\$22,792
10-Year Growth in Square Metres		21,000
Unadjusted Development Charge Per Square Metre		<b>\$1.09</b>

Reserve Fund Balance	
Balance as at December 31, 2019	(\$36,325)

APPENDIX B.5

TABLE 2

TOWN OF WASAGA BEACH  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 DEVELOPMENT RELATED STUDIES  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

DEVELOPMENT RELATED STUDIES	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.00	(\$90.52)	(\$65.11)	(\$38.49)	(\$9.41)	\$22.32	(\$121.77)	(\$96.11)	(\$67.43)	(\$35.46)	
2020 - 2029 RESIDENTIAL FUNDING REQUIREMENTS											
- Development Related Studies: Non Inflated	\$120.8	\$3.5	\$3.5	\$3.5	\$3.5	\$149.8	\$3.5	\$3.5	\$3.5	\$3.5	\$298.5
- Development Related Studies: Inflated	\$120.8	\$3.6	\$3.7	\$3.9	\$4.0	\$177.9	\$4.3	\$4.4	\$4.6	\$4.7	\$332.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	499	493	476	475	474	474	448	453	459	464	4,715
REVENUE											
- DC Receipts: Inflated	\$32.8	\$33.5	\$33.4	\$34.5	\$35.7	\$36.9	\$36.1	\$37.8	\$39.6	\$41.5	\$361.9
INTEREST											
- Interest on Opening Balance	\$0.0	(\$5.0)	(\$3.6)	(\$2.1)	(\$0.5)	\$0.8	(\$6.7)	(\$5.3)	(\$3.7)	(\$2.0)	(\$28.1)
- Interest on In-year Transactions	(\$2.4)	\$0.5	\$0.5	\$0.5	\$0.6	(\$3.9)	\$0.6	\$0.6	\$0.6	\$0.6	(\$1.8)
TOTAL REVENUE	\$30.3	\$29.0	\$30.4	\$32.9	\$35.7	\$33.8	\$29.9	\$33.1	\$36.6	\$40.2	\$332.0
CLOSING CASH BALANCE	(\$90.5)	(\$65.1)	(\$38.5)	(\$9.4)	\$22.3	(\$121.8)	(\$96.1)	(\$67.4)	(\$35.5)	\$0.0	

2020 Adjusted Charge Per Capita	\$65.59
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.5

TABLE 2

TOWN OF WASAGA BEACH  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 DEVELOPMENT RELATED STUDIES  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

DEVELOPMENT RELATED STUDIES	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.00	(\$7.05)	(\$5.27)	(\$3.34)	(\$1.19)	\$1.11	(\$9.08)	(\$7.11)	(\$4.92)	(\$2.55)	
2020 - 2029 NON-RESIDENTIAL - OTHER FUNDING REQUIREMENTS											
- Development Related Studies: Non Inflated	\$9.2	\$0.3	\$0.3	\$0.3	\$0.3	\$11.4	\$0.3	\$0.3	\$0.3	\$0.3	\$22.8
- Development Related Studies: Inflated	\$9.2	\$0.3	\$0.3	\$0.3	\$0.3	\$12.6	\$0.3	\$0.3	\$0.3	\$0.3	\$24.2
NEW NON-RESIDENTIAL OTHER DEVELOPMENT											
- Growth in Square Metres	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	21,000
REVENUE											
- DC Receipts: Inflated	\$2.4	\$2.4	\$2.5	\$2.6	\$2.6	\$2.7	\$2.7	\$2.8	\$2.9	\$3.0	\$26.5
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.4)	(\$0.3)	(\$0.2)	(\$0.1)	\$0.0	(\$0.5)	(\$0.4)	(\$0.3)	(\$0.1)	(\$2.2)
- Interest on In-year Transactions	(\$0.2)	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.3)	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.1)
TOTAL REVENUE	\$2.2	\$2.1	\$2.2	\$2.4	\$2.6	\$2.4	\$2.3	\$2.5	\$2.7	\$2.9	\$24.2
CLOSING CASH BALANCE	(\$7.1)	(\$5.3)	(\$3.3)	(\$1.2)	\$1.1	(\$9.1)	(\$7.1)	(\$4.9)	(\$2.5)	\$0.0	

2020 Adjusted Charge Per Square Metre	\$1.15
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX C

## TRANSIT SERVICES

This appendix provides details of the Transit Services ridership forecast and capital program used in the 2020 DC Background Study for the Town of Wasaga Beach. The forecast method and key assumptions are discussed and the results of the forecasts are presented in the following sections.

## OVERVIEW OF TRANSIT SERVICE DELIVERY

Wasaga Beach Transit is responsible for the provision of Town-wide public transportation services. Transit Services are provided through a surface network of two bus routes that stretch across the Town. Transit ridership has been growing and the trend is anticipated to continue in the future.

## TRANSIT RIDERSHIP

### 1. Requirements of the Development Charges Act

In accordance with the *Development Charges Act*, Transit services must be based on a “planned level of service” rather than the “10-year historical average level of service.” For the purposes of determining the “planned level of service” for transit, the Town’s transit service development-related capital program has been informed based on existing and proposed capital budget documents and discussions with staff.

In addition, any background study that incorporates Transit services into the calculation must now include the following:

- An assessment of ridership forecast for all modes of transit and whether ridership is generated from existing or planned development (O.Reg. 82/98 s.8(2)4).
- An assessment of ridership capacity for all modes of transit over the 10-year forecast period (O. Reg. 82/98 s.8(2)4).

The results of the forecast are discussed in the following section.

### 2. Transit Ridership Forecast

The ridership forecast used for the purposes of the 2020 DC Background Study was prepared based on historical ridership data and discussions with Town staff.

The existing ratio of trips per capita in 2019 is 3.9 resulting in approximately 84,700 trips. Based on the Town of Wasaga Beach Transit Study and Operations Review dated May 25, 2018 the planned trips per capita is anticipated to increase to 6.0 by the year 2024. The estimated trips generated from new households in the ten year period will be 28,290 which is 41 per cent of the total increase in trips of 68,830 from 2020-2029. The benefit to existing share is therefore 59 per cent and the remainder is the development related share at 41 per cent.

<b>Transit Ridership Analysis</b>			
<b>Timing</b>	<b>Annual Ridership</b>	<b>Share (%)</b>	<b>DC Allocation</b>
Existing Households Trips	40,544	59%	Benefit to Existing
New Households 2020-2029	28,290	41%	In-Period
<b>TOTAL</b>	<b>68,834</b>	<b>100%</b>	

### **TABLE 1 2020–2029 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The *DCA* (s.5.2 (3)) requires that in estimating the increase in need for Transit services the increased need “shall not exceed the planned level of service over the 10-year period immediately following the preparation of the background study”. For the purposes of the development charge calculations, the “planned level of service” is considered the ten-year development-related capital program (2020-2029) in the Development Charges Background Study, as informed by the Town’s current and proposed capital budgets, and discussions with Town staff. Through its approval of the DC Background Study and the related underlying capital program, Council has indicated that it intends to ensure that the increase in need in Transit service will be met.

The ten-year development-related capital plan for Transit Services includes transit shelter additions, provisions for a relocated transfer hub and transit depot, new and replacement buses and a transit study provision. The capital program totals \$4.42 million. The Town has been successful in securing federal and provincial funding through the Investing in Canada Infrastructure Program (ICIP). The total contributions from upper level government is \$820,960 for a variety of development and asset management capital costs. Projects which have been identified to receive funding are noted as such and a total of \$820,960 is netted off the gross cost of the program.

All projects in the capital program are attributed the 59 per cent benefit to existing share, with the exception of the transfer hub and transit depot projects. The Town currently provides a transfer hub at the Superstore location on Mosley Street. The Town does not currently have a transit depot and the existing vehicles are stored in various locations in the Town. The two projects are largely replacing existing service delivery with some expansion to service delivery related to development. Therefore the benefit to existing shares for these projects is greater than the overall ridership base and is based on existing population and employment vs forecasted development at 83 per cent.

The Town has \$59,056 in existing DC Transit reserves which have been applied to projects and netted off the total DC eligible cost. In addition, the entire DC eligible cost of the Transfer Hub has been removed from the DC rates calculation and will be considered in future development studies. The post-2029 period benefitting amount is therefore \$128,472. The remaining ten-year DC eligible cost is \$512,634 which is allocated 93 per cent (\$476,273) to the residential sector and 7 per cent (\$36,631) to the non-residential sector. This yields an unadjusted development charge of \$101.00 per capita and \$1.73 per square metre of new non-residential development.

**TABLE 2 CASH FLOW ANALYSIS**

After cash flow consideration, the residential calculated charge increases to \$102.30 per capita and the non-residential charge remains the same at \$1.71 per square metre.

The following table summarizes the calculation of the Transit Services development charge:

2020 - 2029		Unadjusted Development Charge		Calculated Development Charge	
Development-Related Capital Program		Residential	Non-Residential	Residential	Non-Residential
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$4,420,000	\$512,634	\$101.00	\$1.73	<b>\$102.30</b>	<b>\$1.71</b>

APPENDIX C.1

TABLE 1

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
TRANSIT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2029	Post 2029
<b>1.0 TRANSIT</b>										
<b>1.1 Buildings, Land and Bus Stops</b>										
1.1.1 Transit Shelters Additions (2 per yr)	2021	\$ 25,000	\$ 18,325	\$ 6,675	59%	\$ 3,932	\$ 2,743	\$ 2,743	\$ -	\$ -
1.1.2 Transit Shelters Additions (2 per yr)	2022	\$ 25,000	\$ 18,325	\$ 6,675	59%	\$ 3,932	\$ 2,743	\$ 2,743	\$ -	\$ -
1.1.3 Transit Depot Provision	2027	\$ 2,500,000	\$ -	\$ 2,500,000	83%	\$ 2,071,762	\$ 428,238	\$ -	\$ 428,238	\$ -
1.1.4 Transit Shelters Additions (2 per yr)	2022	\$ 25,000	\$ 18,325	\$ 6,675	59%	\$ 3,932	\$ 2,743	\$ -	\$ 2,743	\$ -
1.1.5 Transit Shelters Additions (2 per yr)	2023	\$ 25,000	\$ 18,325	\$ 6,675	59%	\$ 3,932	\$ 2,743	\$ -	\$ 2,743	\$ -
1.1.6 Transit Shelters Additions (2 per yr)	2024	\$ 25,000	\$ 18,325	\$ 6,675	59%	\$ 3,932	\$ 2,743	\$ -	\$ 2,743	\$ -
1.1.7 Transit Shelters Additions (2 per yr)	2025	\$ 25,000	\$ 18,325	\$ 6,675	59%	\$ 3,932	\$ 2,743	\$ -	\$ 2,743	\$ -
1.1.8 Transfer Hub Provision (incl. land, studies, design and construction)	2029	\$ 750,000	\$ -	\$ 750,000	83%	\$ 621,528	\$ 128,472	\$ -	\$ -	\$ 128,472
Subtotal Buildings, Land and Bus Stops		\$ 3,400,000	\$ 109,950	\$ 3,290,050		\$ 2,716,880	\$ 573,170	\$ 5,487	\$ 439,212	\$ 128,472
<b>1.2 Vehicles, Equipment &amp; Studies</b>										
1.2.1 New Low-Floor Minni-Bus	2021	\$ 160,000	\$ 117,280	\$ 42,720	59%	\$ 25,163	\$ 17,557	\$ 17,557	\$ -	\$ -
1.2.2 New Low-Floor Minni-Bus	2022	\$ 210,000	\$ 153,930	\$ 56,070	59%	\$ 33,026	\$ 23,044	\$ 23,044	\$ -	\$ -
1.2.3 Forty Foot Bus (Replacement)	2023	\$ 600,000	\$ 439,800	\$ 160,200	59%	\$ 94,359	\$ 65,841	\$ 12,968	\$ 52,873	\$ -
1.2.4 Transit Studies Provision	Various	\$ 50,000	\$ -	\$ 50,000	59%	\$ 29,451	\$ 20,549	\$ -	\$ 20,549	\$ -
Subtotal Vehicles, Equipment & Studies		\$ 1,020,000	\$ 711,010	\$ 308,990		\$ 181,998	\$ 126,992	\$ 53,569	\$ 73,422	\$ -
<b>TOTAL TRANSIT</b>		<b>\$ 4,420,000</b>	<b>\$ 820,960</b>	<b>\$ 3,599,040</b>		<b>\$ 2,898,878</b>	<b>\$ 700,162</b>	<b>\$ 59,056</b>	<b>\$ 512,634</b>	<b>\$ 128,472</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2029 DC Eligible Costs	93%	\$476,273
10-Year Growth in Population in New Units		4,715
Unadjusted Development Charge Per Capita		<b>\$101.00</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2029 DC Eligible Costs	7%	\$36,361
10-Year Growth in Square Metres		21,000
Unadjusted Development Charge Per Square Metre		<b>\$1.73</b>

Reserve Fund Balance	
Balance as at December 31, 2019	\$59,056



APPENDIX C.1

TABLE 2

TOWN OF WASAGA BEACH  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 TRANSIT  
 RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

TRANSIT	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.00	\$50.03	\$102.89	\$154.66	\$154.36	\$211.20	\$271.82	\$336.21	(\$114.04)	(\$59.95)	
2020 - 2029 RESIDENTIAL FUNDING REQUIREMENTS											
- Transit: Non Inflated	\$1.9	\$1.9	\$4.5	\$53.6	\$4.5	\$4.5	\$1.9	\$399.8	\$1.9	\$1.9	<b>\$476.3</b>
- Transit: Inflated	\$1.9	\$2.0	\$4.8	\$59.4	\$5.1	\$5.3	\$2.3	\$508.6	\$2.5	\$2.6	<b>\$594.6</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	499	493	476	475	474	474	448	453	459	464	<b>4,715</b>
REVENUE											
- DC Receipts: Inflated	\$51.1	\$52.2	\$52.1	\$53.8	\$55.7	\$57.6	\$56.3	\$59.0	\$61.8	\$64.8	<b>\$564.4</b>
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.8	\$3.6	\$5.4	\$5.4	\$7.4	\$9.5	\$11.8	(\$6.3)	(\$3.3)	<b>\$35.3</b>
- Interest on In-year Transactions	\$0.9	\$0.9	\$0.8	(\$0.2)	\$0.9	\$0.9	\$0.9	(\$12.4)	\$1.0	\$1.1	<b>(\$5.1)</b>
TOTAL REVENUE	\$51.9	\$54.8	\$56.5	\$59.1	\$62.0	\$65.9	\$66.7	\$58.4	\$56.6	\$62.5	<b>\$594.6</b>
CLOSING CASH BALANCE	\$50.0	\$102.9	\$154.7	\$154.4	\$211.2	\$271.8	\$336.2	(\$114.0)	(\$59.9)	\$0.0	

2020 Adjusted Charge Per Capita	\$102.30
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.1

TABLE 2

TOWN OF WASAGA BEACH  
 CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
 TRANSIT  
 NON-RESIDENTIAL DEVELOPMENT CHARGE  
 (in \$000)

TRANSIT	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.00	\$3.41	\$7.00	\$10.59	\$10.41	\$14.34	\$18.48	\$23.06	(\$7.82)	(\$4.06)	
2020 - 2029 NON-RESIDENTIAL - OTHER FUNDING REQUIREMENTS											
- Transit: Non Inflated	\$0.1	\$0.1	\$0.3	\$4.1	\$0.3	\$0.3	\$0.1	\$30.5	\$0.1	\$0.1	\$36.4
- Transit: Inflated	\$0.1	\$0.1	\$0.4	\$4.3	\$0.4	\$0.4	\$0.2	\$35.1	\$0.2	\$0.2	\$41.3
NEW NON-RESIDENTIAL OTHER DEVELOPMENT											
- Growth in Square Metres	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	21,000
REVENUE											
- DC Receipts: Inflated	\$3.5	\$3.6	\$3.6	\$3.8	\$3.9	\$4.0	\$4.0	\$4.2	\$4.3	\$4.4	\$39.3
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.1	\$0.2	\$0.4	\$0.4	\$0.5	\$0.6	\$0.8	(\$0.4)	(\$0.2)	\$2.4
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.1	(\$0.0)	\$0.1	\$0.1	\$0.1	(\$0.8)	\$0.1	\$0.1	(\$0.3)
TOTAL REVENUE	\$3.6	\$3.7	\$3.9	\$4.2	\$4.3	\$4.5	\$4.7	\$4.2	\$3.9	\$4.2	\$41.3
CLOSING CASH BALANCE	\$3.4	\$7.0	\$10.6	\$10.4	\$14.3	\$18.5	\$23.1	(\$7.8)	(\$4.1)	\$0.0	

2020 Adjusted Charge Per Square Metre	\$1.71
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX D**  
**ENGINEERED SERVICES**  
**TECHNICAL APPENDIX**

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the eligible engineered services provided by the Town of Wasaga Beach. Five engineered services have been analysed as part of this Development Charges (DC) Background Study:

### **Services Related to a Highway**

- Appendix D.1 Public Works
- Appendix D.2 Roads and Related
  
- Appendix D.3 Water Works
- Appendix D.4 Wastewater Works
- Appendix D.5 Storm Drainage

Every sub-section, with the exception of Services Related to a Highway, contains a set of two 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 under Appendix B General Services Technical Appendix.

Services Related to a Highway of Public Works and Roads and Related contain a set of three tables descriptions for which are also provided under Appendix B.

**APPENDIX D.1**

**SERVICES RELATED TO A HIGHWAY: PUBLIC  
WORKS**

The Wasaga Beach Public Works Department is responsible for water and sewer distribution system maintenance, storm water management and collection, winter maintenance, road maintenance, such as patching, sweeping and cleaning, sidewalk signage and road construction. This section deals with the capital infrastructure of Public Works buildings, land, and related furniture and equipment, and municipal fleet. The engineered components of roads, water, sewer and storm drainage are discussed in the remainder of Appendix D. Public Works is entirely related to the charge for Services Related to a Highway.

### **TABLE 1 HISTORICAL SERVICE LEVELS**

The Town of Wasaga Beach conducts Public Works services from a main works depot, as well as a salt dome and storage shed. Operations occur within 26,953 square feet of building space, which was worth almost \$6.48 million in 2019. The 2.66 hectares of land associated with these operations is valued at \$3.35 million. Furniture and equipment required for service provision totals \$125,000 and the operations fleet and associated required equipment includes 63 items, with a combined value of \$10.78 million.

The total value of the Public Works inventory of capital assets is \$17.39 million. The resulting ten-year historical average service level is \$757.52 per population and employment, and this, multiplied by the ten-year growth in population and employment (4,231), results in a maximum allowable funding envelope of \$3.20 million.

### **TABLE 2 2020–2029 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The ten-year development-related capital program for Public Works totals \$10.16 million. This accounts for a new Maintenance Depot, including land, building construction and materials, as well as several development-related fleet and equipment acquisitions.

No grants or alternative funding sources have been identified and, therefore, the full amount remains as the net municipal cost. There are also no replacement shares identified. Available reserve funds total \$813,941 and have been removed from the rate calculation. Of the remaining DC eligible costs, the amount which exceeds the maximum

allowable funding envelope, \$6.14 million has been deferred to beyond 2029 and will be eligible for recovery under future development charges.

The remaining development-related cost eligible for recovery between 2020 and 2029, \$3.20 million, is allocated 93 per cent, or \$2.98 million against new residential development and 7 per cent (\$227,337) to non-residential development. This yields an unadjusted residential development charge of \$631.49 per capita and \$10.83 per square metre for non-residential development.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow considerations, both the residential and non-residential development charges increase. The residential development charge increases to \$645.76 per capita. The non-residential development charge increases to \$11.21 per square metre. The increases represent the front-ended nature of the timing of the capital program.

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

PUBLIC WORKS SUMMARY						
10-year Hist. Service Level per pop+empl	2020 - 2029		Unadjusted Development Charge		Calculated Development Charge	
	Development-Related Total	Capital Program Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
\$757.52	\$10,160,273	\$3,205,067	\$631.49	\$10.83	<b>\$645.76</b>	<b>\$11.21</b>

APPENDIX D.1

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS

BUILDINGS Facility Name	Total Value of Buildings (\$)										UNIT COST
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	(\$/sq. ft.)
Works Depot	14,574	14,574	14,574	14,574	14,574	14,574	14,574	14,574	14,574	14,574	\$275
Salt Dome	7,858	7,858	7,858	7,858	7,858	7,858	7,858	7,858	7,858	7,858	\$200
Storage Shed	4,521	4,521	4,521	4,521	4,521	4,521	4,521	4,521	4,521	4,521	\$200
<b>Total (sq.ft.)</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	<b>26,953</b>	
<b>Total (\$000)</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	<b>\$6,483.7</b>	

LAND Facility Name	# of hectares										UNIT COST
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	(\$/ha)
Works Depot/Salt Dome/Storage Shed	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	\$1,261,110
<b>Total (ha)</b>	<b>2.66</b>										
<b>Total (\$000)</b>	<b>\$3,354.6</b>										

FURNITURE AND EQUIPMENT Facility Name	Total Value of Furniture and Equipment (\$)									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Contents and Tool Crib	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000	\$125,000
<b>Total (\$000)</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>	<b>\$125.0</b>



APPENDIX D.1  
TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS

FLEET & RELATED EQUIPMENT Description	# of Vehicles or Equipment										UNIT COST (\$/vehicle)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Pick-ups	13	13	13	13	13	14	17	19	21	21	\$45,000
2 Ton Stake	2	2	3	3	3	3	3	3	3	3	\$84,500
Single Axle Trucks	7	5	5	4	4	5	5	5	5	5	\$350,000
Tandem Axle Trucks	3	5	5	5	5	5	5	5	5	5	\$380,000
Wheel Loaded/Backhoe	1	1	1	1	1	1	1	1	1	1	\$180,000
Grader	2	2	2	2	2	1	1	1	1	1	\$450,000
Loader	1	1	1	1	1	3	3	3	3	3	\$350,000
Tractor/Sidewalk Plow	6	6	6	6	6	6	6	7	7	8	\$235,000
Sweeper	2	2	2	2	2	2	2	2	2	2	\$404,000
Brush Chipper	1	1	1	1	1	1	1	1	1	1	\$68,000
Roadside Mower	1	1	2	2	2	2	2	2	2	2	\$15,000
Float	1	1	1	1	1	1	1	1	1	1	\$42,000
Trailer	3	3	3	4	4	4	4	4	4	4	\$10,000
Sewer & Water Service Truck	4	4	4	4	4	4	4	4	4	4	\$180,000
Sewer Flusher	2	2	2	2	2	1	1	1	1	1	\$570,000
River Barge	1	1	1	1	1	1	1	1	1	1	\$90,000
Snow Blower	1	1	1	2	2	1	1	1	1	-	\$425,000
<b>Total (#)</b>	<b>51</b>	<b>51</b>	<b>53</b>	<b>54</b>	<b>54</b>	<b>55</b>	<b>58</b>	<b>61</b>	<b>63</b>	<b>63</b>	
<b>Total (\$000)</b>	<b>\$10,522.0</b>	<b>\$10,582.0</b>	<b>\$10,681.5</b>	<b>\$10,766.5</b>	<b>\$10,766.5</b>	<b>\$10,416.5</b>	<b>\$10,551.5</b>	<b>\$10,876.5</b>	<b>\$10,966.5</b>	<b>\$10,776.5</b>	



**APPENDIX D.1  
TABLE 1**

**TOWN OF WASAGA BEACH  
CALCULATION OF SERVICE LEVELS  
PUBLIC WORKS**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Historic Population	17,004	17,537	18,124	18,731	19,358	20,006	20,675	21,017	21,365	21,718
Historic Employment	<u>3,031</u>	<u>3,242</u>	<u>3,298</u>	<u>3,355</u>	<u>3,413</u>	<u>3,472</u>	<u>3,534</u>	<u>3,568</u>	<u>3,602</u>	<u>3,636</u>
Historic Population + Employment	20,035	20,779	21,422	22,086	22,771	23,478	24,209	24,585	24,967	25,354

**INVENTORY SUMMARY (\$000)**

Buildings	\$6,483.7	\$6,483.7	\$6,483.7	\$6,483.7	\$6,483.7	\$6,483.7	\$6,483.7	\$6,483.7	\$6,483.7	\$6,483.7
Land	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7
Furniture And Equipment	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0
Fleet & Related Equipment	\$10,522.0	\$10,582.0	\$10,681.5	\$10,766.5	\$10,766.5	\$10,416.5	\$10,551.5	\$10,876.5	\$10,966.5	\$10,776.5
<b>Total (\$000)</b>	<b>\$17,133.3</b>	<b>\$17,193.3</b>	<b>\$17,292.8</b>	<b>\$17,377.8</b>	<b>\$17,377.8</b>	<b>\$17,027.8</b>	<b>\$17,162.8</b>	<b>\$17,487.8</b>	<b>\$17,577.8</b>	<b>\$17,387.8</b>

SERVICE LEVEL (\$/pop+empl)											Average Service Level
Buildings	\$323.61	\$312.03	\$302.66	\$293.56	\$284.73	\$276.16	\$267.82	\$263.72	\$259.69	\$255.72	\$283.97
Land	\$0.13	\$0.13	\$0.12	\$0.12	\$0.12	\$0.11	\$0.11	\$0.11	\$0.11	\$0.10	\$0.12
Furniture And Equipment	\$6.24	\$6.02	\$5.84	\$5.66	\$5.49	\$5.32	\$5.16	\$5.08	\$5.01	\$4.93	\$5.47
Fleet & Related Equipment	\$525.17	\$509.27	\$498.62	\$487.48	\$472.82	\$443.67	\$435.85	\$442.40	\$439.24	\$425.04	\$467.96
<b>Total (\$/pop+empl)</b>	<b>\$855.15</b>	<b>\$827.45</b>	<b>\$807.25</b>	<b>\$786.82</b>	<b>\$763.16</b>	<b>\$725.27</b>	<b>\$708.94</b>	<b>\$711.32</b>	<b>\$704.04</b>	<b>\$685.80</b>	<b>\$757.52</b>

**TOWN OF WASAGA BEACH  
CALCULATION OF MAXIMUM ALLOWABLE  
PUBLIC WORKS**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2010 - 2019	\$757.52
Net Population & Employment in New Space Growth 2020-2029	4,231
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$3,205,067</b>



APPENDIX D.1

TABLE 2

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PUBLIC WORKS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2029	Post 2029
<b>1.0 PUBLIC WORKS</b>										
<b>1.1 New Maintenance Depot - Building, Land &amp; Materials</b>										
1.1.1 PH1 West End Depot - Joan Ave, Site Prep SWM	2021	\$ 1,029,250	\$ -	\$ 1,029,250	0%	\$ -	\$ 1,029,250	\$ 813,941	\$ 215,309	\$ -
1.1.2 PH1 West End Depot - Joan Ave, Site Prep SWM	2022	\$ 1,029,248	\$ -	\$ 1,029,248	0%	\$ -	\$ 1,029,248	\$ -	\$ 1,029,248	\$ -
1.1.3 PH3 Material Storage Building (7,500 sq.ft.)	2025	\$ 2,636,975	\$ -	\$ 2,636,975	0%	\$ -	\$ 2,636,975	\$ -	\$ 304,710	\$ 2,332,265
1.1.4 PH2 Office and Garage Building (15,000 sq.ft.)	2028	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000
1.1.5 PH2 Office and Garage Building (15,000 sq.ft.)	2031	\$ 3,459,000	\$ -	\$ 3,459,000	0%	\$ -	\$ 3,459,000	\$ -	\$ -	\$ 3,459,000
Subtotal New Maintenance Depot - Building, Land & Materials		\$ 8,504,473	\$ -	\$ 8,504,473		\$ -	\$ 8,504,473	\$ 813,941	\$ 1,549,267	\$ 6,141,265
<b>1.2 New Municipal Fleet &amp; Equipment</b>										
1.2.1 Tandem Axle Plow & Sander	2023	\$ 360,500	\$ -	\$ 360,500	0%	\$ -	\$ 360,500	\$ -	\$ 360,500	\$ -
1.2.2 Sidewalk Maint. Equip.	2023	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
1.2.3 Parks - 1/2 Ton Ford Pickup Truck 4x4	2021	\$ 43,900	\$ -	\$ 43,900	0%	\$ -	\$ 43,900	\$ -	\$ 43,900	\$ -
1.2.4 Water - Truck/Van	2023	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 60,000	\$ -	\$ 60,000	\$ -
1.2.5 Building Vehicle (New)	2024	\$ 35,250	\$ -	\$ 35,250	0%	\$ -	\$ 35,250	\$ -	\$ 35,250	\$ -
1.2.6 Engineering Truck 4x4 1/2 Ton	2025	\$ 46,150	\$ -	\$ 46,150	0%	\$ -	\$ 46,150	\$ -	\$ 46,150	\$ -
1.2.7 Wheel Loader (West End Loader)	2025	\$ 360,000	\$ -	\$ 360,000	0%	\$ -	\$ 360,000	\$ -	\$ 360,000	\$ -
1.2.8 Sunnidale Trails Truck 4x4 1/2 Ton	2026	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
1.2.9 Sweeper - Sunnidale Trails	2028	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
Subtotal New Municipal Fleet & Equipment		\$ 1,655,800	\$ -	\$ 1,655,800		\$ -	\$ 1,655,800	\$ -	\$ 1,655,800	\$ -
<b>TOTAL PUBLIC WORKS</b>		<b>\$ 10,160,273</b>	<b>\$ -</b>	<b>\$ 10,160,273</b>		<b>\$ -</b>	<b>\$ 10,160,273</b>	<b>\$ 813,941</b>	<b>\$ 3,205,067</b>	<b>\$ 6,141,265</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2020 - 2029 DC Eligible Costs	93%	\$2,977,730
10-Year Growth in Population in New Units		4,715
Unadjusted Development Charge Per Capita		<b>\$631.49</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2020 - 2029 DC Eligible Costs	7%	\$227,337
10-Year Growth in Square Metres		21,000
Unadjusted Development Charge Per Square Metre		<b>\$10.83</b>

2020 - 2029 Net Funding Envelope	\$3,205,067
Reserve Fund Balance Balance as at December 31, 2019	\$813,941



APPENDIX D.1

TABLE 3

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

PUBLIC WORKS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.00	\$328.10	\$421.29	(\$278.46)	(\$654.18)	(\$370.81)	(\$823.51)	(\$565.40)	(\$217.71)	(\$394.26)	
2020 - 2029 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$240.8	\$956.2	\$622.9	\$32.7	\$660.4	\$46.5	\$0.0	\$418.1	\$0.0	<b>\$2,977.7</b>
- Public Works: Inflated	\$0.0	\$249.3	\$1,024.4	\$690.7	\$37.6	\$784.4	\$57.1	\$0.0	\$550.5	\$0.0	<b>\$3,393.9</b>
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	499	493	476	475	474	474	448	453	459	464	<b>4,715</b>
REVENUE											
- DC Receipts: Inflated	\$322.5	\$329.5	\$329.0	\$339.9	\$351.4	\$363.7	\$355.3	\$372.3	\$390.4	\$408.8	<b>\$3,562.7</b>
INTEREST											
- Interest on Opening Balance	\$0.0	\$11.5	\$14.7	(\$15.3)	(\$36.0)	(\$20.4)	(\$45.3)	(\$31.1)	(\$12.0)	(\$21.7)	<b>(\$155.5)</b>
- Interest on In-year Transactions	\$5.6	\$1.4	(\$19.1)	(\$9.6)	\$5.5	(\$11.6)	\$5.2	\$6.5	(\$4.4)	\$7.2	<b>(\$13.3)</b>
TOTAL REVENUE	\$328.1	\$342.4	\$324.6	\$314.9	\$321.0	\$331.7	\$315.2	\$347.7	\$374.0	\$394.3	<b>\$3,393.9</b>
CLOSING CASH BALANCE	\$328.1	\$421.3	(\$278.5)	(\$654.2)	(\$370.8)	(\$823.5)	(\$565.4)	(\$217.7)	(\$394.3)	\$0.0	

2020 Adjusted Charge Per Capita	\$645.76
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX D.1

TABLE 3

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

PUBLIC WORKS	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	TOTAL
OPENING CASH BALANCE	\$0.00	\$23.39	\$28.99	(\$23.46)	(\$50.93)	(\$30.55)	(\$62.71)	(\$43.24)	(\$17.43)	(\$27.79)	
2020 - 2029 NON-RESIDENTIAL - OTHER FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$0.0	\$18.4	\$73.0	\$47.6	\$2.5	\$50.4	\$3.5	\$0.0	\$31.9	\$0.0	\$227.3
- Public Works: Inflated	\$0.0	\$18.8	\$76.0	\$50.5	\$2.7	\$55.7	\$4.0	\$0.0	\$37.4	\$0.0	\$244.9
NEW NON-RESIDENTIAL OTHER DEVELOPMENT											
- Growth in Square Metres	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	21,000
REVENUE											
- DC Receipts: Inflated	\$23.0	\$23.5	\$23.9	\$25.0	\$25.5	\$26.0	\$26.5	\$27.7	\$28.3	\$28.8	\$258.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.8	\$1.0	(\$1.3)	(\$2.8)	(\$1.7)	(\$3.4)	(\$2.4)	(\$1.0)	(\$1.5)	(\$12.3)
- Interest on In-year Transactions	\$0.4	\$0.1	(\$1.4)	(\$0.7)	\$0.4	(\$0.8)	\$0.4	\$0.5	(\$0.3)	\$0.5	(\$0.9)
TOTAL REVENUE	\$23.4	\$24.4	\$23.5	\$23.0	\$23.1	\$23.5	\$23.5	\$25.8	\$27.0	\$27.8	\$244.9
CLOSING CASH BALANCE	\$23.4	\$29.0	(\$23.5)	(\$50.9)	(\$30.5)	(\$62.7)	(\$43.2)	(\$17.4)	(\$27.8)	\$0.0	

2020 Adjusted Charge Per Square Metre	\$11.21
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<b>Allocation of Capital Program</b>	
Residential Sector	92.9%
Non-Residential Sector	7.1%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX D.2**

**SERVICES RELATED TO A HIGHWAY: ROADS AND  
RELATED**

This appendix provides the detailed analysis undertaken to establish the DCs for the roads and related service category in the Town of Wasaga Beach. The service category includes the road network as well as railroad crossings, intersection improvements, sidewalk construction, street lighting, grade separations culvert improvements, and other related expenditures. The entire Roads and Related service is related to the Services Related to a Highway DC rate.

The development-related road and related infrastructure projects are required to service the demands of new development up to build-out of the Town's Official Plan-designated growth areas. The Official Plan build-out year is assumed to be 2031. The growth forecast is discussed in more detail in Appendix A.

The following tables set out the development-related capital program and the calculation of the DCs for roads and related infrastructure. The cost, quantum and description of the development-related capital program for roads and related services were prepared by Town staff. The projects identified in the capital program are required to service the demands of new development subject to annual capital budget reviews.

## **TABLE 1    HISTORICAL SERVICE LEVELS**

The Town of Wasaga Beach has 119 lane kilometers of arterial and collector roadway valued at \$103.85 million in 2019. In addition to the linear infrastructure, the Town has bridges valued at \$33.48 million, guard rails valued at \$315,800 and 41,047 square meters of sidewalks valued at \$7.28 million in 2019.

The resulting total inventory summary in 2019 is \$144.92 million. The ten-year historical average service level is \$6,297.47 per population and employment, and this, multiplied by the twelve-year growth in population and employment (5,241). The resulting historical service level analysis on Table 1 indicates that the Town has a maximum DC funding envelope of \$33.00 million for the 2020–2031 period. This funding envelope entitles the Town to recover for development-related capital projects up to this ceiling. The inventory is based on tangible capital asset data with conservative replacement costs.

## TABLE 2 2020–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The gross cost of the roads and related capital program is \$127.42 million and provides for the undertaking of projects throughout the Town.

The entire \$127.42 million development-related capital program is not to be fully recovered from future DCs; the Town has assumed \$5.56 million in grants could be available for the River Road West and Mosley Street projects. In addition, approximately \$15.22 million of the program has been identified as a benefit to existing (BTE) share. The benefit to existing share for most projects is based on a road maintenance cost of \$400 per metre per ten-year period. This is the cost the Town would incur regardless if no development-related improvements were made. Below is a table detailing the methodology for various in-period projects.

Project Type	BTE	BTE Methodology
Geometric & Intersection Improvements	10%	To account for minor share related to non-growth servicing requirements.
Widening & Illumination Urbanization	13-15%	Roads Maintenance Cost of \$400 per meter.
Beach Drive	50%	Accounts for replacement of existing pedestrian infrastructure and paving costs.
Nottawasaga River Pedestrian Bridge	50%	Accounts for existing traffic contribution to the need for the bridge.
Various Studies	0-50%	No BTE for projects done entirely due to growth. A 50% BTE for those related to existing infrastructure.

*Note: The BTE Methodology table is an addition to the Consolidated Study, was not in the original study, and provides and over of the methodology utilized, many of which were included in submission responses.*

The uncommitted DC reserve balance of \$9.78 million has been allocated to the first occurring projects in the capital program. Of the DC eligible costs, \$6.57 million will benefit development occurring beyond 2031 and has been excluded from the calculation of the charge. In addition, approximately \$68.32 million in capital projects have been included in the capital program but are scheduled to be undertaken after 2031. The projects will be considered in subsequent DC studies and are not part of the 2020 DC rate calculation.

The deductions result in a DC-recoverable amount of \$27.08 million, these costs have been allocated 92 per cent, or \$24.82 million, to new residential development and 8 per cent, or \$2.26 million, to new non-residential development. This allocation is based on shares of population growth in new units and employment growth for the 2020-2031 period. The calculated rates prior to cash flow consideration are \$4,380.74 per capita and \$88.55 per sq. m of non-residential GFA.

### TABLE 3 CASH FLOW ANALYSIS

The long-term cash flow analysis takes into consideration expenditure timing and revenue projections. This analysis results in a slight increase in the rates due to the “front-ending” of the roads capital program. This relationship, between the timing of the infrastructure emplacement preceding the development, is normal and expected as a sufficient road network needs to be in place prior to full development of the benefiting lands.

The cash flow adjusted rates are \$4,294.37 per capita and \$87.02 per sq. m of non-residential GFA. The following table summarizes the calculation of the roads and related DCs:

ROADS AND RELATED SUMMARY						
10-year Hist. Service Level per pop+empl	2020 - 2031 Development-Related Capital Program		Unadjusted Development Charge		Calculated Development Charge	
	Total	Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
\$6,297.47	\$127,415,072	\$27,082,626	\$4,380.74	\$88.55	<b>\$4,294.37</b>	<b>\$87.02</b>

APPENDIX D.2

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
ROADS AND RELATED

ROADS Type of Road	# of Lane Km's										UNIT COST (\$/lane km)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Asphalt - Arterial	54	54	54	54	54	54	54	54	54	54	\$900,000
Asphalt - Collectors	65	65	65	65	65	65	65	65	65	65	\$850,000
<b>Total (lane km)</b>	<b>119</b>										
<b>Total (\$000)</b>	<b>\$103,850.0</b>										

BRIDGES Description	Total Value of Bridges (\$)									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
41st Street S Box	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
Cedar Grove Bridge	\$344,000	\$344,000	\$344,000	\$344,000	\$344,000	\$344,000	\$344,000	\$344,000	\$344,000	\$344,000
#20 Cedar Lane Twin Driveway Culverts	\$509,000	\$509,000	\$509,000	\$509,000	\$509,000	\$509,000	\$509,000	\$509,000	\$509,000	\$509,000
Cedar Lane Twin Culverts	\$382,000	\$382,000	\$382,000	\$382,000	\$382,000	\$382,000	\$382,000	\$382,000	\$382,000	\$382,000
Deerbrook Drive Box	\$499,000	\$499,000	\$499,000	\$499,000	\$499,000	\$499,000	\$499,000	\$499,000	\$499,000	\$499,000
Flos Road 10 Culvert	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000	\$875,000
Freethy Road Bridge #1	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000
Freethy Road Bridge #2	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000
Freethy Road Bridge #3	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000	\$1,077,000
James Street Bridge	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000
Main Street Bridge	\$10,981,000	\$10,981,000	\$10,981,000	\$10,981,000	\$10,981,000	\$10,981,000	\$10,981,000	\$10,981,000	\$10,981,000	\$10,981,000
Meadowlark Drive Box	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000
Northwood Drive Box	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000	\$375,000



APPENDIX D.2

TABLE 1

TOWN OF WASAGA BEACH  
INVENTORY OF CAPITAL ASSETS  
ROADS AND RELATED

BRIDGES CONTINUED Description	Total Value of Bridges (\$)									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Sturgeon Creek Bridge	\$1,141,000	\$1,141,000	\$1,141,000	\$1,141,000	\$1,141,000	\$1,141,000	\$1,141,000	\$1,141,000	\$1,141,000	\$1,141,000
River Road East Box Culvert	\$782,000	\$782,000	\$782,000	\$782,000	\$782,000	\$782,000	\$782,000	\$782,000	\$782,000	\$782,000
Schoonertown Bridge	\$10,133,000	\$10,133,000	\$10,133,000	\$10,133,000	\$10,133,000	\$10,133,000	\$10,133,000	\$10,133,000	\$10,133,000	\$10,133,000
William Street Bridge	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000	\$294,000
45th Street South	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000
Knox Road West	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000	\$346,000
Oakview Woods Bridge	\$0	\$0	\$0	\$0	\$0	\$0	\$63,000	\$63,000	\$63,000	\$63,000
Christopher Avenue Bridge	\$68,000	\$68,000	\$68,000	\$68,000	\$68,000	\$68,000	\$68,000	\$68,000	\$68,000	\$68,000
Oriole Cres Bridge	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000	\$71,000
McIntyre Creek Trail - Sumach Crt Bridge	\$457,000	\$457,000	\$457,000	\$457,000	\$457,000	\$457,000	\$457,000	\$457,000	\$457,000	\$457,000
McIntyre Creek Trail - Club Crt Bridge	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000	\$385,000
McIntyre Creek Trail - Pridham Park Bridge	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000	\$200,000
McIntyre Creek Trail - Lamont Creek Bridge	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000	\$190,000
Goose Garden - River Rd W Bridge	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000	\$97,000
McIntyre Creek Trail - Martyn Dr Bridge	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000	\$255,000
McIntyre Creek Trail - Orchard Dr Bridge	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000	\$285,000
Marl Lakes Storm Water Pond - Pedestrian Bridge	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000	\$123,000
<b>Total (\$000)</b>	<b>\$33,415.0</b>	<b>\$33,415.0</b>	<b>\$33,415.0</b>	<b>\$33,415.0</b>	<b>\$33,415.0</b>	<b>\$33,415.0</b>	<b>\$33,478.0</b>	<b>\$33,478.0</b>	<b>\$33,478.0</b>	<b>\$33,478.0</b>

GUARD RAILS Description	Total Value of Guard Rails (\$)									
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Steel Beam Guardrail & Shoulder Improvements	\$0	\$0	\$0	\$189,300	\$189,300	\$315,805	\$315,805	\$315,805	\$315,805	\$315,805
<b>Total (\$000)</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$189.3</b>	<b>\$189.3</b>	<b>\$315.8</b>	<b>\$315.8</b>	<b>\$315.8</b>	<b>\$315.8</b>	<b>\$315.8</b>

SIDEWALKS Description	# of Square Metres										UNIT COST (\$/sq.m)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	
Asphalt	1,396	1,396	1,696	1,710	1,710	1,710	1,710	1,710	1,710	1,710	\$190
Concrete	28,354	29,362	30,355	30,573	30,573	30,945	31,017	31,017	31,017	35,810	\$190
Brick	85	85	85	85	85	85	85	85	85	85	\$120
Loose Stone	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	3,442	\$40
<b>Total (sq. m)</b>	<b>33,277.0</b>	<b>34,285.0</b>	<b>35,578.0</b>	<b>35,809.5</b>	<b>35,809.5</b>	<b>36,181.9</b>	<b>36,253.9</b>	<b>36,253.9</b>	<b>36,253.9</b>	<b>41,047.4</b>	
<b>Total (\$000)</b>	<b>\$5,800.4</b>	<b>\$5,991.9</b>	<b>\$6,237.6</b>	<b>\$6,281.6</b>	<b>\$6,281.6</b>	<b>\$6,352.3</b>	<b>\$6,366.0</b>	<b>\$6,366.0</b>	<b>\$6,366.0</b>	<b>\$7,276.8</b>	



**APPENDIX D.2  
TABLE 1**

**TOWN OF WASAGA BEACH  
CALCULATION OF SERVICE LEVELS  
ROADS AND RELATED**

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019
Historic Population	17,004	17,537	18,124	18,731	19,358	20,006	20,675	21,017	21,365	21,718
Historic Employment	<u>3,031</u>	<u>3,242</u>	<u>3,298</u>	<u>3,355</u>	<u>3,413</u>	<u>3,472</u>	<u>3,534</u>	<u>3,568</u>	<u>3,602</u>	<u>3,636</u>
Historic Population + Employment	20,035	20,779	21,422	22,086	22,771	23,478	24,209	24,585	24,967	25,354

**INVENTORY SUMMARY (\$000)**

Roads	\$103,850.0	\$103,850.0	\$103,850.0	\$103,850.0	\$103,850.0	\$103,850.0	\$103,850.0	\$103,850.0	\$103,850.0	\$103,850.0
Bridges	\$33,415.0	\$33,415.0	\$33,415.0	\$33,415.0	\$33,415.0	\$33,415.0	\$33,478.0	\$33,478.0	\$33,478.0	\$33,478.0
Guard Rails	\$0.0	\$0.0	\$0.0	\$189.3	\$189.3	\$315.8	\$315.8	\$315.8	\$315.8	\$315.8
Sidewalks	\$5,800.4	\$5,991.9	\$6,237.6	\$6,281.6	\$6,281.6	\$6,352.3	\$6,366.0	\$6,366.0	\$6,366.0	\$7,276.8
<b>Total (\$000)</b>	<b>\$143,065.4</b>	<b>\$143,256.9</b>	<b>\$143,502.6</b>	<b>\$143,735.9</b>	<b>\$143,735.9</b>	<b>\$143,933.1</b>	<b>\$144,009.8</b>	<b>\$144,009.8</b>	<b>\$144,009.8</b>	<b>\$144,920.6</b>

**SERVICE LEVEL (\$/pop+empl)**

											<b>Average Service Level</b>
Roads	\$5,183.34	\$4,997.89	\$4,847.82	\$4,702.07	\$4,560.63	\$4,423.29	\$4,289.69	\$4,224.12	\$4,159.49	\$4,096.00	\$4,548.43
Bridges	\$1,667.80	\$1,608.13	\$1,559.85	\$1,512.95	\$1,467.44	\$1,423.25	\$1,382.86	\$1,361.73	\$1,340.89	\$1,320.42	\$1,464.53
Guard Rails	\$0.00	\$0.00	\$0.00	\$8.57	\$8.31	\$13.45	\$13.04	\$12.85	\$12.65	\$12.46	\$8.13
Sidewalks	\$289.51	\$288.37	\$291.18	\$284.41	\$275.86	\$270.56	\$262.96	\$258.94	\$254.98	\$287.01	\$276.38
<b>Total (\$/pop+empl)</b>	<b>\$7,140.65</b>	<b>\$6,894.39</b>	<b>\$6,698.84</b>	<b>\$6,508.01</b>	<b>\$6,312.23</b>	<b>\$6,130.55</b>	<b>\$5,948.55</b>	<b>\$5,857.63</b>	<b>\$5,768.01</b>	<b>\$5,715.89</b>	<b>\$6,297.47</b>

**TOWN OF WASAGA BEACH  
CALCULATION OF MAXIMUM ALLOWABLE  
ROADS AND RELATED**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2010 - 2019	\$6,297.47
Net Population & Employment Growth in New Space 2020 - 2031	5,241
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$33,003,378</b>



APPENDIX D.2

TABLE 2

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
ROADS AND RELATED

Service	Project Description	From	To	Length (m)	Improvement Type	Timing	Construction Cost	Utility Relocates	Gross Project Cost	Grants/Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
												BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2031	Post 2031
<b>2.0 ROADS AND RELATED</b>																	
<b>2.1 Roads and Related Infrastructure</b>																	
2.1.1	Veterans Way (Phase 1)	River Road West	Klondike Park Road	1,360	Geometric & intersection improvements	2020 - 2021	\$ 3,980,000	\$ 250,000	\$ 4,230,000	\$ -	\$ 4,230,000	10%	\$ 423,000	\$ 3,807,000	\$ 3,807,000	\$ -	\$ -
2.1.2	Ramblewood Drive	58th Street	45th Street	1,300	2 lane urbanization	2020 - 2021	\$ 5,285,038	\$ 100,000	\$ 5,385,038	\$ -	\$ 5,385,038	15%	\$ 832,000	\$ 4,553,038	\$ 4,553,038	\$ -	\$ -
2.1.3	Sunnidale Trails Collector Road Widening	Sunnidale Road	Freethy Road	2,350	3m additional property width required	2021 - 2021	\$ 101,200	\$ -	\$ 101,200	\$ -	\$ 101,200	0%	\$ -	\$ 101,200	\$ 101,200	\$ -	\$ -
2.1.4	River Road West	Blueberry Trails	Veterans Way	2,480	Widening & illumination	2022 - 2025	\$ 10,182,786	\$ 1,500,000	\$ 11,682,786	\$ 2,000,000	\$ 9,682,786	14%	\$ 1,315,484	\$ 8,367,302	\$ 1,212,090	\$ 7,155,212	\$ -
2.1.5	Beach Drive	-	-	640	Preliminary Estimate	2023 - 2023	\$ 6,912,000	\$ -	\$ 6,912,000	\$ -	\$ 6,912,000	50%	\$ 3,456,000	\$ 3,456,000	\$ -	\$ 2,592,000	\$ 864,000
2.1.6	Mosley Street	45th Street	57th Street	1,300	Widening & illumination	2025 - 2027	\$ 6,093,001	\$ 465,000	\$ 6,558,001	\$ 1,000,000	\$ 5,558,001	13%	\$ 705,132	\$ 4,852,869	\$ -	\$ 3,639,652	\$ 1,213,217
2.1.7	Mosley Street	57th Street	Beachwood Drive	1,300	Widening & illumination & TLS	2027 - 2029	\$ 5,397,000	\$ 465,000	\$ 5,862,000	\$ 1,000,000	\$ 4,862,000	14%	\$ 690,069	\$ 4,171,931	\$ -	\$ 3,128,948	\$ 1,042,983
2.1.8	River Road West	Blueberry Trail	Main Street	1,200	Widening & urban., illum.	2028 - 2031	\$ 5,484,269	\$ 440,000	\$ 5,924,269	\$ 1,000,000	\$ 4,924,269	13%	\$ 638,364	\$ 4,285,905	\$ -	\$ 3,214,429	\$ 1,071,476
2.1.9	River Road West	Zoo Park Road	Bell's Park Road	1,200	Widen & urban., illum., intersect., 2-TLS	2031 - 2031	\$ 5,084,000	\$ 440,000	\$ 5,524,000	\$ 1,000,000	\$ 4,524,000	14%	\$ 628,970	\$ 3,895,030	\$ -	\$ 2,921,272	\$ 973,757
2.1.10	Klondike Road/Veterans Way (Phase 2)	Veterans Way	Judith Crt	2,500	Geometric and drainage improvements	2030 - 2031	\$ 1,200,000	\$ 200,000	\$ 1,400,000	\$ -	\$ 1,400,000	10%	\$ 140,000	\$ 1,260,000	\$ -	\$ 945,000	\$ 315,000
2.1.11	Nottawasaga River - Pedestrian Bridge Crossing	-	-	-	-	2031 - 2031	\$ 8,696,300	\$ -	\$ 8,696,300	\$ -	\$ 8,696,300	50%	\$ 4,348,150	\$ 4,348,150	\$ -	\$ 3,261,113	\$ 1,087,038
Subtotal Roads and Related Infrastructure							\$ 58,415,594	\$ 3,860,000	\$ 62,275,594	\$ 6,000,000	\$ 56,275,594		\$ 13,177,169	\$ 43,098,425	\$ 9,673,328	\$ 26,857,626	\$ 6,567,471
<b>2.2 Studies</b>																	
2.2.1	Beach Area EA & Supplemental Studies	-	-	-	Study	2020 - 2020	\$ 207,000	\$ -	\$ 207,000	\$ -	\$ 207,000	50%	\$ 103,500	\$ 103,500	\$ 103,500	\$ -	\$ -
2.2.2	River Road West EA Renewal	-	-	-	Study	2021 - 2021	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 30,000	50%	\$ 15,000	\$ 15,000	\$ -	\$ 15,000	\$ -
2.2.3	Transportation Study Update	-	-	-	Study	2022 - 2022	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
2.2.4	Active Transportation Study	-	-	-	Study	2022 - 2023	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 25,000	\$ -	\$ 25,000	\$ -
2.2.5	Mosley Street Class EA	River Bend Rd.	Beach Area 2	-	Study	2028 - 2028	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 150,000	50%	\$ 75,000	\$ 75,000	\$ -	\$ 75,000	\$ -
2.2.6	Transportation Study Update	-	-	-	Study	2027 - 2027	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
2.2.7	River Road West EA Renewal	-	-	-	Study	2031 - 2031	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
Subtotal Studies							\$ 547,000	\$ -	\$ 547,000	\$ -	\$ 547,000		\$ 218,500	\$ 328,500	\$ 103,500	\$ 225,000	\$ -
<b>2.3 Projects Post 2031*</b>																	
2.3.1	River Road West	Bell's Park Road	Easterly Limits	1,300	4 lane, illumination	2032 - 2041	\$ 5,678,000	\$ 414,000	\$ 6,092,000	\$ -	\$ 6,092,000	14%	\$ 832,000	\$ 5,260,000	\$ -	\$ -	\$ 5,260,000
2.3.2	Sunnidale & Knox Road	Intersection	Intersection	-	Traffic signal and turning lanes	2032 - 2041	\$ 679,000	\$ 40,700	\$ 719,700	\$ -	\$ 719,700	0%	\$ -	\$ 719,700	\$ -	\$ -	\$ 719,700
2.3.3	Knox Road West	Sunnidale Road	45th Street	1,550	2 lane urbanization	2032 - 2041	\$ 5,072,300	\$ 579,700	\$ 5,652,000	\$ -	\$ 5,652,000	18%	\$ 992,000	\$ 4,660,000	\$ -	\$ -	\$ 4,660,000
2.3.4	Sunnidale Road	South Town limit	Mosley Street	2,700	Urban collector improvement	2032 - 2041	\$ 6,852,678	\$ 612,322	\$ 7,465,000	\$ -	\$ 7,465,000	0%	\$ -	\$ 7,465,000	\$ -	\$ -	\$ 7,465,000
2.3.5	Freethy Road Collector Road Linkage	Sunnidale Trails	Freethy Road	2,000	Road Construction (excl. land)	2034 - 2041	\$ 4,950,000	\$ 50,000	\$ 5,000,000	\$ -	\$ 5,000,000	0%	\$ -	\$ 5,000,000	\$ -	\$ -	\$ 5,000,000
2.3.6	Nottawasaga River - Vehicular Bridge Crossing	-	-	-	New Vehicular Bridge	2035 - 2037	\$ 45,220,500	\$ -	\$ 45,220,500	\$ -	\$ 45,220,500	0%	\$ -	\$ 45,220,500	\$ -	\$ -	\$ 45,220,500
Subtotal Projects Post 2031*							\$ 68,452,478	\$ 1,696,722	\$ 70,149,200	\$ -	\$ 70,149,200		\$ 1,824,000	\$ 68,325,200	\$ -	\$ -	\$ 68,325,200
<b>TOTAL ROADS AND RELATED</b>							<b>\$ 127,415,072</b>	<b>\$ 5,556,722</b>	<b>\$132,971,794</b>	<b>\$ 6,000,000</b>	<b>\$126,971,794</b>		<b>\$ 15,219,669</b>	<b>\$ 111,752,125</b>	<b>\$ 9,776,828</b>	<b>\$ 27,082,626</b>	<b>\$ 74,892,671</b>

\* Preliminary costs subject to change. Freethy Road Collector Road Linkage cost does not include land purchase costs.

Residential Development Charge Calculation			
Residential Share of 2020 - 2031 DC Eligible Costs	92%		\$24,820,288
Ultimate Growth in Population in New Units			5,666
Unadjusted Development Charge Per Capita			<b>\$4,380.74</b>
Non-Residential Development Charge Calculation			
Non-Residential Share of 2020 - 2031 DC Eligible Costs	8%		\$2,262,337
Ultimate Growth in Square Metres			25,548
Unadjusted Development Charge Per Square Metre			<b>\$88.55</b>

2020 - 2031 Net Funding Envelope	\$33,003,378
<b>Reserve Fund Balance</b>	
Balance as at December 31, 2019	\$9,776,828



**APPENDIX D.2  
TABLE 3**

**TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
ROADS AND RELATED  
RESIDENTIAL DEVELOPMENT CHARGE**

**2.0 ROADS AND RELATED**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	2,181.9	4,441.6	4,972.6	2,979.4	3,521.3	2,833.4	3,860.8	3,808.9	4,192.9	4,707.3	5,932.0	
2020-2031 RESIDENTIAL FUNDING REQUIREMENTS													
2.00 Roads And Related : Non Inflated	\$0.0	\$13.7	\$1,687.5	\$4,026.3	\$1,639.4	\$2,751.2	\$1,111.9	\$2,104.4	\$1,761.1	\$1,692.3	\$1,169.5	\$6,862.9	<b>\$24,820.29</b>
2.00 Roads And Related: Inflated	\$0.00	\$14.02	\$1,755.67	\$4,272.75	\$1,774.51	\$3,037.60	\$1,252.15	\$2,417.28	\$2,063.37	\$2,022.50	\$1,425.62	\$8,533.21	<b>\$28,568.68</b>
POPULATION GROWTH													
- Population in New Units	499	493	476	475	474	474	448	453	459	464	471	479	<b>5,666</b>
REVENUE - current (\$000)													
- Dev. Charge Receipts	2,144.4	2,159.8	2,124.8	2,163.5	2,204.6	2,248.1	2,164.5	2,235.2	2,309.8	2,383.8	2,467.4	2,557.9	<b>\$27,163.71</b>
- Interest on Opening Balance	0.0	76.4	155.5	174.0	104.3	123.2	99.2	135.1	133.3	146.8	164.8	207.6	<b>\$1,520.12</b>
- Interest on In-year Transactions (excl.int.)	37.5	37.6	6.5	(58.0)	7.5	(21.7)	16.0	(5.0)	4.3	6.3	18.2	(164.3)	<b>(\$115.15)</b>
TOTAL REVENUE	2,181.9	2,273.7	2,286.7	2,279.6	2,316.4	2,349.7	2,279.6	2,365.3	2,447.4	2,536.8	2,650.4	2,601.2	<b>\$28,568.68</b>
CLOSING CASH BALANCE	2,181.9	4,441.6	4,972.6	2,979.4	3,521.3	2,833.4	3,860.8	3,808.9	4,192.9	4,707.3	5,932.0	0.0	

<b>2020 Adjusted Charge Per Capita</b>	<b>\$4,294.37</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	91.6%
Non-Residential Sector	8.4%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balance:	5.5%



APPENDIX D.2  
TABLE 3

TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
ROADS AND RELATED  
NON-RESIDENTIAL DEVELOPMENT CHARGE

2.0 ROADS AND RELATED

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	181.5	371.7	410.7	224.2	268.7	200.9	301.2	306.2	348.6	400.7	520.0	
2020-2031 NON-RESIDENTIAL FUNDING REQUIREMENTS													
2.00 Roads And Related : Non Inflated	\$0.0	\$1.3	\$153.8	\$367.0	\$149.4	\$250.8	\$101.3	\$191.8	\$160.5	\$154.3	\$106.6	\$625.5	<b>\$2,262.3</b>
2.00 Roads And Related: Inflated	\$0.0	\$1.3	\$160.0	\$389.5	\$161.7	\$276.9	\$114.1	\$220.3	\$188.1	\$184.3	\$129.9	\$777.8	<b>\$2,604.0</b>
- SQ.M Growth	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	2,200	2,348	<b>25,548</b>
REVENUE - current (\$000)													
- Dev. Charge Receipts	178.4	182.0	185.6	193.9	197.8	201.8	205.8	214.9	219.2	223.6	233.4	254.0	<b>\$2,490.28</b>
- Interest on Opening Balance	0.0	6.4	13.0	14.4	7.8	9.4	7.0	10.5	10.7	12.2	14.0	18.2	<b>\$123.71</b>
- Interest on In-year Transactions (excl.int.)	3.1	3.2	0.4	(5.4)	0.6	(2.1)	1.6	(0.1)	0.5	0.7	1.8	(14.4)	<b>(\$9.99)</b>
TOTAL REVENUE	181.5	191.5	199.1	202.9	206.3	209.1	214.4	225.3	230.5	236.5	249.2	257.8	<b>\$2,604.00</b>
CLOSING CASH BALANCE	181.5	371.7	410.7	224.2	268.7	200.9	301.2	306.2	348.6	400.7	520.0	0.0	

2020 Adjusted Charge Per Square Metre

**\$87.02**

Allocation of Capital Program

Residential Sector	91.6%
Non-Residential Sector	8.4%

Rates for 2020

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



# APPENDIX D.3

## WATERWORKS TECHNICAL APPENDIX

This appendix presents the analysis for the recovery of capital costs associated with the provision of water infrastructure in Wasaga Beach.

Similar to Roads, the DCs for Water, Wastewater and Storm Drainage in Wasaga Beach are based on a population and non-residential forecast to 2031 which is the identified build-out year of the Town's Official Plan-designated growth areas.

DCs for water-related services apply to capital infrastructure that is outside the scope of Town's local service definitions. Local services are generally comprised of the smaller water mains, wastewater collector pipes and stormwater facilities that service individual homes, businesses and localized geographic areas. By contrast, DC-eligible components consist of the supply, treatment and distribution of the services Town-wide or to larger areas. Capital infrastructure defined as local in nature is to be funded through development agreements and is not included in DC calculations.

### **TABLE 1    2020–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The Town's water services capital program consists of nine projects which total \$26.38 million before deductions. The entire amount is related to development-related costs only and no grants, subsidies, other recoveries or replacement/benefit to existing shares have been identified.

The Town has approximately \$3.46 million in water services reserve funds. Additionally, portions of the identified works are anticipated to benefit development beyond 2031 and therefore, \$9.37 million has been removed from the calculation of the rates. That amount may be considered for recovery under subsequent Development Charge Studies.

The remaining \$13.55 million is carried forward to the DC calculation. Of that amount \$12.42 million, or 92 per cent, is allocated to residential development which yields an unadjusted charge of \$2,191.38 per capita. The remaining \$1.13 million is allocated to non-residential development which yields a charge of \$44.30 per square metre.

## TABLE 2 CASH FLOW ANALYSIS

When the timing of capital projects is taken into account, the adjusted residential charge increases to \$2,204.66 per capita and the non-residential charge increases to \$44.74 per square metre.

2020 - 2031		Unadjusted Development Charge		Calculated Development Charge	
Development-Related Capital Program	Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
Total	\$26,379,400	\$2,191.38	\$44.30	<b>\$2,204.66</b>	<b>\$44.74</b>

APPENDIX D.3

TABLE 1

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
WATERWORKS

Service	Project Description	Length (m)	Type	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
								BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2031	Post 2031
<b>3.0 WATERWORKS</b>													
<b>3.1 Mains and Pumps</b>													
	3.1.1 Veterans Way Trunk - Phase 1	2,700	Trunk Watermain	2020 - 2020	\$ 1,920,000	\$ -	\$ 1,920,000	0%	\$ -	\$ 1,920,000	\$ 1,920,000	\$ -	\$ -
	3.1.2 Beachwood Dr. Trunk Watermain (West End)	1,400	Trunk Watermain	2021 - 2021	\$ 1,050,000	\$ -	\$ 1,050,000	0%	\$ -	\$ 1,050,000	\$ 1,050,000	\$ -	\$ -
	3.1.3 Ayling-Reid Court Trunk Watermain (Developer Driven)	550	Trunk Watermain + Caisson	2031 - 2031	\$ 1,628,400	\$ -	\$ 1,628,400	0%	\$ -	\$ 1,628,400	\$ 491,675	\$ 852,544	\$ 284,181
	3.1.4 Klondike Park Road / Veterans Way Trunk - Phase 2	2,500	Trunk Watermain	2030 - 2031	\$ 3,450,000	\$ -	\$ 3,450,000	0%	\$ -	\$ 3,450,000	\$ -	\$ 3,450,000	\$ -
	Subtotal Mains and Pumps				\$ 8,048,400	\$ -	\$ 8,048,400		\$ -	\$ 8,048,400	\$ 3,461,675	\$ 4,302,544	\$ 284,181
<b>3.2 Wells and Storage</b>													
	3.2.1 West End Water Storage Reservoir (4,500 m3) - Phase I	-	Elevated Tank	2022 - 2025	\$ 10,316,000	\$ -	\$ 10,316,000	0%	\$ -	\$ 10,316,000	\$ -	\$ 7,975,028	\$ 2,340,972
	3.2.2 Distribution Model Studies	-	-	2023 - 2023	\$ 35,000	\$ -	\$ 35,000	0%	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
	3.2.3 Jenetta Chlorine Contact Relocation	-	-	2023 - 2025	\$ 1,600,000	\$ -	\$ 1,600,000	0%	\$ -	\$ 1,600,000	\$ -	\$ 1,200,000	\$ 400,000
	3.2.4 Distribution Model Studies	-	-	2028 - 2028	\$ 35,000	\$ -	\$ 35,000	0%	\$ -	\$ 35,000	\$ -	\$ 35,000	\$ -
	3.2.5 Veterans Way Water Well Plant Expansion - Phase II	-	Elevated Tank	2038 - 2039	\$ 5,085,000	\$ -	\$ 5,085,000	0%	\$ -	\$ 5,085,000	\$ -	\$ -	\$ 5,085,000
	3.2.6 Jenetta Water Supply Well #4	-	Commissioning	2039 - 2041	\$ 1,260,000	\$ -	\$ 1,260,000	0%	\$ -	\$ 1,260,000	\$ -	\$ -	\$ 1,260,000
	Subtotal Wells and Storage				\$ 18,331,000	\$ -	\$ 18,331,000		\$ -	\$ 18,331,000	\$ -	\$ 9,245,028	\$ 9,085,972
<b>TOTAL WATERWORKS</b>					<b>\$26,379,400</b>	<b>\$ -</b>	<b>\$ 26,379,400</b>		<b>\$ -</b>	<b>\$ 26,379,400</b>	<b>\$ 3,461,675</b>	<b>\$ 13,547,572</b>	<b>\$ 9,370,153</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2031 DC Eligible Costs	92%	\$12,415,881
Ultimate Growth in Population in New Units		5,666
Unadjusted Development Charge Per Capita		<b>\$2,191.38</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2031 DC Eligible Costs	8%	\$1,131,692
Ultimate Growth in Square Metres		25,548
Unadjusted Development Charge Per Square Metre		<b>\$44.30</b>

Reserve Fund Balance	
Balance as at July 31, 2019	\$3,461,675
2020 Commitments	\$0
<b>Total Available</b>	<b>\$3,461,675</b>



**APPENDIX D.3  
TABLE 2**

**TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WATERWORKS  
RESIDENTIAL DEVELOPMENT CHARGE**

**3.0 WATERWORKS**

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	1,120.2	2,287.6	1,535.2	303.1	(963.3)	(2,319.2)	(1,316.1)	(220.9)	935.3	2,213.3	1,612.2	
2020-2031 RESIDENTIAL FUNDING REQUIREMENTS													
3.00 Waterworks : Non Inflated	\$0.0	\$0.0	\$1,827.2	\$2,225.9	\$2,193.8	\$2,193.8	\$0.0	\$0.0	\$32.1	\$0.0	\$1,580.9	\$2,362.2	<b>\$12,415.88</b>
3.00 Waterworks: Inflated	\$0.00	\$0.00	\$1,901.03	\$2,362.11	\$2,374.63	\$2,422.13	\$0.00	\$0.00	\$37.58	\$0.00	\$1,927.11	\$2,937.14	<b>\$13,961.73</b>
POPULATION GROWTH													
- Population in New Units	499	493	476	475	474	474	448	453	459	464	471	479	<b>5,666</b>
REVENUE - current (\$000)													
- Dev. Charge Receipts	1,100.9	1,108.8	1,090.8	1,110.7	1,131.8	1,154.2	1,111.2	1,147.5	1,185.8	1,223.8	1,266.7	1,313.2	<b>\$13,945.42</b>
- Interest on Opening Balance	0.0	39.2	80.1	53.7	10.6	(53.0)	(127.6)	(72.4)	(12.1)	32.7	77.5	56.4	<b>\$85.17</b>
- Interest on In-year Transactions (excl.int.)	19.3	19.4	(22.3)	(34.4)	(34.2)	(34.9)	19.4	20.1	20.1	21.4	(18.2)	(44.7)	<b>(\$68.85)</b>
TOTAL REVENUE	1,120.2	1,167.4	1,148.6	1,130.0	1,108.2	1,066.3	1,003.1	1,095.2	1,193.8	1,277.9	1,326.0	1,324.9	<b>\$13,961.73</b>
CLOSING CASH BALANCE	1,120.2	2,287.6	1,535.2	303.1	(963.3)	(2,319.2)	(1,316.1)	(220.9)	935.3	2,213.3	1,612.2	(0.0)	

<b>2020 Adjusted Charge Per Capita</b>	<b>\$2,204.66</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	91.6%
Non-Residential Sector	8.4%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balance:	5.5%



APPENDIX D.3

TABLE 2

TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WATERWORKS  
NON-RESIDENTIAL DEVELOPMENT CHARGE

3.0 WATERWORKS

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	93.3	191.8	118.5	3.9	(113.9)	(240.4)	(146.0)	(41.6)	67.3	186.7	136.0	
2020-2031 NON-RESIDENTIAL FUNDING REQUIREMENTS													
3.00 Waterworks : Non Inflated	\$0.0	\$0.0	\$166.5	\$202.9	\$200.0	\$200.0	\$0.0	\$0.0	\$2.9	\$0.0	\$144.1	\$215.3	<b>\$1,131.7</b>
3.00 Waterworks: Inflated	\$0.0	\$0.0	\$173.3	\$215.3	\$216.4	\$220.8	\$0.0	\$0.0	\$3.4	\$0.0	\$175.7	\$267.7	<b>\$1,272.6</b>
- SQ.M Growth	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	2,200	2,348	<b>25,548</b>
REVENUE - current (\$000)													
- Dev. Charge Receipts	91.7	93.6	95.4	99.7	101.7	103.7	105.8	110.5	112.7	115.0	120.0	130.6	<b>\$1,280.40</b>
- Interest on Opening Balance	0.0	3.3	6.7	4.1	0.1	(6.3)	(13.2)	(8.0)	(2.3)	2.4	6.5	4.8	<b>(\$1.89)</b>
- Interest on In-year Transactions (excl.int.)	1.6	1.6	(2.1)	(3.2)	(3.2)	(3.2)	1.9	1.9	1.9	2.0	(1.5)	(3.8)	<b>(\$6.04)</b>
TOTAL REVENUE	93.3	98.5	100.0	100.7	98.7	94.3	94.4	104.4	112.3	119.3	125.0	131.6	<b>\$1,272.46</b>
CLOSING CASH BALANCE	93.3	191.8	118.5	3.9	(113.9)	(240.4)	(146.0)	(41.6)	67.3	186.7	136.0	(0.1)	

2020 Adjusted Charge Per Square Metre	<b>\$44.74</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	91.6%
Non-Residential Sector	8.4%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX D.4

## WASTEWATER TECHNICAL APPENDIX

Wasaga Beach’s wastewater capital program consists of several capital infrastructure projects.

**TABLE 1 2020–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The first project relates to the recovery of the negative reserve fund balance which stands at \$601,026. Other capital projects include the Lyons Court and Ayling-Reid Court Sewer and the West End Pump Station Upgrades. Three updates to the Sanitary Sewer Collection System Modelling studies are also included.

The entire capital program totals \$5.76 million. The sanitary sewer projects included in the capital program are considered entirely growth-related. A portion of the Lyons Court and Ayling-Reid Court Sewer and the West End Pump Station Upgrades costs is anticipated to benefit development beyond 2031 and as such, \$1.26 million has been removed from the eligible in-period costs.

The remaining \$4.50 million is eligible for recovery in the 2020-2031 period is allocated \$4.12 million, or 92 per cent, to residential development which results in a charge of \$727.77 per capita. An 8 per cent allocation to non-residential development, or \$375,841, results in a charge of \$14.71 per square metre.

**TABLE 2 CASH FLOW ANALYSIS**

After cash flow is taken into account, the residential charge decreases to \$693.79 per capita and the non-residential charge decreases to \$14.06 per square metre.

<b>WASTEWATER WORKS SUMMARY</b>					
2020 - 2031		Unadjusted Development Charge		Calculated Development Charge	
Development-Related Capital Program	Net DC Recoverable	Residential \$/capita	Non-Residential \$/sq.m	Residential \$/capita	Non-Residential \$/sq.m
Total					
\$5,758,626	\$4,499,226	\$727.77	\$14.71	\$693.79	\$14.06

APPENDIX D.4

TABLE 1

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
WASTEWATER

Service	Project Description	Length (m)	Type	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
								BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2031	Post 2031
<b>4.0 WASTEWATER</b>													
<b>4.1 Reserve Fund Balance</b>													
4.1.1	Recovery of Negative Reserve Fund Balance			2020 - 2020	\$ 601,026	\$ -	\$ 601,026	0%	\$ -	\$ 601,026	\$ -	\$ 601,026	\$ -
<b>4.2 Mains and Pumps</b>													
4.2.1	Lyons Court & Ayling-Reid Court Sewer (Developer Driven)	2,100	Sewermain	2031 - 2031	\$ 2,037,600	\$ -	\$ 2,037,600	0%	\$ -	\$ 2,037,600	\$ -	\$ 1,528,200	\$ 509,400
4.2.2	West End Pump Station Upgrades (#1, #2, and #3)			2031 - 2031	\$ 3,000,000	\$ -	\$ 3,000,000	0%	\$ -	\$ 3,000,000	\$ -	\$ 2,250,000	\$ 750,000
	Subtotal Mains and Pumps				\$ 5,037,600	\$ -	\$ 5,037,600		\$ -	\$ 5,037,600	\$ -	\$ 3,778,200	\$ 1,259,400
<b>4.3 Studies</b>													
4.3.1	Sanitary Sewer Collection System Modelling		Modelling and report update	2020 - 2020	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
4.3.2	Sanitary Sewer Collection System Modelling		Modelling and report update	2025 - 2025	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
4.3.3	Sanitary Sewer Collection System Modelling		Modelling and report update	2030 - 2030	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
	Subtotal Studies				\$ 120,000	\$ -	\$ 120,000		\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
	<b>TOTAL WASTEWATER</b>				<b>\$ 5,758,626</b>	<b>\$ -</b>	<b>\$ 5,758,626</b>		<b>\$ -</b>	<b>\$ 5,758,626</b>	<b>\$ -</b>	<b>\$ 4,499,226</b>	<b>\$ 1,259,400</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2031 DC Eligible Costs	92%	\$4,123,385
Ultimate Growth in Population in New Units		5,666
Unadjusted Development Charge Per Capita		<b>\$727.77</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2031 DC Eligible Costs	8%	\$375,841
Ultimate Growth in Square Metres		25,548
Unadjusted Development Charge Per Square Metre		<b>\$14.71</b>

Reserve Fund Balance	
Balance as at December 31, 2019	(\$601,026)
2020 Commitments	\$0
<b>Total Available</b>	<b>(\$601,026)</b>



APPENDIX D.4  
TABLE 2

TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WASTEWATER  
RESIDENTIAL DEVELOPMENT CHARGE

4.0 WASTEWATER

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	(247.7)	93.8	446.3	817.6	1,208.6	1,579.3	1,990.4	2,427.5	2,892.1	3,385.2	3,863.8	
2020-2031 RESIDENTIAL FUNDING REQUIREMENTS													
4.00 Wastewater : Non Inflated	\$587.5	\$0.0	\$0.0	\$0.0	\$0.0	\$36.7	\$0.0	\$0.0	\$0.0	\$0.0	\$36.7	\$3,462.6	<b>\$4,123.38</b>
4.00 Wastewater: Inflated	\$587.48	\$0.00	\$0.00	\$0.00	\$0.00	\$40.47	\$0.00	\$0.00	\$0.00	\$0.00	\$44.69	\$4,305.29	<b>\$4,977.93</b>
POPULATION GROWTH													
- Population in New Units	499	493	476	475	474	474	448	453	459	464	471	479	<b>5,666</b>
REVENUE - current (\$000)													
- Dev. Charge Receipts	346.4	348.9	343.3	349.5	356.2	363.2	349.7	361.1	373.2	385.1	398.6	413.2	<b>\$4,388.54</b>
- Interest on Opening Balance	0.0	(13.6)	3.3	15.6	28.6	42.3	55.3	69.7	85.0	101.2	118.5	135.2	<b>\$641.04</b>
- Interest on In-year Transactions (excl.int.)	(6.6)	6.1	6.0	6.1	6.2	5.6	6.1	6.3	6.5	6.7	6.2	(107.0)	<b>(\$51.65)</b>
TOTAL REVENUE	339.8	341.4	352.6	371.3	391.0	411.2	411.1	437.1	464.7	493.1	523.3	441.5	<b>\$4,977.93</b>
CLOSING CASH BALANCE	(247.7)	93.8	446.3	817.6	1,208.6	1,579.3	1,990.4	2,427.5	2,892.1	3,385.2	3,863.8	0.0	

<b>2020 Adjusted Charge Per Capita</b>	<b>\$693.79</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	91.6%
Non-Residential Sector	8.4%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balance:	5.5%



APPENDIX D.4

TABLE 2

TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WASTEWATER  
NON-RESIDENTIAL DEVELOPMENT CHARGE

4.0 WASTEWATER

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	(25.4)	3.1	33.7	66.8	101.7	134.7	173.2	214.6	258.2	304.0	348.8	
2020-2031 NON-RESIDENTIAL FUNDING REQUIREMENTS													
4.00 Wastewater : Non Inflated	\$53.5	\$0.0	\$0.0	\$0.0	\$0.0	\$3.3	\$0.0	\$0.0	\$0.0	\$0.0	\$3.3	\$315.6	<b>\$375.8</b>
4.00 Wastewater: Inflated	\$53.5	\$0.0	\$0.0	\$0.0	\$0.0	\$3.7	\$0.0	\$0.0	\$0.0	\$0.0	\$4.1	\$392.4	<b>\$453.7</b>
- SQ.M Growth	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	2,200	2,348	<b>25,548</b>
REVENUE - current (\$000)													
- Dev. Charge Receipts	28.8	29.4	30.0	31.3	32.0	32.6	33.3	34.7	35.4	36.1	37.7	41.0	<b>\$402.43</b>
- Interest on Opening Balance	0.0	(1.4)	0.1	1.2	2.3	3.6	4.7	6.1	7.5	9.0	10.6	12.2	<b>\$55.96</b>
- Interest on In-year Transactions (excl.int.)	(0.7)	0.5	0.5	0.5	0.6	0.5	0.6	0.6	0.6	0.6	0.6	(9.7)	<b>(\$4.66)</b>
TOTAL REVENUE	28.1	28.5	30.6	33.1	34.9	36.7	38.6	41.4	43.6	45.8	48.9	43.6	<b>\$453.73</b>
CLOSING CASH BALANCE	(25.4)	3.1	33.7	66.8	101.7	134.7	173.2	214.6	258.2	304.0	348.8	(0.0)	

2020 Adjusted Charge Per Square Metre	<b>\$14.06</b>
---------------------------------------	----------------

<b>Allocation of Capital Program</b>	
Residential Sector	91.6%
Non-Residential Sector	8.4%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



# APPENDIX D.5

## STORM DRAINAGE TECHNICAL APPENDIX

The storm drainage component of the capital program contains eight projects anticipated to be constructed by the Town to service development.

**TABLE 1 2020–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The first project relates to the recovery of the negative reserve fund balance which stands at \$434,336. New capital projects have a gross cost of \$11.01 million and a \$2.87 million share has been excluded to account for benefits accrued to the existing community.

In total, the DC eligible share of the capital program is \$8.58 million. However, the Sunnidale Road - Trillium Creek Culvert Upsizing, 39th Street South - Trillium Creek Culvert Upsizing and Town-wide Drainage Master Plan are expected to benefit development post 2031 or be undertaken post 2031. The \$1.54 million DC eligible component of these projects will be considered for inclusion in subsequent DC Studies.

The remaining \$7.04 million is brought forward to the DC calculation. Of this amount, \$6.45 million, or 92 per cent, is allocated to residential development yielding an unadjusted charge of \$1,138.31 per capita. The remaining \$587,854 or 8 per cent, is allocated to non-residential development yielding an unadjusted charge of \$23.01 per square metre.

**TABLE 2 CASH FLOW ANALYSIS**

After cash flow, the residential charge increases to \$1,287.69 per capita and the non-residential charge increases to \$26.19 per square metre.

2020 - 2031		STORM DRAINAGE SUMMARY		Calculated	
		Unadjusted Development Charge		Development Charge	
Development-Related Capital Program	Net DC Recoverable	Residential	Non-Residential	Residential	Non-Residential
Total		\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$11,444,856	\$7,037,246	\$1,138.31	\$23.01	<b>\$1,287.69</b>	<b>\$26.19</b>

APPENDIX D.5  
TABLE 1

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
STORM DRAINAGE

Service	Project Description	Type	Timing	Length (m)	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
								BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-2031	Post 2031
<b>5.0 STORM DRAINAGE</b>													
<b>5.1 Infrastructure</b>													
5.1.1	Recovery of Negative Reserve Fund Balance		2020 - 2020		\$ 434,336	\$ -	\$ 434,336	0%	\$ -	\$ 434,336	\$ -	\$ 434,336	\$ -
5.1.2	Trillium Creek Berm & Flow Diversion	RAP 4, 5C & 22 - Creek Flow Containment Berm	2020 - 2021	1,625	\$ 3,000,000	\$ -	\$ 3,000,000	50%	\$ 1,500,000	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
5.1.3	Constance Blvd. and St. Thomas Storm Outlet	Flood protection / new outlet to bay	2021 - 2021	120	\$ 673,250	\$ -	\$ 673,250	40%	\$ 269,300	\$ 403,950	\$ -	\$ 403,950	\$ -
5.1.4	Bay Sands Area SWM - 62nd and 67th Street Storm Sewer Outlets	Drainage improvements based on 2014/15 EA	2020 - 2021	550	\$ 2,625,400	\$ -	\$ 2,625,400	10%	\$ 262,540	\$ 2,362,860	\$ -	\$ 2,362,860	\$ -
5.1.5	Zoo Park Road North (Phase II)	Storm sewer system c/w road reinstatement	2024 - 2025	500	\$ 2,336,100	\$ -	\$ 2,336,100	0%	\$ -	\$ 2,336,100	\$ -	\$ 2,336,100	\$ -
5.1.6	Sunnidale Road - Trillium Creek Culvert Upsizing	Upsizing to convey 25-year storm event	2032 - 2032	n/a	\$ 891,670	\$ -	\$ 891,670	50%	\$ 445,835	\$ 445,835	\$ -	\$ -	\$ 445,835
5.1.7	39th Street South - Trillium Creek Culvert Upsizing	Upsizing to convey 25-year storm event	2032 - 2032	n/a	\$ 784,100	\$ -	\$ 784,100	50%	\$ 392,050	\$ 392,050	\$ -	\$ -	\$ 392,050
	Subtotal Infrastructure				\$ 10,744,856	\$ -	\$ 10,744,856		\$ 2,869,725	\$ 7,875,131	\$ -	\$ 7,037,246	\$ 837,885
	Town-Wide Drainage Master Plan		2020 - 2021		\$ 700,000	\$ -	\$ 700,000	0%	\$ -	\$ 700,000	\$ -	\$ -	\$ 700,000
<b>TOTAL STORM DRAINAGE</b>					<b>\$ 11,444,856</b>	<b>\$ -</b>	<b>\$ 11,444,856</b>		<b>\$ 2,869,725</b>	<b>\$ 8,575,131</b>	<b>\$ -</b>	<b>\$ 7,037,246</b>	<b>\$ 1,537,885</b>

Residential Development Charge Calculation		
Residential Share of 2020 - 2031 DC Eligible Costs	92%	\$6,449,392
Ultimate Growth in Population in New Units		5,666
Unadjusted Development Charge Per Capita		<b>\$1,138.31</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2020 - 2031 DC Eligible Costs	8%	\$587,854
Ultimate Growth in Square Metres		25,548
Unadjusted Development Charge Per Square Metre		<b>\$23.01</b>

Reserve Fund Balance	
Balance as at December 31, 2019	(\$434,336)
2020 Commitments	\$0
<b>Total Available</b>	<b>(\$434,336)</b>



APPENDIX D.5  
TABLE 2

TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
STORM DRAINAGE  
RESIDENTIAL DEVELOPMENT CHARGE

5.0 STORM DRAINAGE

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	(1,567.1)	(3,231.0)	(2,760.4)	(2,252.1)	(2,887.4)	(3,567.9)	(3,103.7)	(2,592.5)	(2,030.4)	(1,414.7)	(739.7)	
2020-2031 RESIDENTIAL FUNDING REQUIREMENTS													
5.00 Storm Drainage : Non Inflated	\$2,168.1	\$2,140.3	\$0.0	\$0.0	\$1,070.5	\$1,070.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6,449.39
5.00 Storm Drainage: Inflated	\$2,168.14	\$2,183.10	\$0.00	\$0.00	\$1,158.72	\$1,181.89	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$6,691.86
POPULATION GROWTH													
- Population in New Units	499	493	476	475	474	474	448	453	459	464	471	479	5,666
REVENUE - current (\$000)													
- Dev. Charge Receipts	643.0	647.6	637.1	648.7	661.1	674.1	649.0	670.2	692.6	714.8	739.9	767.0	\$8,145.16
- Interest on Opening Balance	0.0	(86.2)	(177.7)	(151.8)	(123.9)	(158.8)	(196.2)	(170.7)	(142.6)	(111.7)	(77.8)	(40.7)	(\$1,438.08)
- Interest on In-year Transactions (excl.int.)	(41.9)	(42.2)	11.1	11.4	(13.7)	(14.0)	11.4	11.7	12.1	12.5	12.9	13.4	(\$15.23)
TOTAL REVENUE	601.1	519.2	470.6	508.3	523.5	501.3	464.2	511.2	562.1	615.6	675.0	739.7	\$6,691.86
CLOSING CASH BALANCE	(1,567.1)	(3,231.0)	(2,760.4)	(2,252.1)	(2,887.4)	(3,567.9)	(3,103.7)	(2,592.5)	(2,030.4)	(1,414.7)	(739.7)	0.0	

2020 Adjusted Charge Per Capita	\$1,287.69
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<b>Allocation of Capital Program</b>	
Residential Sector	91.6%
Non-Residential Sector	8.4%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balance:	5.5%



APPENDIX D.5

TABLE 2

TOWN OF WASAGA BEACH  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
STORM DRAINAGE  
NON-RESIDENTIAL DEVELOPMENT CHARGE

5.0 STORM DRAINAGE

	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE FROM APPLICABLE RESERVES													
OPENING CASH BALANCE (\$000)	0.0	(147.9)	(304.2)	(264.1)	(219.3)	(278.7)	(342.3)	(298.2)	(248.8)	(195.3)	(137.6)	(73.7)	
2020-2031 NON-RESIDENTIAL FUNDING REQUIREMENTS													
5.00 Storm Drainage : Non Inflated	\$197.6	\$195.1	\$0.0	\$0.0	\$97.6	\$97.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$587.9
5.00 Storm Drainage: Inflated	\$197.6	\$199.0	\$0.0	\$0.0	\$105.6	\$107.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$610.0
- SQ.M Growth	2,050	2,050	2,050	2,100	2,100	2,100	2,100	2,150	2,150	2,150	2,200	2,348	25,548
REVENUE - current (\$000)													
- Dev. Charge Receipts	53.7	54.8	55.8	58.4	59.5	60.7	61.9	64.7	66.0	67.3	70.2	76.4	\$749.39
- Interest on Opening Balance	0.0	(8.1)	(16.7)	(14.5)	(12.1)	(15.3)	(18.8)	(16.4)	(13.7)	(10.7)	(7.6)	(4.1)	(\$138.06)
- Interest on In-year Transactions (excl.int.)	(4.0)	(4.0)	1.0	1.0	(1.3)	(1.3)	1.1	1.1	1.2	1.2	1.2	1.3	(\$1.37)
TOTAL REVENUE	49.7	42.7	40.1	44.8	46.2	44.1	44.2	49.4	53.4	57.7	63.9	73.7	\$609.95
CLOSING CASH BALANCE	(147.9)	(304.2)	(264.1)	(219.3)	(278.7)	(342.3)	(298.2)	(248.8)	(195.3)	(137.6)	(73.7)	(0.0)	

2020 Adjusted Charge Per Square Metre	\$26.19
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<b>Allocation of Capital Program</b>	
Residential Sector	91.6%
Non-Residential Sector	8.4%
<b>Rates for 2020</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX E**

**BEACH AREA AREA-SPECIFIC DEVELOPMENT**

**CHARGES TECHNICAL APPENDIX**

This appendix provides the detailed analysis undertaken to establish the development charge rates for the Beach Area Area-Specific Development Charge (ASDC) related to Wastewater works. Area-Specific rates have been calculated for the Beach Area as the benefit of the works in the capital program are directly related to development in the area.

The detailed calculation and identified area relating to the Beach Area ASDC is outlined in the following:

Table 1	Beach Area Development Forecast
Table 2	Development-Related Capital Program
Figure 1	Map of Beach Area Benefitting Area

## TABLE 1 BEACH AREA DEVELOPMENT FORECAST

The forecast for the Beach Area is based the [Wasaga Beach Downtown Development Master Plan](#) (hereafter referred to as the DDMP) and through consultation with Town staff. Both residential (population) and non-residential (employment and GFA) forecasts were established for the 2020 DC Background Study. Pages 175-177 of the DDMP contain the Area codes, number of residential units and forecasted commercial development space. It is anticipated the majority of the residential development in the Beach Area will be apartments with one exception. The persons per unit assumptions for the Beach Area are the same as those used for the town-wide forecast in Appendix A. The total number of units from 2020 to build-out is 1,241 as shown in Table 1 with the corresponding population in new units of 1,705.

Assumptions for floor space per worker in the Beach Area are consistent with the town-wide forecast. All the development in the Beach Area is expected to be retail or commercial and the 50 employees per square metre was used. The total gross floor area of commercial space anticipated to be developed between 2020-build-out is 13,275 square metres with the corresponding employment of 265 employees.

Below is a summary of the growth shares in the Beach Area:

Residential and Non-Residential Allocations		% Allocation
Population	1,705	86.5%
Employment	265	13.5%
Total	1,970	100%
Non-Residential GFA (sq.m)	13,275	

TABLE 1

TOWN OF SHELBURNE  
 2020 AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
 BEACH AREA DEVELOPMENT FORECAST

Residential Development	Unit Type	2020-Buildout # of Units	Person Per Unit Assumption	Population in New Units
B1	Mixed Use Ent/Ret/Res	135	1.35	182
B2	Mixed Use Ent/Ret/Res	87	1.35	118
B3	Mixed Use Ent/Ret/Res/ Hotel	156	1.35	211
B4	Res	47	1.97	92
B5	Ent	0	1.35	0
B6	Ent	0	1.35	0
B7	Mixed Use Ret/Res	87	1.35	117
B8	Mixed Use Ret/Res	182	1.35	246
B9	Mixed Use Ret/Res	150	1.35	203
B10	Mixed Use	112	1.35	151
B11	Mixed Use	0	1.35	0
B12	Mixed Use	0	1.35	0
B13	Res	190	1.35	257
B14 / B15		95	1.35	128
<b>Total</b>		<b>1,241</b>		<b>1,705</b>

TABLE 1

TOWN OF WASAGA BEACH  
 2020 AREA-SPECIFIC DEVELOPMENT CHARGES STUDY  
 BEACH AREA DEVELOPMENT FORECAST

Non-Residential Floor Space per Worker (FSW)	
Population Related	50 per sq.m.
Employment Land Emp	100 per sq.m.

Commercial Development	Area (ha)	2020-Buildout GFA (sq.m)	Employment
B1	0.4	2,191	44
B2	0.2	1,419	28
B3	0.6	3,374	67
B4	0.7	0	0
B5	2.5	2,533	51
B6	1.8	1,752	35
B7	0.5	0	0
B8	1.1	0	0
B9	0.9	0	0
B10	0.9	0	0
B11	0.1	219	4
B12	0.2	444	9
B13	1.7	1,344	27
<b>Total</b>	<b>11.5</b>	<b>13,275</b>	<b>265</b>

## TABLE 2 2020 – BUILD-OUT DEVELOPMENT RELATED CAPITAL PROGRAM

Two projects have been identified for recovery through the Beach Area ASDC. The gross cost of the Beach Area 1 Sanitary Sewer Upgrades and Sanitary Pumping Station is \$5.00 million. The works are anticipated to be undertaken from 2020 to 2031 and in 2027 for each project respectively. No grants, subsidies or other recoveries have been identified for these works. No replacement or benefit to existing shares are included as the upsizing costs are the only ones included for recovery through DCs. No DC reserves are available to be applied against the projects and as such the full \$5.00 million is used for the calculation of the DC rates.

The development-related net capital cost is allocated 87 per cent to residential development (\$4.33 million) and 13 per cent (\$672,613) to non-residential development. The residential share of the net development-related capital cost is divided by the growth in population in new dwelling units to build-out to derive an unadjusted charge of \$2,538.16 per capita. The non-residential share of the net growth related capital cost is divided by the forecast growth to build-out in floor space by sector, resulting in an unadjusted charge of \$50.67 per square metre.

No cash flow analysis has been completed for the Beach Area.

Below is a summary of the capital program and calculated Development Charge rates:

<b>BEACH AREA WASTEWATER WORKS SUMMARY</b>			
2020 - 2029		<b>Calculated Development Charge</b>	
Development-Related Capital Program		<b>Residential</b>	<b>Non-Residential</b>
Total	Net DC Recoverable	<b>\$/capita</b>	<b>\$/sq.m</b>
\$5,000,000	\$5,000,000	<b>\$2,538.16</b>	<b>\$50.67</b>

APPENDIX E  
TABLE 2

TOWN OF WASAGA BEACH  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
BEACH AREA WASTEWATER WORKS

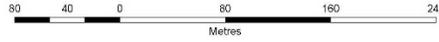
Service	Project Description	Type	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
							BTE (%)	Replacement & BTE Shares		Available DC Reserves	2020-Build-Out
<b>1.0 BEACH AREA WASTEWATER WORKS</b>											
<b>1.1 Mains and Pumps</b>											
1.1.1	Beach Area 1 Sanitary Sewer Upgrades	Pipe Upsizing	2020 - 2031	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000
1.1.2	Beach Area 1 - SPS Upgrades	Upsizing of sewage mains and pump stations #4 and #10	2027 - 2027	\$ 3,000,000	\$ -	\$ 3,000,000	0%	\$ -	\$ 3,000,000	\$ -	\$ 3,000,000
Subtotal Mains and Pumps				\$ 5,000,000	\$ -	\$ 5,000,000		\$ -	\$ 5,000,000	\$ -	\$ 5,000,000
<b>TOTAL BEACH AREA WASTEWATER WORKS</b>				<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>		<b>\$ -</b>	<b>\$ 5,000,000</b>	<b>\$ -</b>	<b>\$ 5,000,000</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2020 - Build-Out DC Eligible Costs	87%	\$4,327,387
Ultimate Growth in Population in New Units		1,705
Unadjusted Development Charge Per Capita		<b>\$2,538.16</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2020 - Build-Out DC Eligible Costs	13%	\$672,613
Ultimate Growth in Square Metres		13,275
Unadjusted Development Charge Per Square Metre		<b>\$50.67</b>

Figure 1: Map of Beach Area Benefitting Area



### Town of Wasaga Beach Main End Beachfront



This map is for informational purposes only and does not constitute a contract. The Town of Wasaga Beach is not responsible for any errors or omissions. All rights reserved. © 2023 Town of Wasaga Beach. All data derived from the latest available data.



Beach Area

# APPENDIX F

## RESERVE FUNDS

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances, as at December 31, 2019, that are available to help fund the development-related net capital costs identified in this study. All of the available reserve funds are accounted for in this study.

As shown in Table 1, the December 31, 2019 total reserve fund balance was in a positive position of \$17.54 million. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. Where there is a negative balance (Emergency and Fire, Development Related Studies, Wastewater and Storm Drainage), the amount is brought forward in the DC capital program for recovery through future development charges. The previously combined Indoor Recreation and Parks reserve funds have been split based on shares of proposed capital programs. Parking DC reserves have not been considered as part of this DC Background Study as parking is in line with recent legislative changes.

**APPENDIX F**

**TABLE 1**

**TOWN OF WASAGA BEACH  
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT  
AS AT DECEMBER 31, 2019**

<b>Service</b>	<b>Reserve Fund Balance as at December 31, 2019</b>
Library Service	\$856,552
Indoor Recreation	\$3,564,687
Parks	\$374,586
Emergency And Fire Services	(\$297,200)
Development Related Studies	(\$36,325)
Transit	\$59,056
Public Works	\$813,941
Roads And Related	\$9,776,828
Water Works	\$3,461,675
Wastewater	(\$601,026)
Storm Drainage	(\$434,336)
<b>Total Development Charge Reserves</b>	<b>\$17,538,437</b>

# APPENDIX G

## COST OF GROWTH

## ASSET MANAGEMENT PLAN

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

### i. 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. Although all capital assets considered in this study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. The exception and the justification is as follows:

- 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 commitments) it is assumed that the related contribution is already included within the Town’s annual provision. 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 (e.g. new buildings include: HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

<b>Table 1 – Summary of Municipal Assets Useful Lives</b>	
<b>Service</b>	<b>Estimated Useful Life</b>
<b>Library Services</b>	
Buildings	38 years
<b>Indoor Recreation</b>	
Buildings	38 years
Vehicles	12 years
Studies	Not Infrastructure
<b>Parks</b>	
Parks and Trails	38 years
Vehicles	12 years
Facilities	38 years
Pickleball Court and Parking Lots	83 years
<b>Fire Services</b>	
Recovery of Negative Reserve Fund Balance	Not Infrastructure
Buildings	38 years
Vehicles and Equipment	14 years
<b>Development Related Services</b>	
Studies	Not Infrastructure
<b>Public Works</b>	
Buildings	38 years
Vehicles & Equipment	12 years
<b>Roads and Related</b>	
Roads and Related Infrastructure	28 years
Bridge Crossing	64 years
Studies	Not Infrastructure
<b>Water Services</b>	
Water Infrastructure	60 years
Studies	Not Infrastructure
<b>Wastewater Services</b>	
Recovery of Negative Reserve Fund Balance	Not Infrastructure
Mains and Pumps	80 years
Studies	Not Infrastructure
<b>Storm Drainage</b>	
Recovery of Negative Reserve Fund Balance	Not Infrastructure
Storm Infrastructure	80 years
<b>Beach Area Capital Drainage</b>	
Mains and Pumps	80 years

## ii. Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds 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 Town 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 form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

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 benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to benefit-to-existing and post-period benefit have also been calculated.

Tables 2, 3 and 4 provide the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2020-2029 DC recoverable portion for the General Services. The year 2030 has been included to calculate the annual contribution for the 2020-2029 period as the expenditures in 2029 will not trigger asset management contributions until 2030. As shown in Table 2, by 2030, the Town will need to fund an additional \$706,000 per annum in order to properly fund the full life cycle costs of the new assets related to General Services supported under the development charges by-law. A time period of 2020-2031 has been set for Engineered Services, with the year 2032 included to calculate the annual contribution for the 2020-2031 period. As shown in Table 3, by 2032, the Town will need to fund an additional \$5.16 million per annum in order to properly fund the full life cycle costs of the new assets related to Engineered Services supported under the development charges by-law. The Beach Area Wastewater Works annual contributions as seen in Table 4 are illustrated at 2032 as the Engineered Services. The Town will need to fund an additional \$221,800 per annum in order to properly fund the full life cycle cost of the infrastructure.

Table 2 Calculated Annual Provision by 2030 for General Services				
General Services	2020-2029 Capital Program		Calculated AMP Annual Provision by 2030	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
LIBRARY SERVICE	\$3,243,000	\$24,564,000	\$44,000	\$338,000
INDOOR RECREATION	\$23,616,000	\$62,695,000	\$320,000	\$878,000
PARKS	\$5,508,000	\$2,284,000	\$83,000	\$38,000
EMERGENCY AND FIRE SERVICES	\$4,541,000	\$2,461,000	\$71,000	\$92,000
TRANSIT	\$1,143,000	\$7,697,000	\$23,000	\$167,000
PUBLIC WORKS	\$8,038,000	\$12,283,000	\$165,000	\$79,000
<b>Total</b>	<b>\$46,089,000</b>	<b>\$111,984,000</b>	<b>\$706,000</b>	<b>\$1,592,000</b>

Table 3 Calculated Annual Provision by 2032 for Engineered Services				
Engineered Services	2020-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
ROADS AND RELATED	\$36,859,000	\$96,112,000	\$2,273,000	\$1,561,000
WATER WORKS	\$17,009,000	\$9,370,000	\$765,000	\$135,000
WASTEWATER	\$4,499,000	\$1,259,000	\$856,000	\$285,000
STORM DRAINAGE	\$7,037,000	\$4,408,000	\$1,263,000	\$378,000
<b>Total</b>	<b>\$65,404,000</b>	<b>\$111,149,000</b>	<b>\$5,157,000</b>	<b>\$2,359,000</b>

Table 4 Calculated Annual Provision by 2032 for Beach Area Wastewater Works				
Beach Area	2020- Build-Out Capital Program		Calculated AMP Annual Provision by 2032	
	DC Recoverable	Non-DC Funded	DC Related	Non-DC Related
BEACH AREA WASTEWATER WORKS	\$5,000,000	\$0	\$221,800	\$0
<b>Total</b>	<b>\$5,000,000</b>	<b>\$0</b>	<b>\$221,800</b>	<b>\$0</b>

### iii. Transit Asset Management in the Town

The Town of Wasaga Beach currently plans to add new buses, bus shelters and expand their transit facilities to improve transit services. The full cost of the capital program for Transit is valued at \$4.42 million over the ten-year planning period. Details on the capital projects and anticipated ridership forecast is found in Appendix C.

As shown in Table 2, the annual provision for DC eligible costs required for Transit Services by 2030 is \$23,000. The City ensures that the transit system will be financially sustainable through strategic plans and yearly capital and operating budget reviews. For example, the Town completed Transit Study and Operations Review in May 2018. The report included a

short, medium and long term transit expansion plan that examined cost and revenue estimates required to construct and operate the Town's transit system. The Town examines and updates funding requirements through its annual budgeting process.

#### **iv. Financial Sustainability of the Program**

##### **a) Future Revenue Growth**

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years (to 2029) the Town is projected to increase by 2,149 households, which represents a 22 per cent increase over the existing base. In addition, the Town will also add 360 new employees that will result in approximately 21,000 square metres of additional non-residential building space. Similarly, over the longer term planning period to 2031, the number of forecasted households is forecasted to increase by 2,602, employment is forecasted to increase by 516 (approximately 25,550 square meters of 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 Town's reserves for the future replacement of these assets.

### **LONG-TERM CAPITAL AND OPERATING IMPACT ANALYSIS**

As shown in Table 5, by 2029, the Town's net operating costs are estimated to increase by \$2.55 million for property tax supported services. Increases in net operating costs will be experienced as new facilities such as the library and fire station are opened. Operating and maintenance costs will also increase as additions to in the Town's road network are made. Water and Wastewater capital expenditures are expected to be off-set by user fees and water/wastewater rates rather than property taxes and therefore no impact is reflected in the analysis. Capital costs related to studies are not expected to have an impact on property tax supported costs.

Table 6 summarizes the components of the development-related capital forecast that will require funding from non-DC sources. In total, \$33.56 million will need to be financed from non-DC sources over the 2020-2029 and 2020-2031 planning periods. In addition, \$126.86 million in interim DC financing related to post-period shares of projects may be required. However, because DC by-laws must be revisited at least every five years, it is difficult to determine the quantum of interim financing that may be necessary.

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 Town can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

Importantly, the Town's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

APPENDIX G  
TABLE 5

TOWN OF WASAGA BEACH  
COST OF GROWTH ANALYSIS  
ESTIMATED NET OPERATING COST OF THE PROPOSED DEVELOPMENT-RELATED CAPITAL PROGRAM  
(in constant 2020 dollars)

Category	Cost Driver (in 2020 \$)			Additional Operating Costs at 2029 (\$000)
	\$	unit measure	Quantity	
<b>Library Service</b>				<b>\$540.0</b>
- New Library Space	\$30	per sq.ft. added	\$18,000	\$540.0
<b>Indoor Recreation</b>				<b>\$339.3</b>
- Development-Related Capital Projects Indoor Rec	\$0.01	per \$1.00 of addt'l capital	\$34,759,691	\$339.3
<b>Parks</b>				<b>\$155.6</b>
- Development-Related Capital Projects Parks	\$0.04	per \$1.00 of addt'l capital	\$3,785,700	\$155.6
<b>Emergency And Fire Services</b>				<b>\$378.6</b>
- No additional operating costs	\$0.10	per \$1.00 of addt'l capital	\$2,281,529	\$378.6
<b>Development Related Studies</b>				<b>\$0.0</b>
- Development-Related Capital Projects	\$0	N/A		\$0.0
<b>Transit</b>				<b>\$557.5</b>
- Transit Facility Expansion	\$0.01	per \$1.00 of addt'l capital	\$3,250,000	\$32.5
- Additional Buses	\$175,000	per bus		\$525.0
<b>Public Works</b>				<b>\$335.1</b>
- Development-Related Capital Projects	\$0.05	per \$1.00 of addt'l capital		\$335.1
<b>Roads And Related</b>				<b>\$247.2</b>
- Development-Related Roads Infrastructure	\$115	per household		\$247.2
<b>TOTAL ESTIMATED OPERATING COSTS</b>				<b>\$2,553.2</b>

APPENDIX G  
TABLE 6

TOWN OF WASAGA BEACH  
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Service	Development-Related Capital Program				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit (\$000)	
1.0 LIBRARY SERVICE	\$13,903.4	\$2,741.2	\$856.6	\$9,540.6	\$765.0
2.0 INDOOR RECREATION	\$43,155.6	\$8,395.9	\$3,613.1	\$22,951.7	\$8,194.9
3.0 PARKS	\$3,896.1	\$110.4	\$326.2	\$1,031.5	\$2,428.0
4.0 EMERGENCY AND FIRE SERVICES	\$3,501.2	\$1,219.7	\$0.0	\$11.0	\$2,270.6
5.0 DEVELOPMENT RELATED STUDIES	\$426.3	\$105.0	\$0.0	\$0.0	\$321.3
6.0 TRANSIT	\$3,599.0	\$2,898.9	\$59.1	\$128.5	\$512.6
7.0 PUBLIC WORKS	\$10,160.3	\$0.0	\$813.9	\$6,141.3	\$3,205.1
8.0 ROADS AND RELATED	\$126,971.8	\$15,219.7	\$9,776.8	\$74,892.7	\$27,082.6
9.0 WATERWORKS	\$26,379.4	\$0.0	\$3,461.7	\$9,370.2	\$13,547.6
10.0 WASTEWATER	\$5,758.6	\$0.0	\$0.0	\$1,259.4	\$4,499.2
11.0 STORM DRAINAGE	\$11,444.9	\$2,869.7	\$0.0	\$1,537.9	\$7,037.2
12.0 BEACH AREA WASTEWATER WORKS	\$5,000.0	\$0.0	\$0.0	\$0.0	\$5,000.0
<b>TOTAL</b>	<b>\$254,196.6</b>	<b>\$33,560.5</b>	<b>\$18,907.3</b>	<b>\$126,864.6</b>	<b>\$74,864.2</b>

# APPENDIX H

## 2021 DEVELOPMENT CHARGES BY-LAWS

## THE CORPORATION OF THE TOWN OF WASAGA BEACH

### BY-LAW NO. 2021-41

A By-law to establish Development Charges for the Corporation of the Town of Wasaga Beach-Beach Area

**WHEREAS** subsection 2(1) of the Development Charges Act, 1997 c. 27 (hereinafter called "the Act") provides that the Council of a Town may pass By-Laws for the imposition of Development Charges against land for increased capital costs required because of the need for services arising from development in the area to which the By-Law applies;

**AND WHEREAS** the Council of The Corporation of the Town of Wasaga Beach ("Town of Wasaga Beach") has given Notice in accordance with Section 12 of the Development Charges Act, 1997, of its intention to pass a By-Law under Section 2 of the said Act;

**AND WHEREAS** the Council of the Town of Wasaga Beach has heard all persons who applied to be heard no matter whether in objection to, or in support of, the Development Charge proposal at a Public Meeting held on September 24<sup>th</sup> 2020;

**AND WHEREAS** by passing this by-law the Council of the Town of Wasaga Beach has determined that no additional public meeting is required;

**AND WHEREAS** copies of the Study were made available on September 24<sup>th</sup>, 2020 and copies of the proposed Development Charges by-law were made available on October 8, 2020 to the public in accordance with Section 12 of the Act;

**AND WHEREAS** the Council of the Town of Wasaga Beach, had before it a report entitled Development Charges Background Study dated September 24<sup>th</sup> 2020 prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Town of Wasaga Beach will increase the need for services as defined herein;

**AND WHEREAS** by passing this by-law Council intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**AND WHEREAS** Council by passing this by-law intends that the future excess capacity identified in the Development Charges Background Study, dated September 24<sup>th</sup> 2020, shall be paid for by development charges or other similar charges;

**AND WHEREAS** Council of the Town of Wasaga Beach on September 24<sup>th</sup> 2020 determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, including any capital costs, will be met by updating the capital budget and forecast for the Town of Wasaga Beach, where appropriate;

**AND WHEREAS** the Council of the Town of Wasaga Beach has given consideration of the use of more than one Development Charge By-law to reflect different needs for services in different areas, also known as "area rating" or "area specific development charges", and has determined that for the services, and associated infrastructure proposed to be funded by development charges under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide basis;

**AND WHEREAS** the Study dated September 24<sup>th</sup> 2020 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the Development Charge By-law and that such assets are considered to be financially sustainable over their full life-cycle.

**AND WHEREAS** the Council of the Town of Wasaga Beach adopted the applicable Development Charges Background Study, dated September 24<sup>th</sup> 2020;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:**

#### **DEFINITIONS**

1. In this by-law,

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

(2) "**Agricultural use**" means a bona fide farming operation;

(3) "**Apartment dwelling**" means any dwelling unit, within a building containing more than four dwelling units where the units are connected by a corridor;

(4) "**Bedroom**" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;

(5) "**Board of Education**" means a board defined in s. 1 (1) of the *Education Act*, R.S.O. 1990, c.E. 2;

(6) "**Building Code Act**" means the *Building Code Act*, R.S.O. 1990, c.B.13, as amended;

(7) "**Capital Costs**" means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of, and as authorized by, the Town or local board,

(a) to acquire land or an interest in land, including a leasehold interest;

- (b) to improve land;
  - (c) to acquire, lease, construct or improve buildings and structures;
  - (d) to acquire, lease, construct or improve facilities including,
    - (i) rolling stock with an estimated useful life of seven years or more;
    - (ii) furniture and equipment, other than computer equipment, and
    - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.-44; and
  - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - (f) to complete the development charge background study under Section 10 of the Act;
  - (g) interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this By-Law within or outside the Town;
- (8) **“Chalet/ Cabin Unit”** shall mean an individually owned single detached or semi-detached dwelling not exceeding 139.5 m<sup>2</sup> (1,500 ft<sup>2</sup>) in total Gross Floor Area located on a leased tract of land, comprising part of a larger tract of land operated as a tourist establishment with rental cabins under single ownership or management, which lease arrangements including the provision of certain common services (i.e. snow plowing, yard maintenance, garbage collection, recreational amenities, marketing, central reservations and check-in, housekeeping, etc.) to the lessee rental unit owners within the development area: and where the unit is offered through the tourist establishment for the accommodation of the traveling or vacationing public for short term or seasonal recreational accommodation only; where the dwelling owner is permitted to occupy the unit for personal recreational or vacation use at such time or times as the unit is not rented out by the Tourist Establishment, provided however that at no time shall the dwelling unit be used for permanent or year round occupancy. This unit type is considered as a Leisure Lifestyle Dwelling for the purposes of this by-law;
- (9) **“Commercial Resort Unit”** means one room or a group of rooms in a building used or designed or intended to be used by one or more persons, as a single commercial accommodation unit within a commercial resort unit complex (i) in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons; (ii) which has a private entrance from a common hallway or entrance either inside or outside the building; (iii) which is not used or designated as a principal residence; and (v) which has been established to provide accommodation for gain or

profit; and shall be considered residential uses for the purposes of this by-law;

- (10) "**Council**" means the Council of The Corporation of the Town of Wasaga Beach;
- (11) "**Development**" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 8 of this By-Law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (12) "**Development Charge**" means a charge imposed pursuant to this By-Law;
- (13) "**Dwelling Unit**" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, including time share units;
- (14) "**Farm building**" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- (15) "**Fractional Ownership**" means, for the purpose of this by-law, a type of unit or building whose ownership is divided into shares. Individuals purchase one or more shares in the building or unit providing them with a fractional ownership in the structure and any related land. Share holders are responsible for ongoing maintenance costs and other costs related to the structure. For the purposes of this by-law these types of building, units and land are defined as residential uses;
- (16) "**Grade**" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) "**Gross floor area**" means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) "**Hotel / Motel**" - means a tourist establishment containing therein three or more guest rooms served by a common entrance where guest rooms may include culinary facilities and may have a separate entrance directly from outside the building together with an office serving the patrons of the tourist establishment. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.
- (19) "**Leisure Lifestyle Dwelling**" means an individually owned single detached, semi-detached or townhouse dwelling not exceeding 139.4 m<sup>2</sup> (1,500 ft<sup>2</sup>) in total

Gross Floor Area located on a leased tract of land, comprising part of a larger tract of land under single ownership and management, which lease arrangements include the provision of certain common services (e.g. snow ploughing, garbage collection, recreational facilities) to the lessee homeowners within the development area;

- (20) "**Local board**" means a public utility commission, public library board, local board, of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Town or any part or parts thereof;
- (21) "**Local services**" means those services or facilities which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (22) "**Multiple dwelling**" means all dwellings other than single detached dwellings, semi-detached dwellings, leisure lifestyle dwellings, and apartment dwellings;
- (23) "**Town**" means The Corporation of the Town of Wasaga Beach;
- (24) "**Non-residential uses**" means a building or structure used for other than a residential use;
- (25) "**Occupancy**" as defined in the *Building Code Act, O.Reg. 332/12 Building Code*;
- (26) "**Owner**" means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) "**Park Model Trailer Campground, Seasonal**" means any parcel of land under single ownership or management which is used or intended to be used for the placement of park model trailers as defined herein; to provide temporary living, sleeping or eating accommodation where the campground includes facilities (i.e. office, Laundromat, recreational amenities, etc.) for the exclusive use of the campground patrons, but does not include permanent or year round occupancy by anyone other than the owner or operator of the campground. The trailers may be jacked up with their running gear removed and perimeter skirting installed when operational on the campground site;
- (28) "**Park Model Trailer**" means a recreational trailer constructed and certified in accordance with CAN/CSA Z241.0-03 or successor regulation, that meets the following criteria: built on a single chassis; mounted on wheels; designed to facilitate relocation from time to time; designed as living quarters for seasonal residential use and may be connected to those utilities necessary for the operation

of installed fixtures and appliances; and has a Gross Floor Area, including lofts not exceeding 50.2 m<sup>2</sup> (540 ft<sup>2</sup>) when in the setup mode and having a width greater than 2.6 m (8.53 ft.) in the transit mode;

- (29) **"Park Model Trailer Add-on"** means a pre-manufactured structure designed for use as a sunroom, porch or additional living area, except for screening, clear glass, insulated wall panels or lower skirting or bottom panels and is intended or used for additional living area but is not intended or used for the purpose of cooking;
- (30) **"Places of Worship"** means a place or building or part thereof including accessory buildings or structures that are primarily used for the regular assembly of persons for the practice of religious worship, services or rites. It may include accessory uses such as classrooms for religious instruction, including programs of community social benefit, assembly areas, kitchens, offices of the administration of the place of worship, and a small scale day nursery, but shall not include a cemetery;
- (31) **"Planning Act"** means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended;
- (32) **"Redevelopment"** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use;
- (33) **"Regulation"** means any regulation made pursuant to the Act;
- (34) **"Residential uses"** means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, a leisure lifestyle dwelling, and the residential portion of a mixed-use building or structure under all types of ownership (freehold, condominium, fractional, and all other);
- (35) **"Seasonal Park Model Trailer"** means a park model trailer that is only occupied for the whole or part of the period from mid April to mid November and for which water services are shut off during the period November to April. The owner of such units requires an agreement with the Town recognizing them as such;
- (36) **"Semi-detached dwelling"** means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (37) **"Services"** means services set out in Schedule "A" to this By-law;
- (38) **"Single detached dwelling"** means a completely detached building containing

only one dwelling unit;

## **CALCULATION OF DEVELOPMENT CHARGES**

2. (1) Subject to the provisions of this By-Law, Development Charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedules Schedule "B" and "C", which relate to the services set out in Schedule "A" and area in the Town set out in Schedule "D".
- (2) The Development Charge with respect to the uses of any land, building or structure shall be calculated as follows:
  - a) in the case of residential development or redevelopment or the residential portion of a mixed use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedule "B";
  - b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedule "C";
- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A" attached hereto and forming part of this By-law.

## **PHASE-IN OF DEVELOPMENT CHARGES**

3. (1) The residential Development Charges imposed pursuant to Schedule "B" of this By-Law are not subject to phasing in and are payable in full, subject to the exemptions and credits herein, from date this by-law comes into force.
- (2) The non-residential Development Charges imposed pursuant to Schedule "C" attached hereto and forming part of this By-Law are not subject to phasing in and are payable in full, subject to the exemptions and credits herein, from date this by-law comes into force.

## APPLICABLE LANDS

4. (1) Subject to Sections 5 and 6, this By-Law applies to all lands identified in Schedule "D" in the Town, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.
- (2) This By-Law shall not apply to land that is owned by and used for the purposes of:
  - (a) a board of education;
  - (b) the Town or local board thereof;
  - (c) places of worship.
- (3) Notwithstanding 4(1), for a period from the effective date of this By-Law the Development Charges specified in Schedule "B" do not apply to the development of land in the Robinson Road area, specifically those lots on Registrar's Compiled Plan 1695 and including lot 19, lots 33 to 45 inclusive, lots 49 to 80 inclusive and lots 84 to 86 inclusive and Registrar's Compiled Plan 1696 and including lots 1 to 14 inclusive and lots 19 to 51 inclusive, provided that the land, with its present zoning, was a proper lot of record as of the date of passage of this By-Law. These lots shall pay one-half (1/2) of the Development Charge as specified on Schedules "B".
- (4) Notwithstanding 4(1), for the effective period of this By-Law the Development Charges specified in Schedule "B" does not apply to the development of land in the McIntyre Creek Estate Subdivision, Plan 51M-496. As per an order of the Ontario Municipal Board (OMB), the applicable Development Charges for these lots is \$3,560 per lot.
- (5) Notwithstanding 4(1), the Development Charges specified in Schedule "B" of this by-law does not apply to Lots on Plan 51M-496 owned by David Cameron Johnson: Lots 105, 106, 107, 108, 109, 114, 115, 125, 127 and 161 and Lots on Plan 51M-496 owned by Ronald Martyn: Lots 228, 229 and 230. In accordance with the OMB Minutes of Settlement, a charge of \$950 per unit applies to the above noted lots.
- (6) Notwithstanding 4(1), the Development Charges specified in Schedules "B" and "C" of this by-law do not apply to the development of the Zancor Lands defined as Part Lot 32, Conc. 2, Town of Wasaga Beach, County of Simcoe, being Parts 1 to 16 inclusive on Plan 51R-32716 and Part Lot 32, Conc. 2, Town of Wasaga Beach, County of Simcoe, being Part 15, Plan 51R-32716. In accordance with the August 23, 2006 agreement no Town development charges apply to these lands.

## **DESIGNATION OF SERVICES**

5.

- (1) It is hereby declared by Council that all development of land within the area to which this by-law applies will increase the need for services.
- (2) The development charge applicable to a development as determined under this by-law shall apply without regard to the services required or used by an individual development.
- (3) Development charges shall be imposed under this by-law, for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
  - a Wastewater Works

## **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

6. Notwithstanding Section 4 above, no Development Charge shall be imposed with respect to developments or portions of developments as outlined in subsection 2 (3) of the Development Charges Act.

## **EXISTING INDUSTRIAL USES EXPANSION EXEMPTION**

7. Where the expansion of an existing industrial use or buildings is proposed, the amount of development charges payable shall be zero if the total expansion of gross floor area does not exceed 50% of the floor area as it existed as of the effective date of this by-law, subject to the following conditions:
- (1) Where both the enlargement and existing industrial building are constructed on lands owned by the same legal and/or beneficial owner; and
  - (2) Shall only apply to the enlargement or enlargements of the existing industrial buildings to a maximum of the aggregate of fifty percent of the gross floor area of the existing industrial buildings while this by-law remains in force.

## **DEVELOPMENT CHARGES IMPOSED**

8. (1) Subject to subsection (2), Development Charges shall be calculated and collected in accordance with the provisions of this By-Law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
- (1) the passing of a zoning by-law or of an amendment to a zoning

by-law under Section 34 of the *Planning Act* or successor legislation;

- (2) the approval of a minor variance under Section 45 of the *Planning Act* or successor legislation;
- (3) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* or successor legislation applies;
- (4) the approval of a plan of subdivision under Section 51 of the *Planning Act* or successor legislation;
- (5) a consent under Section 53 of the *Planning Act* or successor legislation;
- (6) the approval of a description under the *Condominium Act*, R.S.O. 1991, c. C. 26 or the *Condominium Act*, 1998, S. O. 1998, c.19 as amended, or successor legislation; or
- (7) the issuing of a permit under the *Building Code Act, 1992*, or successor legislation in relation to a building or structure.

(2) Subsection (1) shall not apply in respect to:

- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*;
- (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

## **LOCAL SERVICE INSTALLATION**

9. Nothing in this By-Law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the owner, at his or her own expense, shall install or pay for such local services, within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

## **MULTIPLE CHARGES**

10. (1) Where two or more of the actions described in subsection 9(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-Law.

- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 9(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional Development Charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

## **SERVICES IN LIEU**

11. (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total Development Charge payable by an owner to the Town in respect of the development to which the agreement relates.
- (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-Law.
- (3) The credit provided for in subsection (2) shall not be charged to any Development Charge reserve fund.

## **RULES WITH RESPECT TO RE-DEVELOPMENT**

12. (1) (a) In the case of the demolition of all or part of a residential or non-residential building or structure a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and
- (b) In cases where a demolition credit crosses over a lot that was subject to land division, the owner directs to which lot the credit applies.
- (2) If a development or redevelopment involves the demolition of and

replacement of a residential structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable.

- (3) (a) If a development or redevelopment involves the demolition of and replacement of a non-residential structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable, and when redevelopment occurs; and
- (b) On the same lot or block on which the demolished building or structure, or part thereof, was originally located; and
- (c) In cases where a demolition credit crosses over a lot that was subject to a land division, the owner directs to which lot the credit applies.
- (4) A credit can, in no case, exceed the amount of the Development Charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this By-Law.

#### **RULES WITH RESPECT TO CHANGE OF USE**

13. (1) Changing all or part of a residential building to a non-residential use will reduce development charges otherwise payable by an amount that is equal to the applicable residential development charge in place at the time the development charge is payable, multiplied by the number of residential units being converted.
- (2) If changing all or part of a non-residential building to a residential building use:
- a A credit shall be equivalent to the gross floor area converted multiplied by the applicable non-residential development charge in place at the time the development charge is payable, and;
  - b when redevelopment occurs on the same lot or block on which the demolished building or structure, or part thereof, was originally located, and;
  - c In cases where a demolition credit crosses over a lot that was subject to a land division, the owner directs to which lot the credit applies; and
  - d Notwithstanding policies a, b and c above, when a Hotel/Motel is converted to residential use but there is no change to the gross floor area and no change to the total number of units, there will be no DCs charged on the

residential units. Any additional residential units will not receive credit and are subject to development charges contained within this by-law.

- (3) A credit can, in no case, exceed the amount of the Development Charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this By-Law.

#### **TIMING OF CALCULATION AND PAYMENT**

14. (1) Development charges shall be calculated and payable in accordance with Section 26, Section 26.1, and Section 26.2 of the Act.
- (2) Where development charges apply to development for which a building permit is required, no building permit shall be issued until the development charge has been paid in full, as permitted in the Act.
- (3) Notwithstanding subsection (1), development charges with respect to development requiring approval of a Plan of Subdivision under Section 51 or the Planning Act or a consent under Section 53 of the Planning Act and for which a subdivision agreement or consent agreement is entered into shall be payable immediately upon the parties entering into the agreement.
- (4) In accordance with Section 27 of the Act, the Town may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

#### **INTEREST RATES**

15. (1) The Town may charge interest on the installments required by Section 26.1(3) of the Act from the date the development charge would have been payable in accordance with Section 26 of the Act to the date the installment is paid.
- (2) Where Section 26.2 (1) (a) or (b) of the Act applies, the Town may charge interest on the development charge from the date of the application referred to in the applicable clause to the date the development charge is payable under Section 26.2 (3) of the Act
- (3) The Town may determine, by Council resolution or policy external to this by-law, interest rates in relation to subsections (1) and (2).

#### **RESERVE FUNDS**

16. (1) Monies received from payment of Development Charges under this By-Law shall be maintained in separate reserve funds for each of the

services set out in Schedule "A."

- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid Development Charges are collected as taxes under subsection (3), the monies so collected shall be credited to the Development Charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the Town shall, in each year commencing in 2022 for the 2021 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O. Reg. 82/98.

#### **INDEXING OF DEVELOPMENT CHARGES**

17. (1) The development charges set out in Schedules "B", and "C", to this bylaw shall be adjusted annually on January 1, without amendment to this by-law, in accordance with the then most recently published and available twelve month change in the Statistics Canada Non-residential Building Construction Price Index for Toronto".

#### **BY-LAW AMENDMENT OR APPEAL**

18. (1) Where this By-Law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
  - (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
    - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
    - (b) The Bank of Canada Policy Interest Rate in effect on the date of enactment of this By-Law shall be used.
  - (3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

#### **SEVERABILITY**

19. In the event any provision, or part thereof, of this By-Law is found by a Court of Competent Jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-Law shall remain in full force and effect.

#### **HEADINGS FOR REFERENCE ONLY**

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

#### **BY-LAW REGISTRATION**

21. A certified copy of this By-Law may be registered on title to any land to which this By-Law applies.

#### **BY-LAW ADMINISTRATION**

22. This By-Law shall be administered by the Municipal Treasurer.

#### **BY-LAW SHORT TITLE**

23. The short title to this By-law shall be "Beach Area Development Charges By-law".

#### **SCHEDULES TO THE BY-LAW**

24. The following Schedules to this By-Law form an integral part of this By-Law:

Schedule "A" - Schedule of Designated Municipal Services  
Schedule "B" - Schedule of Residential Development Charges  
Schedule "C" - Schedule of Non-Residential Development Charges  
Schedule "D" – Map of Beach Area

#### **DATE BY-LAW EFFECTIVE**

25. This By-Law shall come into force and effect May 24, 2021

**DATE BY-LAW EXPIRES**

26. This By-Law will expire five years after the effective date of this By-Law, unless it is repealed by council at an earlier date.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27<sup>TH</sup> DAY OF APRIL, 2021.**

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**



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Nina Bifulchi, Mayor



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Dina Lundy, Director, Legislative Services & Clerk

**SCHEDULE "A" OF BY-LAW # 2021-41**

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE  
CORPORATION OF THE TOWN OF WASAGA BEACH**

**DESIGNATED SERVICES UNDER THIS BY-LAW**

1. Beach Area Wastewater Works

**SCHEDULE "B" OF BY-LAW # 2021-41**

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**RESIDENTIAL DEVELOPMENT CHARGES**

<b>Service</b>	<b>Charge By Unit Type</b>		
	<b>Single &amp; Semi-Detached</b>	<b>Rows &amp; Other Multiples</b>	<b>Apartments</b>
Beach Area Wastewater Works	\$6,015	\$5,000	\$3,427

**SCHEDULE "C" OF BY-LAW # 2021-41  
A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION  
OF THE TOWN OF WASAGA BEACH**

**NON-RESIDENTIAL DEVELOPMENT CHARGES**

<b>Service</b>	<b>Non-Residential Charge (\$/sq.m)</b>
Beach Area Wastewater Works	\$50.67

SCHEDULE "D" OF BY-LAW # 2021-41  
A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION  
OF THE TOWN OF WASAGA BEACH

MAP OF BEACH AREA



Town of Wasaga Beach  
Main End Beachfront



1. This map is prepared for the purpose of the Town of Wasaga Beach By-Law # 2021-41. It is not intended to be used for any other purpose.  
2. The Town of Wasaga Beach is not responsible for any errors or omissions on this map.  
3. The Town of Wasaga Beach is not responsible for any damages or injuries resulting from the use of this map.  
4. The Town of Wasaga Beach is not responsible for any changes to the map after its publication.  
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Beach Area

## THE CORPORATION OF THE TOWN OF WASAGA BEACH

### BY-LAW NO. 2021-42

A By-law to establish Development Charges for the Corporation of the Town of Wasaga Beach - Townwide

**WHEREAS** subsection 2(1) of the Development Charges Act, 1997 c. 27 (hereinafter called "the Act") provides that the Council of a Town may pass By-Laws for the imposition of Development Charges against land for increased capital costs required because of the need for services arising from development in the area to which the By-Law applies;

**AND WHEREAS** the Council of The Corporation of the Town of Wasaga Beach ("Town of Wasaga Beach") has given Notice in accordance with Section 12 of the Development Charges Act, 1997, of its intention to pass a By-Law under Section 2 of the said Act;

**AND WHEREAS** the Council of the Town of Wasaga Beach has heard all persons who applied to be heard no matter whether in objection to, or in support of, the Development Charge proposal at a Public Meeting held on September 24<sup>th</sup> 2020;

**AND WHEREAS** by passing this by-law the Council of the Town of Wasaga Beach has determined that no additional public meeting is required;

**AND WHEREAS** copies of the Study were made available on September 24<sup>th</sup>, 2020 and copies of the proposed Development Charges by-law were made available on October 8, 2020 to the public in accordance with Section 12 of the Act;

**AND WHEREAS** the Council of the Town of Wasaga Beach, had before it a report entitled Development Charges Background Study dated September 24<sup>th</sup> 2020 prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Town of Wasaga Beach will increase the need for services as defined herein;

**AND WHEREAS** by passing this by-law Council intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**AND WHEREAS** Council by passing this by-law intends that the future excess capacity identified in the Development Charges Background Study, dated September 24<sup>th</sup> 2020, shall be paid for by development charges or other similar charges;

**AND WHEREAS** Council of the Town of Wasaga Beach on September 24<sup>th</sup> 2020 determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, including any capital costs, will be met by updating the capital budget and forecast for the Town of Wasaga Beach, where appropriate;

**AND WHEREAS** the Council of the Town of Wasaga Beach has given consideration of the use of more than one Development Charge By-law to reflect different needs for services in different areas, also known as “area rating” or “area specific development charges”, and has determined that for the services, and associated infrastructure proposed to be funded by development charges under this by-law, that it is fair and reasonable that the charges be calculated on a municipal-wide basis;

**AND WHEREAS** the Study dated September 24<sup>th</sup> 2020 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the Development Charge By-law and that such assets are considered to be financially sustainable over their full life-cycle.

**AND WHEREAS** the Council of the Town of Wasaga Beach adopted the applicable Development Charges Background Study, dated September 24<sup>th</sup> 2020;

**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWN OF WASAGA BEACH HEREBY ENACTS AS FOLLOWS:**

#### **DEFINITIONS**

1. In this by-law,

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

(2) "**Agricultural use**" means a bona fide farming operation;

(3) "**Apartment dwelling**" means any dwelling unit, within a building containing more than four dwelling units where the units are connected by a corridor;

(4) "**Bedroom**" means a habitable room larger than seven square metres, including a den, study, or other similar area, but does not include a living room, dining room or kitchen;

(5) "**Board of Education**" means a board defined in s. 1 (1) of the *Education Act*, R.S.O. 1990, c.E. 2;

(6) "**Building Code Act**" means the *Building Code Act*, R.S.O. 1990, c.B.13, as amended;

(7) "**Capital Costs**" means costs incurred or proposed to be incurred by the Town or a local board thereof directly or by others on behalf of, and as authorized by, the Town or local board,

(a) to acquire land or an interest in land, including a leasehold interest;

(b) to improve land;

- (c) to acquire, lease, construct or improve buildings and structures;
  - (d) to acquire, lease, construct or improve facilities including,
    - (i) rolling stock with an estimated useful life of seven years or more;
    - (ii) furniture and equipment, other than computer equipment, and
    - (iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, c.P.-44; and
  - (e) to undertake studies in connection with any of the matters referred to in clauses (a) to (d);
  - (f) to complete the development charge background study under Section 10 of the Act;
  - (g) interest on money borrowed to pay for costs in (a) to (d); required for provision of services designated in this By-Law within or outside the Town;
- (8) **“Chalet/ Cabin Unit”** shall mean an individually owned single detached or semi-detached dwelling not exceeding 139.5 m<sup>2</sup> (1,500 ft<sup>2</sup>) in total Gross Floor Area located on a leased tract of land, comprising part of a larger tract of land operated as a tourist establishment with rental cabins under single ownership or management, which lease arrangements including the provision of certain common services (i.e. snow plowing, yard maintenance, garbage collection, recreational amenities, marketing, central reservations and check-in, housekeeping, etc.) to the lessee rental unit owners within the development area: and where the unit is offered through the tourist establishment for the accommodation of the traveling or vacationing public for short term or seasonal recreational accommodation only; where the dwelling owner is permitted to occupy the unit for personal recreational or vacation use at such time or times as the unit is not rented out by the Tourist Establishment, provided however that at no time shall the dwelling unit be used for permanent or year round occupancy. This unit type is considered as a Leisure Lifestyle Dwelling for the purposes of this by-law;
- (9) **“Commercial Resort Unit”** means one room or a group of rooms in a building used or designed or intended to be used by one or more persons, as a single commercial accommodation unit within a commercial resort unit complex (i) in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons; (ii) which has a private entrance from a common hallway or entrance either inside or outside the building; (iii) which is not used or designated as a principal residence; and (v) which has been established to provide accommodation for gain or profit; and shall be considered residential uses for the purposes of this by-law;

- (10) "**Council**" means the Council of The Corporation of the Town of Wasaga Beach;
- (11) "**Development**" means any activity or proposed activity in respect of land that requires one or more of the actions referred to in section 8 of this By-Law and including the redevelopment of land or the redevelopment, expansion, extension or alteration of a use, building or structure except interior alterations to an existing building or structure which do not change or intensify the use of land;
- (12) "**Development Charge**" means a charge imposed pursuant to this By-Law;
- (13) "**Dwelling Unit**" means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, including time share units;
- (14) "**Farm building**" means that part of a bona fide farm operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- (15) "**Fractional Ownership**" means, for the purpose of this by-law, a type of unit or building whose ownership is divided into shares. Individuals purchase one or more shares in the building or unit providing them with a fractional ownership in the structure and any related land. Share holders are responsible for ongoing maintenance costs and other costs related to the structure. For the purposes of this by-law these types of building, units and land are defined as residential uses;
- (16) "**Grade**" means the average level of finished ground adjoining a building or structure at all exterior walls;
- (17) "**Gross floor area**" means the total floor area measured between the outside of exterior walls, or between the outside of exterior walls and the centre line of party walls dividing the building from another building, of all floors above the average level of finished ground adjoining the building at its exterior walls;
- (18) "**Hotel / Motel**" - means a tourist establishment containing therein three or more guest rooms served by a common entrance where guest rooms may include culinary facilities and may have a separate entrance directly from outside the building together with an office serving the patrons of the tourist establishment. Accessory uses may include accommodation for permanent staff and one or more beverage rooms, dining rooms, meeting rooms or similar uses.
- (19) "**Leisure Lifestyle Dwelling**" means an individually owned single detached, semi-detached or townhouse dwelling not exceeding 139.4 m<sup>2</sup> (1,500 ft<sup>2</sup>) in total Gross Floor Area located on a leased tract of land, comprising part of a larger

tract of land under single ownership and management, which lease arrangements include the provision of certain common services (e.g. snow ploughing, garbage collection, recreational facilities) to the lessee homeowners within the development area;

- (20) "**Local board**" means a public utility commission, public library board, local board, of health, or any other board, commission, committee or body or local authority established or exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Town or any part or parts thereof;
- (21) "**Local services**" means those services or facilities which are under the jurisdiction of the Town and are related to a plan of subdivision or within the area to which the plan relates, required as a condition of approval under s.51 of the *Planning Act*, or as a condition of approval under s.53 of the *Planning Act*;
- (22) "**Multiple dwelling**" means all dwellings other than single detached dwellings, semi-detached dwellings, leisure lifestyle dwellings, and apartment dwellings;
- (23) "**Town**" means The Corporation of the Town of Wasaga Beach;
- (24) "**Non-residential uses**" means a building or structure used for other than a residential use;
- (25) "**Occupancy**" as defined in the *Building Code Act, O.Reg. 332/12 Building Code*;
- (26) "**Owner**" means the owner of land or a person who has made application for an approval for the development of land upon which a Development Charge is imposed;
- (27) "**Park Model Trailer Campground, Seasonal**" means any parcel of land under single ownership or management which is used or intended to be used for the placement of park model trailers as defined herein; to provide temporary living, sleeping or eating accommodation where the campground includes facilities (i.e. office, Laundromat, recreational amenities, etc.) for the exclusive use of the campground patrons, but does not include permanent or year round occupancy by anyone other than the owner or operator of the campground. The trailers may be jacked up with their running gear removed and perimeter skirting installed when operational on the campground site;
- (28) "**Park Model Trailer**" means a recreational trailer constructed and certified in accordance with CAN/CSA Z241.0-03 or successor regulation, that meets the following criteria: built on a single chassis; mounted on wheels; designed to facilitate relocation from time to time; designed as living quarters for seasonal residential use and may be connected to those utilities necessary for the operation of installed fixtures and appliances; and has a Gross Floor Area, including lofts not

exceeding 50.2 m<sup>2</sup> (540 ft<sup>2</sup>) when in the setup mode and having a width greater than 2.6 m (8.53 ft.) in the transit mode;

- (29) **"Park Model Trailer Add-on"** means a pre-manufactured structure designed for use as a sunroom, porch or additional living area, except for screening, clear glass, insulated wall panels or lower skirting or bottom panels and is intended or used for additional living area but is not intended or used for the purpose of cooking;
- (30) **"Places of Worship"** means a place or building or part thereof including accessory buildings or structures that are primarily used for the regular assembly of persons for the practice of religious worship, services or rites. It may include accessory uses such as classrooms for religious instruction, including programs of community social benefit, assembly areas, kitchens, offices of the administration of the place of worship, and a small scale day nursery, but shall not include a cemetery;
- (31) **"Planning Act"** means the *Planning Act*, R.S.O. 1990, c.P.-13, as amended;
- (32) **"Redevelopment"** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use from a residential to non-residential use or from a non-residential to residential use or from one residential use to another form of residential use;
- (33) **"Regulation"** means any regulation made pursuant to the Act;
- (34) **"Residential uses"** means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, a multiple dwelling, an apartment dwelling, a leisure lifestyle dwelling, and the residential portion of a mixed-use building or structure under all types of ownership (freehold, condominium, fractional, and all other);
- (35) **"Seasonal Park Model Trailer"** means a park model trailer that is only occupied for the whole or part of the period from mid April to mid November and for which water services are shut off during the period November to April. The owner of such units requires an agreement with the Town recognizing them as such;
- (36) **"Semi-detached dwelling"** means a building divided vertically into two dwelling units each of which has a separate entrance and access to grade;
- (37) **"Services"** means services set out in Schedule "A" to this By-law;
- (38) **"Single detached dwelling"** means a completely detached building containing only one dwelling unit;

## **CALCULATION OF DEVELOPMENT CHARGES**

2. (1) Subject to the provisions of this By-Law, Development Charges against land shall be imposed, calculated and collected in accordance with the base rates set out in Schedules "B-1", "B-2", "C-1" and "C-2", which relate to the services set out in Schedule "A".
- (2) The Development Charge with respect to the uses of any land, building or structure shall be calculated as follows:
  - a) in the case of residential development or redevelopment or the residential portion of a mixed use development or redevelopment, as the sum of the product of the number of dwelling units of each type multiplied by the corresponding total amount for such dwelling unit type, as set out in Schedules "B-1" and "B-2";
  - b) in the case of non-residential development or redevelopment, or the non-residential portion of a mixed use development or redevelopment, as the sum of the product of the gross floor area multiplied by the corresponding total amount for such gross floor area as set out in Schedules "C-1" and "C-2";
- (3) Council hereby determines that the development or redevelopment of land, buildings or structures for residential and non-residential uses will require the provision, enlargement or expansion of the services referenced in Schedule "A" attached hereto and forming part of this By-law.

## **PHASE-IN OF DEVELOPMENT CHARGES**

3. (1) The residential Development Charges imposed pursuant to Schedules "B-1" and "B-2" of this By-Law are subject to phasing in and are payable in accordance with the rate schedules and subject to the exemptions and credits herein, from date this by-law comes into force.
- (2) The non-residential Development Charges imposed pursuant to Schedules "C-1" and "C-2" attached hereto and forming part of this By-Law are not subject to phasing in and are payable in accordance with the rate schedules but are subject to the exemptions and credits herein, from date this by-law comes into force.

## APPLICABLE LANDS

4. (1) Subject to Sections 5 and 6, this By-Law applies to all lands in the Town, whether or not the land or use is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.-31.
- (2) This By-Law shall not apply to land that is owned by and used for the purposes of:
  - (a) a board of education;
  - (b) the Town or local board thereof;
  - (c) places of worship.
- (3) Notwithstanding 4(1), for a period from the effective date of this By-Law the Development Charges specified in Schedules "B-1" and "B-2" do not apply to the development of land in the Robinson Road area, specifically those lots on Registrar's Compiled Plan 1695 and including lot 19, lots 33 to 45 inclusive, lots 49 to 80 inclusive and lots 84 to 86 inclusive and Registrar's Compiled Plan 1696 and including lots 1 to 14 inclusive and lots 19 to 51 inclusive, provided that the land, with its present zoning, was a proper lot of record as of the date of passage of this By-Law. These lots shall pay one-half (1/2) of the Development Charge as specified on Schedules "B-1" and "B-2".
- (4) Notwithstanding 4(1), for the effective period of this By-Law the Development Charges specified in Schedules "B-1" and "B-2" do not apply to the development of land in the McIntyre Creek Estate Subdivision, Plan 51M-496. As per an order of the Ontario Municipal Board (OMB), the applicable Development Charges for these lots is \$3,560 per lot.
- (5) Notwithstanding 4(1), the Development Charges specified in Schedules "B- 1" and "B-2" of this by-law do not apply to Lots on Plan 51M-496 owned by David Cameron Johnson: Lots 105, 106, 107, 108, 109, 114, 115, 125, 127 and 161 and Lots on Plan 51M-496 owned by Ronald Martyn: Lots 228, 229 and 230. In accordance with the OMB Minutes of Settlement, a charge of \$950 per unit applies to the above noted lots.
- (6) Notwithstanding 4(1), the Development Charges specified in Schedules "B- 1", "B-2", "C-1", and "C-2" of this by-law do not apply to the development of the Zancor Lands defined as Part Lot 32, Conc. 2, Town of Wasaga Beach, County of Simcoe, being Parts 1 to 16 inclusive on Plan 51R-32716 and Part Lot 32, Conc. 2, Town of Wasaga Beach, County of Simcoe, being Part 15, Plan 51R-32716. In accordance with

the August 23, 2006 agreement no Town development charges apply to these lands.

## **DESIGNATION OF SERVICES**

5.

- (1) It is hereby declared by Council that all development of land within the area to which this by-law applies will increase the need for services.
- (2) The development charge applicable to a development as determined under this by-law shall apply without regard to the services required or used by an individual development.
- (3) Development charges shall be imposed under this by-law, for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
  - a Library Services
  - b Indoor Recreation
  - c Parks
  - d Emergency and Fire Services
  - e Development Related Studies
  - f Transit
  - g Services Related to a Highway – Public Works
  - h Services Related to a Highway – Roads and Related
  - i Water Works
  - j Wastewater
  - k Storm Drainage

## **RULES WITH RESPECT TO EXEMPTIONS FOR INTENSIFICATION OF EXISTING HOUSING**

6. Notwithstanding Section 4 above, no Development Charge shall be imposed with respect to developments or portions of developments as outlined in subsection 2 (3) of the Development Charges Act.

## **EXISTING INDUSTRIAL USES EXPANSION EXEMPTION**

7. Where the expansion of an existing industrial use or buildings is proposed, the amount of development charges payable shall be zero if the total expansion of gross floor area does not exceed 50% of the floor area as it existed as of the effective date of this by-law, subject to the following conditions:
- (1) Where both the enlargement and existing industrial building are constructed on lands owned by the same legal and/or beneficial owner; and
  - (2) Shall only apply to the enlargement or enlargements of the existing industrial buildings to a maximum of the aggregate of fifty percent of the gross floor area of the existing industrial buildings while this by-law

remains in force.

## **DEVELOPMENT CHARGES IMPOSED**

8. (1) Subject to subsection (2), Development Charges shall be calculated and collected in accordance with the provisions of this By-Law and be imposed on land to be developed for residential and non-residential uses, where, the development requires,
- (1) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act* or successor legislation;
  - (2) the approval of a minor variance under Section 45 of the *Planning Act* or successor legislation;
  - (3) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* or successor legislation applies;
  - (4) the approval of a plan of subdivision under Section 51 of the *Planning Act* or successor legislation;
  - (5) a consent under Section 53 of the *Planning Act* or successor legislation;
  - (6) the approval of a description under the *Condominium Act*, R.S.O. 1991, c. C. 26 or the *Condominium Act*, 1998, S. O. 1998, c.19 as amended, or successor legislation; or
  - (7) the issuing of a permit under the *Building Code Act*, 1992, or successor legislation in relation to a building or structure.
- (2) Subsection (1) shall not apply in respect to:
- (a) local services installed or paid for by the owner within a plan of subdivision or within the area to which the plan relates, as a condition of approval under Section 51 of the *Planning Act*;
  - (b) local services installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.

## **LOCAL SERVICE INSTALLATION**

9. Nothing in this By-Law prevents Council from requiring, as a condition of an agreement under Section 51 or 53 of the *Planning Act* that the owner, at his or her own expense, shall install or pay for such local services,

within the Plan of Subdivision or within the area to which the plan relates, as Council may require.

### **MULTIPLE CHARGES**

10. (1) Where two or more of the actions described in subsection 9(1) are required before land to which a Development Charge applies can be developed, only one Development Charge shall be calculated and collected in accordance with the provisions of this By-Law.
- (2) Notwithstanding subsection (1), if two or more of the actions described in subsection 9(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as set out in Schedule "A", an additional Development Charge on the additional residential units and additional gross floor area shall be calculated and collected in accordance with the provisions of this by-law.

### **SERVICES IN LIEU**

11. (1) Council may authorize an owner, through an agreement under Section 38 of the Act, to substitute such part of the Development Charge applicable to the owner's development as may be specified in the agreement, by the provision at the sole expense of the owner, of services in lieu. Such agreement shall further specify that where the owner provides services in lieu in accordance with the agreement, Council shall give to the owner a credit against the Development Charge in accordance with the agreement provisions and the provisions of Section 39 of the Act, equal to the reasonable cost to the owner of providing the services in lieu. In no case shall the agreement provide for a credit that exceeds the total Development Charge payable by an owner to the Town in respect of the development to which the agreement relates.
- (2) In any agreement under subsection (1), Council may also give a further credit to the owner equal to the reasonable cost of providing services in addition to, or of a greater size or capacity, than would be required under this By-Law.
- (3) The credit provided for in subsection (2) shall not be charged to any Development Charge reserve fund.

### **RULES WITH RESPECT TO RE-DEVELOPMENT**

12. (1) (a) In the case of the demolition of all or part of a residential or non-

residential building or structure a credit shall be allowed, provided that the land was improved by occupied structures (or structures capable of occupancy) within the five years prior to the issuance of the building permit, and the building permit has been issued for the development or redevelopment within five years from the date the demolition permit has been issued; and

(b) In cases where a demolition credit crosses over a lot that was subject to land division, the owner directs to which lot the credit applies.

(2) If a development or redevelopment involves the demolition of and replacement of a residential structure, a credit shall be allowed equivalent to the number of dwelling units demolished multiplied by the applicable residential development charge in place at the time the development charge is payable.

(3) (a) If a development or redevelopment involves the demolition of and replacement of a non-residential structure, a credit shall be allowed equivalent to the gross floor area demolished multiplied by the applicable non-residential development charge in place at the time the development charge is payable, and when redevelopment occurs; and

(b) On the same lot or block on which the demolished building or structure, or part thereof, was originally located; and

(c) In cases where a demolition credit crosses over a lot that was subject to a land division, the owner directs to which lot the credit applies.

(4) A credit can, in no case, exceed the amount of the Development Charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this By-Law.

## **RULES WITH RESPECT TO CHANGE OF USE**

13. (1) Changing all or part of a residential building to a non-residential use will reduce development charges otherwise payable by an amount that is equal to the applicable residential development charge in place at the time the development charge is payable, multiplied by the number of residential units being converted.

(2) If changing all or part of a non-residential building to a residential building use:

a A credit shall be equivalent to the gross floor area converted multiplied by the applicable non-residential development charge in place at the time the development

- b charge is payable, and;  
when redevelopment occurs on the same lot or block on which the demolished building or structure, or part thereof, was originally located, and;
  - c In cases where a demolition credit crosses over a lot that was subject to a land division, the owner directs to which lot the credit applies; and
  - d Notwithstanding policies a, b and c above, when a Hotel/Motel is converted to residential use but there is no change to the gross floor area and no change to the total number of units, there will be no DCs charged on the residential units. Any additional residential units will not receive credit and are subject to development charges contained within this by-law.
- (3) A credit can, in no case, exceed the amount of the Development Charge that would otherwise be payable, and no credit is available if the existing land use is exempt under this By-Law.

#### **TIMING OF CALCULATION AND PAYMENT**

14. (1) Development charges shall be calculated and payable in accordance with Section 26, Section 26.1, and Section 26.2 of the Act.
- (2) Where development charges apply to development for which a building permit is required, no building permit shall be issued until the development charge has been paid in full, as permitted in the Act.
- (3) Notwithstanding subsection (1), development charges with respect to development requiring approval of a Plan of Subdivision under Section 51 or the Planning Act or a consent under Section 53 of the Planning Act and for which a subdivision agreement or consent agreement is entered into may be payable immediately upon the parties entering into the agreement.
- (4) In accordance with Section 27 of the Act, the Town may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

#### **INTEREST RATES**

15. (1) The Town may charge interest on the installments required by Section 26.1(3) of 9 the Act from the date the development charge would have been payable in accordance with Section 26 of the Act to the date the installment is paid.
- (2) Where Section 26.2 (1) (a) or (b) of the Act applies, the Town may charge

interest on the development charge from the date of the application referred to in the applicable clause to the date the development charge is payable under Section 26.2 (3) of the Act

- (3) The Town may determine, by Council resolution or policy external to this by-law, interest rates in relation to subsections (1) and (2).

## **RESERVE FUNDS**

16. (1) Monies received from payment of Development Charges under this By-Law shall be maintained in separate reserve funds for each of the services set out in Schedule "A."
- (2) Monies received for the payment of Development Charges shall be used only in accordance with the provisions of Section 35 of the Act.
- (3) Where any Development Charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- (4) Where any unpaid Development Charges are collected as taxes under subsection (3), the monies so collected shall be credited to the Development Charge reserve funds referred to in subsection (1).
- (5) The Treasurer of the Town shall, in each year commencing in 2022 for the 2021 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O. Reg. 82/98.

## **INDEXING OF DEVELOPMENT CHARGES**

17. (1) The development charges set out in Schedules "B-1", "B-2", "C-1" and "C-2", to this bylaw shall be adjusted annually on January 1, without amendment to this by-law, in accordance with the then most recently published and available twelve month change in the Statistics Canada Non-residential Building Construction Price Index for Toronto".

## **BY-LAW AMENDMENT OR APPEAL**

18. (1) Where this By-Law or any Development Charge prescribed thereunder is amended or repealed either by order of the Local Planning Appeal Tribunal or by resolution of the Municipal Council, the Municipal Treasurer shall calculate forthwith the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection (1) shall be paid with interest to be calculated as follows:
  - (a) Interest shall be calculated from the date on which the

overpayment was collected to the date on which the refund is paid;

(b) The Bank of Canada Policy Interest Rate in effect on the date of enactment of this By-Law shall be used.

(3) Refunds that are required to be paid under subsection (1) shall include the interest owed under this section.

#### **SEVERABILITY**

19. In the event any provision, or part thereof, of this By-Law is found by a Court of Competent Jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this By-Law shall remain in full force and effect.

#### **HEADINGS FOR REFERENCE ONLY**

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

#### **BY-LAW REGISTRATION**

21. A certified copy of this By-Law may be registered on title to any land to which this By-Law applies.

#### **BY-LAW ADMINISTRATION**

22. This By-Law shall be administered by the Municipal Treasurer.

#### **BY-LAW SHORT TITLE**

23. The short title to this By-law shall be "Town-wide Development Charges By-law".

#### **SCHEDULES TO THE BY-LAW**

24. The following Schedules to this By-Law form an integral part of this By-Law:

Schedule "A" - Schedule of Designated Municipal Services

Schedules "B-1" and "B-2" - Schedule of Residential Development Charges

Schedules "C-1" and "C-2" - Schedule of Non-Residential Development Charges

#### **DATE BY-LAW EFFECTIVE**

25. This By-Law shall come into force and effect May 24, 2021

**DATE BY-LAW EXPIRES**

26. This By-Law will expire five years after the effective date of this By-Law, unless it is repealed by council at an earlier date.

**BY-LAW READ A FIRST, SECOND AND THIRD TIME AND FINALLY PASSED THIS 27TH DAY OF APRIL, 2021.**

**THE CORPORATION OF THE TOWN OF WASAGA BEACH**



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Nina Bifulchi, Mayor



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Dina Lundy, Director, Legislative Services & Clerk

**SCHEDULE "A" OF BY-LAW # 2021-42**

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE  
CORPORATION OF THE TOWN OF WASAGA BEACH**

**DESIGNATED SERVICES UNDER THIS BY-LAW**

1. Library Service
2. Indoor Recreation
3. Parks
4. Emergency and Fire Services
5. Development Related Studies
6. Transit
7. Services Related to a Highway
  - a. Public Works
  - b. Roads and Related
8. Water Works
9. Wastewater
10. Storm Drainage

**SCHEDULE "B-1" OF BY-LAW # 2021-42**

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**RESIDENTIAL DEVELOPMENT CHARGES  
Effective May 24, 2021 – December 31, 2021**

Service	Charge By Unit Type				
	Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park Model Trailers & Chalets	Seasonal Park Model Trailers
Library Service	\$409	\$340	\$233	\$210	\$105
Indoor Recreation	\$4,178	\$3,473	\$2,380	\$2,149	\$1,074
Parks	\$1,188	\$987	\$676	\$611	\$305
Emergency And Fire Services	\$1,076	\$894	\$613	\$553	\$277
Development Related Studies	\$146	\$122	\$83	\$75	\$38
Transit	\$228	\$190	\$130	\$117	\$59
<b>Subtotal General Services Charge</b>	<b>\$7,225</b>	<b>\$6,006</b>	<b>\$4,115</b>	<b>\$3,715</b>	<b>\$1,858</b>
<b>Services Related to a Highway</b>					
Public Works	\$1,441	\$1,198	\$821	\$741	\$370
Roads And Related	\$9,580	\$7,963	\$5,457	\$4,927	\$2,462
Water Works	\$4,918	\$4,089	\$2,802	\$2,529	\$1,265
Wastewater	\$1,548	\$1,287	\$882	\$796	\$398
Storm Drainage	\$2,873	\$2,388	\$1,636	\$1,477	\$739
<b>Subtotal Engineered Services Charge</b>	<b>\$20,360</b>	<b>\$16,925</b>	<b>\$11,598</b>	<b>\$10,470</b>	<b>\$5,234</b>
<b>TOTAL CHARGE</b>	<b>\$27,585</b>	<b>\$22,931</b>	<b>\$15,713</b>	<b>\$14,185</b>	<b>\$7,092</b>
Parking *	\$19	\$15	\$13	\$13	\$7

\*NOTE: Parking DC charge is as of February 22, 2021 based on By-law 2016-111 to be levied as permitted under the Planning Act.

**SCHEDULE "B-2" OF BY-LAW # 2021-42**

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION OF THE TOWN OF WASAGA BEACH**

**RESIDENTIAL DEVELOPMENT CHARGES  
Effective January 1, 2022 – Expiry of By-law**

Service	Charge By Unit Type				
	Single & Semi-Detached	Rows & Other Multiples	Apartments	Leisure Lifestyle Park Model Trailers & Chalets	Seasonal Park Model Trailers
Library Service	\$434	\$361	\$247	\$247	\$124
Indoor Recreation	\$4,439	\$3,690	\$2,528	\$1,264	\$632
Parks	\$1,262	\$1,049	\$719	\$360	\$180
Emergency And Fire Services	\$1,143	\$950	\$651	\$651	\$326
Development Related Studies	\$155	\$129	\$89	\$89	\$45
Transit	\$242	\$202	\$138	\$138	\$69
<b>Subtotal General Services Charge</b>	<b>\$7,675</b>	<b>\$6,381</b>	<b>\$4,372</b>	<b>\$2,749</b>	<b>\$1,374</b>
<b>Services Related to a Highway</b>					
Public Works	\$1,530	\$1,272	\$872	\$872	\$436
Roads And Related	\$10,178	\$8,460	\$5,797	\$5,797	\$2,899
Water Works	\$5,225	\$4,343	\$2,976	\$2,976	\$1,488
Wastewater	\$1,644	\$1,367	\$937	\$937	\$469
Storm Drainage	\$3,052	\$2,537	\$1,738	\$1,738	\$869
<b>Subtotal Engineered Services Charge</b>	<b>\$21,629</b>	<b>\$17,979</b>	<b>\$12,320</b>	<b>\$12,320</b>	<b>\$6,160</b>
<b>TOTAL CHARGE</b>	<b>\$29,304</b>	<b>\$24,360</b>	<b>\$16,692</b>	<b>\$15,069</b>	<b>\$7,534</b>
Parking *	\$19	\$15	\$13	\$13	\$7

\*NOTE: Parking DC charge is as of February 22, 2021 based on By-law 2016-111 to be levied as permitted under the Planning Act.

**SCHEDULE "C-1" OF BY-LAW # 2021-42**

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION  
OF THE TOWN OF WASAGA BEACH**

**NON-RESIDENTIAL DEVELOPMENT CHARGES**

<b>Service</b>	<b>Non-Residential Charge (\$/sq.m)</b>
Library Service	\$0.00
Indoor Recreation	\$0.00
Parks	\$0.00
Emergency And Fire Services	\$4.86
Development Related Studies	\$0.73
Transit	\$1.08
<b>Subtotal General Services Charge</b>	<b>\$6.67</b>
<b>Services Related to a Highway</b>	
Public Works	\$7.08
Roads And Related	\$54.98
Water Works	\$28.27
Wastewater	\$8.88
Storm Drainage	\$16.55
<b>Subtotal Engineered Services Charge</b>	<b>\$115.76</b>
<b>TOTAL CHARGE</b>	<b>\$122.43</b>
Parking *	\$0.07

\*NOTE: Parking DC charge is as of February 22, 2021 based on By-law 2016-111 to be levied as permitted under the Planning Act.

**SCHEDULE "C-2" OF BY-LAW # 2021-42**

**A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE CORPORATION  
OF THE TOWN OF WASAGA BEACH**

**NON-RESIDENTIAL DEVELOPMENT CHARGES**

<b>Service</b>	<b>Non-Residential Charge (\$/sq.m)</b>
Library Service	\$0.00
Indoor Recreation	\$0.00
Parks	\$0.00
Emergency And Fire Services	\$4.87
Development Related Studies	\$0.73
Transit	\$1.08
<b>Subtotal General Services Charge</b>	<b>\$6.68</b>
<b>Services Related to a Highway</b>	
Public Works	\$7.09
Roads And Related	\$55.00
Water Works	\$28.28
Wastewater	\$8.89
Storm Drainage	\$16.56
<b>Subtotal Engineered Services Charge</b>	<b>\$115.82</b>
<b>TOTAL CHARGE</b>	<b>\$122.50</b>
Parking *	\$0.00

\*NOTE: It is anticipated that during the life of this by-law, Parking will become an ineligible service. At such time, Schedule "C-2" would replace Schedule "C-1".