

DEVELOPMENT CHARGES BACKGROUND STUDY

County of Simcoe

HEMSON Consulting Ltd

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EXECUTIVE SUMMARY

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

A. STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- This study calculates development charges for the County of Simcoe in compliance with the provisions of the *Development Charges Act, 1997 (DCA)* and its associated regulation: *O. Reg. 82/98*.
- The County of Simcoe's existing Development Charges By-law No. 5386 expires on September 1, 2011. Council must pass a new development charges by-law before this expiry date in order to continue to levy development charges.
- The County needs to continue implementing development charges to help fund capital projects related to development throughout Simcoe so that development continues to be serviced in a fiscally responsible manner. The calculated changes to the development charges rates are required in order to reflect the revised costs associated with the infrastructure requirements.
- The *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in which development charges are determined with reference to:
 - A forecast of the amount, type and location of residential and non-residential development anticipated in the County;

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

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

- The following County services have been included in the development charge analysis:
 - Library Service
 - Paramedic Services
 - Long-Term Care
 - Social Housing
 - Public works
 - General Government
 - Roads and Related
- Development charges for all services are calculated on a County-wide basis.

C. DEVELOPMENT FORECAST

- Consistent with the *Proposed Amendment 1* to the *Growth Plan for the Greater Golden Horseshoe*, a forecast has been derived for the purposes of this Development Charges Background Study.
- The capital infrastructure planning period for General Services is based on the ten-year planning horizon 2011 to 2020. The planning period for the Engineered Service of Roads and Related is from 2011 to 2031.
- The County is forecast to add approximately 29,400 new dwellings (including seasonal units) in the ten-year planning period from 2011 to 2020. This household estimate can accommodate roughly 82,200 persons. The planning period for Roads and Related (2011 to 2031) will see an addition of 58,200 household units which can accommodate population growth of 162,800 persons.
- Approximately 15,600 employees are forecast to be added to the County in the ten-year planning period. This results in the addition of 935,900 square metres of new non-residential building space from 2011 to 2020. For the twenty-one-year planning period, approximately 32,100 employees will be accommodated in 1,928,200 square metres of new non-residential building space.
- The following is a summary of the projected development for the County:

RESIDENTIAL FORECAST	Existing	2011 – 2020		2011 – 2031	
	As At Mid-Year 2010	Growth	Total at 2020	Growth	Total at 2031
Total Dwellings (incl. Seasonal)	126,385	29,380	155,765	58,172	184,557
Population					
Census	277,044	57,048	334,092	123,462	400,506
In New Households		82,164		162,828	

NON-RESIDENTIAL FORECAST	Existing	2011 – 2020		2011 – 2031	
	As At Mid-Year 2010	Growth	Total at 2020	Growth	Total at 2031
Non-Residential Building Space (sq.m)		935,940		1,928,160	
Employment	99,864	15,599	115,463	32,136	132,000

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

1. General Services 2011 – 2020

- County staff, in collaboration with Hemson Consulting, has developed a development-related capital program setting out projects that are required to service the anticipated development. The development-related capital programs are based on a ten-year planning period from 2011 to 2020.
- The gross cost of the County's development-related capital program for general services amounts to \$119.81 million and provides for a wide range of infrastructure additions. Of the \$119.81 million, approximately \$30.76 million has been identified as eligible for recovery through development charges over the 2011–2020 planning period.
- In total, approximately \$44.42 million has been identified as subsidies or grants that the County will anticipate receiving to fund development-related projects.
- The DCA requires that development-related net capital costs for general services be reduced by 10 per cent when calculating the applicable development charges for these services. The 10 per cent share of development-related net capital costs not included in the development charges calculations must be funded from non-development charges sources. In total, about \$4.67 million is identified as the required 10 per cent reduction.

- Non-development charges funding for replacement portions of the capital program and for portions of development-related capital projects that benefit existing development have been identified. Replacement or benefit to existing shares amount to \$28.64 million.
- A share of the capital program is for portions of projects that relate to development in the post-2020 period (which will be considered for recovery in future development charges studies subject to service level considerations). In total, about \$5.46 million falls within this definition.
- Available DC reserve funds, in the amount of \$5.86 million, are applied to the first projects in each capital program to fund development-related infrastructure.
- The following is a summary of the development-related capital program for general services.

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery 2011-2020 (\$000)
Library Service	\$652.5	\$517.4
Paramedic Services	\$26,548.1	\$2,754.8
Long Term Care	\$73,455.6	\$15,591.9
Social Housing	\$6,253.2	\$5,546.9
Public Works	\$11,507.2	\$5,089.1
General Government	\$1,396.7	\$1,263.3
Total – 10-Year General Services	\$119,813.3	\$30,763.4

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

2. Roads and Related Services 2011–2031

- The total gross cost for roads and related program is \$572.99 million. This provides for various projects such as road, intersection, bridge and culvert structures, carpool lots, and engineering specific studies.
- One intersection project will be partially subsidized by a neighbouring municipality, and an amount of \$1.75 million has been indicated as “other contribution”. A share of the roads and related capital program has deemed to benefit the existing community. This share totals to approximately \$107.00 million and has been netted off of the total gross cost of the program. Another share, funds available in the roads and related DC reserves of \$1.07 million, is applied to fund the program.
- The total costs eligible for DC recovery amounts is reduced to \$300.36 million. Details of the roads and related capital program and development charges calculations can be found in Appendix C.

Service	Gross Cost (\$000)	DC Eligible Cost For Recovery 2011-2031 (\$000)
Roads and Related	\$572,990.3	\$300,357.9
Total – 21-Year Engineered Services	\$572,990.3	\$300,357.9

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

- Development charges rates have been established under the parameters and limitations of the DCA. This study provides the rationale and basis for the calculated rates.

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

Service	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)		
		Singles & Semis	Rows & Other Multiples	Apartments
Library Services	\$6.34	\$18	\$15	\$13
Paramedic Services	\$31.71	\$91	\$76	\$63
Long Term Care	\$219.23	\$633	\$525	\$438
Social Housing	\$72.63	\$210	\$174	\$145
Public Works	\$56.50	\$163	\$135	\$113
General Government	\$13.34	\$38	\$32	\$27
Subtotal General Services	\$399.75	\$1,153	\$957	\$799
Roads And Related	\$1,647.87	\$4,754	\$3,949	\$3,296
TOTAL CHARGE PER UNIT	\$2,047.62	\$5,907	\$4,906	\$4,095
(1) Based on Persons Per Unit Of:		2.89	2.40	2.00

Service	Non-Residential Charge per Square Metre
Library Services	\$0.00
Paramedic Services	\$0.53
Long Term Care	\$0.00
Social Housing	\$0.00
Public Works	\$0.95
General Government	\$0.23
Subtotal General Services	\$1.71
Roads And Related	\$27.74
TOTAL CHARGE PER SQUARE METRE	\$29.45

F. NEWLY CALCULATED DC RATES ARE HIGHER THAN CURRENT RATES

- The fully calculated residential charge for a single or semi-detached unit in is \$5,907, which represents an increase of 52 per cent over the County's current charge as of the release of the background study of \$3,892.
- The calculated non-residential charge of \$29.45 per square metre of gross floor area represents a 57 per cent increase over the County's currently imposed non-industrial charge of \$18.73 per square metre.

G. DEVELOPMENT CHARGES BY-LAW PRACTICES AND COLLECTION POLICIES

- It is recommended that present practices regarding collection of development charges and by-law administration continue to the extent possible.
- As required under the DCA, the County should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption.

- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the County's normal capital budget process.

I INTRODUCTION

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

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

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

This study presents the results of the review which determines the development-related net capital costs which are attributable to development that is forecast to occur in the County. 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. The study arrives, therefore, at calculated development charges for various types of development.

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

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

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

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

Section III presents a summary of the residential and non-residential development which is forecast to occur within the County over the 2011–2020 period and to 2031.

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

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

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

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

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

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

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

Several key steps are required in calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, therefore, we have tailored our approach to the County of Simcoe's unique circumstances. The approach to the calculated development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study calculates charges on a County-wide basis which is consistent with the County of Simcoe's 2006 Development Charges Study. Despite the fact that development charges are calculated on a County-wide basis, legislation allows a County to exempt or reduce rates for specific geographic areas. However, legislation prevents lost revenue, due to exemptions or reductions, from being made up through increasing charges on other areas.

A. COUNTY-WIDE DEVELOPMENT CHARGES ARE CALCULATED

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

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

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

- Library Services
- Paramedic Services
- Long Term Care
- Social Housing
- Public Works
- General Government
- Roads & Related

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

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

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

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

1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2011–2020, for general services and for growth to 2031 for roads and related services. The forecast is consistent with Schedule 7 of the *Proposed Amendment 1 (OPA 1) to the Growth Plan for the Greater Golden Horseshoe*.

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

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over the ten-year period, 2011–2020, and to 2031. The

forecast of GFA is based on the employment forecast for the County. Factors for floor space per worker are used to convert the employment forecast into gross floor areas for the purposes of the development charges study.

2. Service Categories and Historic Service Levels

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

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

Historic ten-year average service levels thus form the basis for development charges. A review of the County's capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. The historic service levels used in this study have been calculated based on the period 2001–2010 (for Paramedic Services, the service level was calculated from 2002-2010).

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

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

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

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

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

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

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

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

4. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the County of Simcoe, the allocation for general services is based on the consideration of projected changes in population in new units and employment over the planning periods. The exceptions are for the services of library, long term care, and social housing. The development-related costs for these services have been allocated 100 per cent to residential growth.

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

5. Final Adjustment

The final determination of the development charge results from adjustments made to development-related DC eligible costs for each service and sector resulting from the application of any unallocated reserve fund balances that are available to finance the development-related capital costs in the capital program. A cash flow analysis is also

undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the *DCA*.

III DEVELOPMENT FORECAST

This section summarizes the development forecasts used to calculate the development charges for the County of Simcoe. Appendix A contains additional material related to the development forecast and the County’s demographics.

The development forecast used in this Development Charges Background Study is consistent with Schedule 7 of the *Proposed Amendment 1 (OPA 1)* to the *Growth Plan for the Greater Golden Horseshoe*. It is noted that this DC Background Study is based on the County growth allocations set out in *OPA 1*, although the County continues to call into question the allocations. However, the County accepts the use of *OPA 1* for the purposes of a rate setting exercise.

It should also be noted that the population figures included in *OPA 1* is the expressed “total population”, which includes an estimate of the undercount, or net under-coverage (roughly 3.7 per cent). For the purposes of the development charges forecast, all population figures noted hereafter are Census population figures, which excludes the under-coverage. In addition, all figures exclude the Cities of Barrie and Orillia.

A. RESIDENTIAL DEVELOPMENT FORECAST

The population forecast is derived from a standard cohort-survival model which incorporates the most recent demographic and economic trends in the County and in Ontario. The model adopts a “top-down” approach which takes account of the population growth in Ontario and in the Simcoe Census Division (including the municipal County of Simcoe as well as Barrie and Orillia).

The housing forecasts in this development charges study include forecasts for both permanently occupied and total private dwellings. The difference accounts for marginal, seasonal or recreational-based dwelling units. The permanently occupied units have bearing to what is considered as the County’s population in the Census.

Table 1 provides a summary of the residential forecast for two planning periods: a ten-year planning period, 2011 to 2020, and a twenty-one-year planning horizon of 2011 to 2031. The ten-year planning period is used throughout this study for the general

TABLE 1

**COUNTY OF SIMCOE
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
GROWTH FORECAST**

Residential Growth Forecast	2010 Estimate	General Services Planning Period 2011 - 2020		Roads & Related Services Planning Period 2011 - 2031	
		Growth	Total at 2020	Growth	Total at 2031
Total Dwellings (incl. Seasonal)	126,385	29,380	155,765	58,172	184,557
<i>Population In New Dwellings</i>		82,164		162,828	
Permanent Population					
Census	277,044	57,048	334,092	123,462	400,506
<i>Total (incl. Under Coverage)</i>	287,800	59,200	347,000	128,200	416,000

Non-Residential Growth Forecast	2010 Estimate	General Services Planning Period 2011 - 2020		Roads & Related Services Planning Period 2011 - 2031	
		Growth	Total at 2020	Growth	Total at 2031
Employment	99,864	15,599	115,463	32,136	132,000
Non-Residential Building Space (sq.m.)		935,940		1,928,160	

services and the longer planning period is used for the engineered services of roads and related.

Over the planning period from 2011 to 2020, the total number of new residential units will increase by approximately 29,400, which translates into a population in new units of approximately 82,200. The population in new units was derived by using data from Statistics Canada analysing household sizes in recently constructed units. The forecast has projected growth in the 2011 to 2031 period to accommodate 162,800 persons in nearly 58,200 new housing units.

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

B. NON-RESIDENTIAL DEVELOPMENT FORECAST

The non-residential forecast uses activity rates to estimate employment for the internal census years based on the forecast total population. In the County of Simcoe, the activity rate was 37% in 2006. Due to an aging population, like most municipalities in the GGH, the activity rates are likely to decline over the forecast period. By 2031, the activity rate is forecast to decline to 33%, which reflects an employment level of 132,000, consistent with the Provincial allocation.

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

The ten-year forecast projects an increase of approximately 15,600 employees which can be accommodated in 935,900 square metres of new non-residential building space. For the twenty-one year planning period, the County will see a growth of approximately 32,100 new employees and roughly 1,928,200 square metres of new non-residential building floor area.

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

IV SUMMARY OF HISTORIC SERVICE LEVELS

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

For all services included in this study, the legislative requirement is met by documenting historic service levels for the preceding ten years, in this case, for the period 2001 to 2010. Typically, service levels are measured as a ratio of inputs per household (or per household and employment).

O. Reg. 82/98 requires that when determining historical service levels both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. 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 County. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by County staff based on historical records and their experience with costs to acquire or construct similar facilities, equipment and infrastructure.

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

TABLE 2

**COUNTY OF SIMCOE
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2001 - 2010**

Service	2001-2010 Service Level Indicator
1.0 LIBRARY SERVICES	\$19.56 per household
Buildings	\$2.63 per household
Land	\$0.17 per household
Materials	\$16.18 per household
Furniture and Equipment	\$0.58 per household
2.0 PARAMEDIC SERVICES	\$68.06 per household & employment
Buildings	\$37.37 per household & employment
Land	\$7.72 per household & employment
Vehicles	\$22.47 per household & employment
Furniture and Equipment	\$0.50 per household & employment
3.0 LONG TERM CARE	\$966.98 per household
Buildings	\$908.62 per household
Land	\$34.51 per household
Vehicles	\$4.01 per household
Furniture and Equipment	\$19.83 per household
4.0 SOCIAL HOUSING	\$957.30 per household
Building	\$814.16 per household
Land	\$143.14 per household
5.0 PUBLIC WORKS	\$132.01 per household & employment
Buildings	\$35.45 per household & employment
Land	\$39.06 per household & employment
Fleet & Small Equipment	\$56.97 per household & employment
Fixtures, Furniture & Equipment	\$0.53 per household & employment
6.0 ROADS & RELATED	\$12,622.04 per household & employment
Roads	\$11,789.01 per household & employment
Intersections	\$21.74 per household & employment
Bridges & Culverts	\$811.29 per household & employment

V THE DEVELOPMENT-RELATED CAPITAL PROGRAM

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

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

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

Based on the development forecasts summarized in Section III and detailed in Appendix A, County staff, in collaboration with the consultants, developed a development-related capital program setting out those projects that are required to service anticipated development. For all services, except for roads and related services, the capital program covers the ten-year period from 2011 to 2020. As permitted by the *DCA* s. 5 (1) 4., the development charge for roads and related services is based on development expected in the County to 2031 which is the *Official Plan* horizon.

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

B. THE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR GENERAL SERVICES

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

TABLE 3

COUNTY OF SIMCOE
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2011 - 2020
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program											
				2011	2012	2013	2014	2015	2016	2017	2018	2019	2020		
1.0 LIBRARY SERVICES	\$652.5	\$0.0	\$652.5	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3
1.1 Collection Materials	\$652.5	\$0.0	\$652.5	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3	\$65.3
2.0 PARAMEDIC SERVICES	\$26,548.1	\$8,697.4	\$17,850.6	\$1,492.5	\$2,483.1	\$7,344.7	\$1,200.8	\$351.6	\$665.0	\$494.6	\$2,562.1	\$441.1	\$817.1	\$441.1	\$441.1
2.1 Land	\$2,828.1	\$926.5	\$1,901.6	\$457.1	\$893.6	\$69.4	\$55.1	\$109.5	\$100.9	\$53.5	\$106.6	\$56.0	\$56.0	\$56.0	\$0.0
2.2 Buildings	\$21,560.0	\$7,063.3	\$14,496.7	\$1,035.5	\$1,468.5	\$7,154.2	\$903.7	\$0.0	\$320.1	\$320.1	\$2,334.5	\$640.1	\$640.1	\$640.1	\$320.1
2.3 Vehicles	\$2,160.0	\$707.6	\$1,452.4	\$0.0	\$121.0	\$121.0	\$242.1	\$242.1	\$242.1	\$121.0	\$121.0	\$121.0	\$121.0	\$121.0	\$121.0
3.0 LONG TERM CARE	\$73,455.6	\$35,719.2	\$37,736.3	\$19,418.1	\$18,318.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.1 Buildings, Furniture & Equipment	\$73,455.6	\$35,719.2	\$37,736.3	\$19,418.1	\$18,318.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.0 SOCIAL HOUSING	\$6,253.2	\$0.0	\$6,253.2	\$0.0	\$0.0	\$1,061.2	\$5,192.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.1 Land and Buildings	\$6,253.2	\$0.0	\$6,253.2	\$0.0	\$0.0	\$1,061.2	\$5,192.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.0 PUBLIC WORKS	\$11,507.2	\$0.0	\$11,507.2	\$2,350.0	\$0.0	\$8,157.2	\$200.0	\$200.0	\$200.0	\$200.0	\$0.0	\$0.0	\$0.0	\$0.0	\$200.0
5.1 Buildings, Land & Equipment	\$10,507.2	\$0.0	\$10,507.2	\$2,350.0	\$0.0	\$8,157.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.2 Fleet	\$1,000.0	\$0.0	\$1,000.0	\$0.0	\$0.0	\$0.0	\$200.0	\$200.0	\$200.0	\$200.0	\$0.0	\$0.0	\$0.0	\$0.0	\$200.0
6.0 GENERAL GOVERNMENT	\$1,396.7	\$0.0	\$1,396.7	\$348.7	\$102.0	\$102.0	\$102.0	\$152.0	\$132.0	\$102.0	\$102.0	\$102.0	\$102.0	\$102.0	\$152.0
6.1 All Studies	\$1,396.7	\$0.0	\$1,396.7	\$348.7	\$102.0	\$102.0	\$102.0	\$152.0	\$132.0	\$102.0	\$102.0	\$102.0	\$102.0	\$102.0	\$152.0
TOTAL - 10 YEAR GENERAL SERVICES	\$119,813.3	\$44,416.7	\$75,396.6	\$23,674.6	\$20,968.7	\$16,730.4	\$6,760.1	\$768.8	\$1,060.2	\$861.9	\$2,729.4	\$984.4	\$984.4	\$858.3	\$858.3

The table provides a separate total for services analysed over the ten year period, 2011–2020. Further details on the capital programs for each individual service category are available in Appendix B.

The development-related capital program for general services estimates a total gross cost of \$119.81 million. Approximately \$44.42 million in grants and subsidies has been identified. Therefore the net municipal cost of the capital program is \$75.40 million.

This capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see Section VI for the method and determination of net municipal costs attributable to development). Portions of this capital program may relate to providing servicing for development which has occurred prior to 2011 (for which development charge reserve fund balances exist), for replacement of existing capital facilities or for development anticipated to occur beyond the 2011–2020 planning period. In addition, the amounts shown in Table 3 have not been reduced by ten per cent for various general services as mandated by s.5(1)8. of the *DCA*.

Of the \$75.40 million in ten-year net municipal capital costs for general services, \$37.74 million (50 per cent) is related to the provision of long term care. This amount is related to the construction of the Georgian Village project. Georgian Village will offer a wide range of adult lifestyle living arrangements, and has received numerous grants from the Province to fund the project. It is expected to open in 2013.

The next largest capital program belongs to paramedic services, which amounts to \$17.85 million. This program recovers for the development-related portion of the reconfiguration of the way paramedic services are delivered to the County. Several land purchases and station constructions form the program.

The public works capital program provides for the recovery of the negative reserve fund balance, the construction of two new works yards (one in Beeton, another in Moonstone), and also five additional plow combination units. The net municipal cost for this program amounts to \$11.51 million.

The social housing capital program provides for the land purchase, and construction of a new apartment building. The location of the building will be determined following a

feasibility study to be completed in 2011. The estimated project cost amounts to \$6.25 million.

The library capital program is the smallest at a net municipal cost of \$652,500. This program provides for additional collection materials.

The portion of the County's capital program which relates to the provision of development-related studies is referred to as general government. The net municipal cost for this program amounts to \$1.40 million.

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

Table 4 provides a summary of the 2011-2031 roads and related capital program. The roads and related capital program is comprised of roads projects, intersection improvements, bridge and culvert construction, carpool lots, and engineering-related studies.

The total gross cost of the roads and related capital program totals to \$572.99 million. The bulk of the roads and related program is for road construction projects, more specifically, lane widening. The roads projects amount to \$453.93 million. Intersection improvements, including the installation of traffic signals, amount to \$54.74 million. One intersection improvement will receive funding from a neighbouring municipality, and an amount of \$1.75 million has been identified under the "grants and subsidies" column and has been removed from the development charges calculation. The bridges and culverts are all development-related as all the projects will be widening. These projects add up to \$60.21 million. The County also anticipates the need for carpool lots, and seven locations have been identified for a total of \$3.50 million. Lastly, engineering-related studies and other projects add \$607,200 to the roads and related capital program.

Table 4 displays the net municipal cost of the roads capital program (\$571.24 million) annualized to 2031. These are the annualized costs the County will incur from the proposed roads capital program.

Further details on the development charge calculation for roads and related services are available in Appendix C.

TABLE 4

COUNTY OF SIMCOE
 SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
 FOR ROADS AND RELATED SERVICES 2011 - 2031
 (in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Municipal Cost of the Roads Capital Program																
				2011	2012	2013	2014	2015	2016	2017	2018	2019								
1.0 ROADS AND RELATED																				
1.1 Roads Projects	\$453,929.8	\$0.0	\$453,929.8	\$9,839.5	\$8,314.0	\$13,411.2	\$20,447.6	\$19,940.2	\$17,349.2	\$24,426.8	\$17,466.6	\$10,383.9								
1.2 Intersections	\$54,740.0	\$1,750.0	\$52,990.0	\$1,500.0	\$11,250.0	\$7,000.0	\$2,620.0	\$3,620.0	\$1,500.0	\$3,000.0	\$2,000.0	\$6,000.0								
1.3 Bridges & Culverts	\$60,213.3	\$0.0	\$60,213.3	\$6,327.6	\$7,147.8	\$7,361.9	\$8,030.3	\$7,557.8	\$3,876.0	\$3,876.0	\$4,023.9	\$1,658.8								
1.4 Carpool Lots	\$3,500.0	\$0.0	\$3,500.0	\$500.0	\$904.8	\$571.4	\$571.4	\$321.4	\$154.8	\$154.8	\$154.8	\$83.3								
1.5 Studies & Other	\$607.2	\$0.0	\$607.2	\$217.2	\$140.0	\$250.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0								
TOTAL	\$572,990.3	\$1,750.0	\$571,240.3	\$18,384.3	\$27,756.6	\$28,594.6	\$31,669.3	\$31,439.4	\$22,879.9	\$31,457.6	\$23,645.2	\$18,126.1								

Service	Total Net Municipal Cost of the Roads Capital Program											Post-2031 Costs		
	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030		2031	
1.0 ROADS AND RELATED														
1.1 Roads Projects	\$4,637.6	\$16,071.4	\$17,913.2	\$13,339.9	\$10,327.3	\$6,281.1	\$7,388.3	\$7,388.3	\$7,388.3	\$-	\$20,433.8	\$10,759.7	\$191,529.1	
1.2 Intersections	\$5,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$1,500.0	\$-	\$-	\$-	\$-	\$-	\$-	\$0.0	
1.3 Bridges & Culverts	\$1,658.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$525.0	\$1,032.2	\$1,032.2	\$1,032.2	\$1,032.2	\$507.2	\$4,565.2	
1.4 Carpool Lots	\$83.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$-	\$-	\$-	\$-	\$-	\$-	\$0.0	
1.5 Studies & Other	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$-	\$-	\$-	\$-	\$-	\$-	\$0.0	
TOTAL	\$11,879.8	\$17,571.4	\$19,413.2	\$14,839.9	\$11,827.3	\$7,781.1	\$7,913.3	\$8,420.5	\$1,032.2	\$21,466.1	\$11,267.0	\$196,094.4		

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

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

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

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

A. UNADJUSTED DEVELOPMENT CHARGE CALCULATION FOR GENERAL SERVICES

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

The capital program for general services incorporates those projects identified to be related to development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. Table 5 shows that \$28.64 million of the capital program relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs will likely be funded from property taxes, user fees or other non-development charge revenue sources.

TABLE 5

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

10 Year Growth in Population in New Units	82,164
10 Year Growth in Square Feet	935,940

Service	Development-Related Capital Program (2011 - 2020)						Total DC Eligible Costs for Recovery (\$000)	Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2020 Benefit (\$000)			%	(\$000)	%	(\$000)
1.0 LIBRARY SERVICES	\$652.5	\$0.0	\$65.3	\$69.9	\$0.0	\$517.4	100%	\$517.4	0%	\$0.00	
Unadjusted Development Charge Per Capita											
Unadjusted Development Charge Per Sq.M								\$6.30		\$0.00	
2.0 PARAMEDIC SERVICES	\$17,850.6	\$8,424.9	\$942.6	\$265.8	\$5,462.5	\$2,754.8	84%	\$2,315.3	16%	\$439.56	
Unadjusted Development Charge Per Capita											
Unadjusted Development Charge Per Sq.M								\$28.18		\$0.47	
3.0 LONG TERM CARE	\$37,736.3	\$15,130.9	\$2,260.5	\$4,753.0	\$0.0	\$15,591.9	100%	\$15,591.9	0%	\$0.00	
Unadjusted Development Charge Per Capita											
Unadjusted Development Charge Per Sq.M								\$189.77		\$0.00	
4.0 SOCIAL HOUSING	\$6,253.2	\$0.0	\$625.3	\$81.0	\$0.0	\$5,546.9	100%	\$5,546.9	0%	\$0.00	
Unadjusted Development Charge Per Capita											
Unadjusted Development Charge Per Sq.M								\$67.51		\$0.00	
5.0 PUBLIC WORKS	\$11,507.2	\$5,087.2	\$642.0	\$688.9	\$0.0	\$5,089.1	84%	\$4,277.1	16%	\$812.01	
Unadjusted Development Charge Per Capita											
Unadjusted Development Charge Per Sq.M								\$52.06		\$0.87	
6.0 GENERAL GOVERNMENT	\$1,396.7	\$0.0	\$133.4	\$0.0	\$0.0	\$1,263.3	84%	\$1,061.7	16%	\$201.57	
Unadjusted Development Charge Per Capita											
Unadjusted Development Charge Per Sq.M								\$12.92		\$0.22	
TOTAL 10 YEAR GENERAL SERVICES	\$75,396.6	\$28,643.0	\$4,669.1	\$5,858.6	\$5,462.5	\$30,763.4		\$29,310.3		\$1,453.1	
Unadjusted Development Charge Per Capita											
Unadjusted Development Charge Per Sq.M								\$356.74		\$1.56	

An additional share of \$5.86 million has been identified as revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$5.46 million, is attributable to development beyond the 2020 period (which will be considered for recovery in future development charges studies, subject to service level considerations).

The DCA, s.5(1)8 requires that development-related net municipal costs for general services be reduced by ten per cent in calculating the applicable development charge. The discount does not apply to emergency and fire services. The ten per cent share of development-related net municipal costs not included in the development charge calculations must be funded from non-development charge sources. In total, about \$4.67 million is identified as the required ten per cent reduction.

The total costs eligible for recovery through development charges for general services is \$30.76 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library service, long term care, and social housing, are all deemed to benefit residential development only, while the other services are allocated between both sectors based on shares of population in new units and employment growth. Approximately \$29.31 million of the general services development charges recoverable amount is deemed to benefit residential development. When this amount is divided by the ten-year population growth in new units (82,164), an unadjusted charge of \$356.74 per capita is derived. The non-residential share of the general services capital program totals \$1.45 million and when this amount is divided by the ten-year forecast of new non-residential space growth (935,940 square metres), an unadjusted charge of \$1.56 per square metre is derived.

B. UNADJUSTED DEVELOPMENT CHARGE CALCULATION FOR ROADS AND RELATED SERVICES

Table 6 describes the calculation of unadjusted rates for roads and related services.

The total gross cost of the roads and related capital program totals to \$572.99 million. One subsidy has been identified to help fund an intersection improvement and an amount of \$1.75 million has been removed from the DC calculation. Approximately 18.7 per cent of this cost, or \$107.00 million, is identified as the benefit to existing share. This amount has been netted off of the total gross cost of the program. An

TABLE 6

COUNTY OF SIMCOE
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 ROADS AND RELATED SERVICES
 2011 - 2031

Ultimate Year Growth in Population in New Units	162,828
Ultimate Growth in Square Meters	1,928,160

	Development-Related Capital Program (in \$000s)										Residential Share		Non-Residential Share		
	Total Project Cost	Grants/ Subsidies/ Other Contributions	Benefit to Existing Share	Available DC Reserves	Post 2031	Cost Eligible For DC Recovery	%	\$	%	\$	%	\$			
ROADS AND RELATED															
Roads & Related Projects	\$453,929.84	\$0.00	\$64,314.00	\$1,070.96	\$160,530.73	\$228,014.15	83.5%	\$190,430.48	16.5%	\$37,583.67					
Intersections	\$54,740.00	\$1,750.00	\$12,577.50	\$0.00	\$0.00	\$40,412.50	83.5%	\$33,751.29	16.5%	\$6,661.21					
Bridges	\$60,213.25	\$0.00	\$30,106.63	\$0.00	\$2,282.62	\$27,824.01	83.5%	\$23,237.76	16.5%	\$4,586.24					
Carpool Lots	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	83.5%	\$2,923.09	16.5%	\$576.91					
Studies & Other	\$607.20	\$0.00	\$0.00	\$0.00	\$0.00	\$607.20	83.5%	\$507.11	16.5%	\$100.09					
TOTAL ROADS AND RELATED	\$572,990.30	\$1,750.00	\$106,998.13	\$1,070.96	\$162,813.35	\$300,357.86		\$250,849.74		\$49,508.12					
Residential											\$1,540.58				
Unadjusted Development Charge Per Capita															
Non-Residential													\$25.68		
Unadjusted Development Charge Per Square Metre															

additional \$1.07 million of uncommitted reserve funds is available to fund a small portion of the program, and this share has also been netted off of the total gross cost. Lastly, a large portion of the roads program is deemed to benefit development beyond the Study's planning period of 2031, and an amount of \$162.81 million has been identified as the post-2031 share and has been removed from the DC calculation.

The remaining \$300.36 million is related to growth in the 2011-2031 period and has been included in the development charge calculation.

The capital program eligible for recovery through development charges is allocated to the residential and non-residential sectors based on future shares of population and employment growth. On this basis, the allocation to the residential and non-residential sectors is calculated at 83.5 per cent and 16.5 per cent respectively. The residential sector's "unadjusted" development charge is calculated at \$1,540.58 per capita. This was calculated by taking the residential share of the development-related capital program (\$250.85 million) and dividing it by the growth in population in new units to 2031 (162,828).

The non-residential development charge is \$25.68 per square metre. This was calculated by taking the non-residential share of the development-related capital program (\$49.51 million) and dividing it by the growth in non-residential gross floor area to 2031 (1,928,160).

C. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

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

Table 7 summarize the results of the adjustment for the residential development charge rates. The adjusted per capita rate increases from \$1,897.31 to \$2,047.62 after the cash flow analysis. Residential County-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. The calculated residential development charges for all services are shown in Table 7.

TABLE 7

COUNTY OF SIMCOE
 COUNTY-WIDE DEVELOPMENT CHARGES
 RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			Percentage of Charge
			Singles & Semis	Rows & Other Multiples	Apartments	
Library Services	\$6.30	\$6.34	\$18	\$15	\$13	0.3%
Paramedic Services	\$28.18	\$31.71	\$91	\$76	\$63	1.5%
Long Term Care	\$189.77	\$219.23	\$633	\$525	\$438	10.7%
Social Housing	\$67.51	\$72.63	\$210	\$174	\$145	3.5%
Public Works	\$52.06	\$56.50	\$163	\$135	\$113	2.8%
General Government	\$12.92	\$13.34	\$38	\$32	\$27	0.7%
Subtotal General Services	\$356.73	\$399.75	\$1,153	\$957	\$799	19.5%
Roads And Related	\$1,540.58	\$1,647.87	\$4,754	\$3,949	\$3,296	80.5%
TOTAL CHARGE PER UNIT	\$1,897.31	\$2,047.62	\$5,907	\$4,906	\$4,095	100.0%
(1) Based on Persons Per Unit Of:			2.89	2.40	2.00	

As shown in the table, the calculated residential charge ranges from \$4,095 for apartments to \$5,907 for single and semi-detached units. The calculated charge for rows and other multiples is \$4,906.

The calculated non-residential development charges rate is presented in Table 8. The calculated adjusted rate for new non-residential development is \$29.45 per square metre of GFA, which is an increase of \$2.22 from the unadjusted rate of \$27.23 per square metre.

D. COMPARISON OF 2011 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN SIMCOE

Tables 9 and 10 present a comparison of the newly calculated residential and non-residential development charges with currently imposed development charge rates. It demonstrates that the residential development charge rate for a single- or semi-detached unit increases by \$2,015 per unit, or 52 per cent.

The current development charges rate for non-industrial development increases by \$10.72 per square metre, or 57 per cent.

It should be noted that child care, a service in which development charges are currently being collected for, is no longer considered in the proposed 2011 County of Simcoe development charges by-law. The nominal funds in the child care services reserve fund will be used for future development-related items.

TABLE 8

COUNTY OF SIMCOE
 COUNTY-WIDE DEVELOPMENT CHARGES
 NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Residential		Percentage of Charge
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	
Library Services	\$0.00	\$0.00	0.0%
Paramedic Services	\$0.47	\$0.53	1.8%
Long Term Care	\$0.00	\$0.00	0.0%
Social Housing	\$0.00	\$0.00	0.0%
Public Works	\$0.87	\$0.95	3.2%
General Government	\$0.22	\$0.23	0.8%
Subtotal General Services	\$1.55	\$1.71	5.8%
Roads And Related	\$25.68	\$27.74	94.2%
TOTAL CHARGE PER SQUARE METRE	\$27.23	\$29.45	100.0%

TABLE 9
COUNTY OF SIMCOE
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge
Library Services	\$30	\$18	(\$12)
Paramedic Services	\$74	\$91	\$17
Long Term Care	\$638	\$633	(\$5)
Social Housing	\$45	\$210	\$165
Public Works	\$117	\$163	\$46
General Government	\$38	\$38	\$0
Child Care Services	\$4	\$0	(\$4)
Subtotal General Services	\$946	\$1,153	\$207
Roads And Related	\$2,946	\$4,754	\$1,808
TOTAL CHARGE PER UNIT	\$3,892	\$5,907	\$2,015
			52%

TABLE 10
COUNTY OF SIMCOE
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Non-Industrial Charge	Calculated Non-Industrial Charge	Difference in Charge	
Library Services	\$0.00	\$0.00	\$0.00	0%
Paramedic Services	\$0.50	\$0.53	\$0.03	6%
Long Term Care	\$0.00	\$0.00	\$0.00	0%
Social Housing	\$0.00	\$0.00	\$0.00	0%
Public Works	\$0.84	\$0.95	\$0.11	13%
General Government	\$0.26	\$0.23	(\$0.03)	-12%
Child Care Services	\$0.02	\$0.00	(\$0.02)	-100%
Subtotal General Services	\$1.62	\$1.71	\$0.09	6%
Roads And Related	\$17.11	\$27.74	\$10.63	62%
TOTAL CHARGE PER SQUARE METRE	\$18.73	\$29.45	\$10.72	57%

VII LONG-TERM CAPITAL AND OPERATING COSTS

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

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

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

As shown in Table 11, by 2020, the County's net operating costs for tax-supported services are estimated to increase by \$5.87 million. The most significant portion of this increase relates to the maintenance of the roads network. The new social housing apartment, and the development of the new paramedic service delivery will also increase the County's operating costs.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGE SOURCES TOTALS \$88.63 MILLION

Table 11 also summarizes the components of the development-related capital program that will require funding from non-development charges sources. Of the \$321.23 million net capital program, about \$88.63 million will need to be financed from non-development charges sources over the next ten years. This includes about \$4.67 million with respects to the ten per cent discount required by the *DCA* for general services and about \$83.96 million for shares of projects related to capital replacement and for non-growth shares of projects that provide benefit to the existing community. In addition, \$5.46 million in interim financing may be required for projects related to growth in the post-2020 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years.

TABLE 11

**COUNTY OF SIMCOE
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS FOR GENERAL SERVICES**
(in thousands of constant dollars)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	Total
Net Operating Impacts (1)											
Library Services	\$9.8	\$19.6	\$29.4	\$39.2	\$48.9	\$58.7	\$68.5	\$78.3	\$88.1	\$97.9	
Paramedic Services	\$49.7	\$115.7	\$183.4	\$252.7	\$323.6	\$396.2	\$463.3	\$531.9	\$601.9	\$673.5	
Long Term Care	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Social Housing	\$0.0	\$0.0	\$0.0	\$0.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	\$250.0	
Public Works	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Roads and Related	\$357.3	\$832.8	\$1,319.9	\$1,818.6	\$2,328.9	\$2,851.5	\$3,334.4	\$3,827.8	\$4,331.8	\$4,846.8	
NET OPERATING IMPACTS	\$416.8	\$968.1	\$1,532.7	\$2,110.4	\$2,951.5	\$3,556.4	\$4,116.3	\$4,687.9	\$5,271.9	\$5,868.2	n/a
Long-term Capital Impact (1)											
Total Net Cost	\$42,058.9	\$48,725.2	\$45,325.0	\$38,429.4	\$32,208.2	\$23,940.2	\$34,187.0	\$24,507.1	\$19,110.5	\$12,738.1	\$321,229.5
Net Cost From Development Charges	\$28,677.6	\$29,523.5	\$29,337.8	\$30,474.6	\$27,858.1	\$19,136.4	\$20,476.0	\$15,221.9	\$12,542.0	\$14,505.9	\$227,753.8
Prior Growth Share from DC Reserve Balances (2)	\$4,904.1	\$1,888.6	\$88.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$6,929.6
Portion for Post-2020 Development (3)	\$0.0	\$0.0	\$2,035.5	\$267.4	\$316.4	\$484.8	\$780.9	\$445.1	\$735.4	\$397.0	\$5,462.5
Funding From Non-DC Sources											
Discount Portion	\$1,427.3	\$1,255.6	\$856.2	\$585.6	\$76.9	\$93.6	\$103.5	\$86.2	\$98.4	\$85.8	\$4,669.1
Replacement	\$14,321.3	\$14,893.7	\$13,789.3	\$7,503.4	\$7,309.8	\$5,173.9	\$8,185.2	\$5,467.7	\$3,699.9	\$3,613.8	\$83,958.0
FUNDING FROM NON-DC SOURCES	\$15,748.6	\$16,149.3	\$14,645.5	\$8,089.1	\$7,386.7	\$5,267.5	\$8,288.7	\$5,553.9	\$3,798.4	\$3,699.6	\$88,627.1
TOTAL NET OPERATING & CAPITAL IMPACTS	\$16,165.4	\$17,117.4	\$16,178.2	\$10,199.5	\$10,338.1	\$8,823.9	\$12,404.9	\$10,241.8	\$9,070.2	\$9,567.8	n/a

Notes:

(1) See Appendix E

(2) Existing development charge reserve fund balances collected from growth prior to 2011 are applied to fund initial projects in development-related capital forecast

(3) Post 2020 development-related net capital costs may be eligible for development charge funding in future DC by-laws

VIII DEVELOPMENT CHARGES ADMINISTRATION

A. DEVELOPMENT CHARGE ADMINISTRATION

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

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the *DCA*, the County should codify any rules regarding the application of the by-laws and any exemptions within the development charges by-law proposed for adoption;
- It is recommended that limited exemptions, other than those required in the *DCA* be formally adopted in the by-laws; and
- It is recommended that Council adopt the development-related capital program included in this background study, subject to annual review through the County's normal capital budget process.

B. LOCAL SERVICE DEFINITIONS

The following guidelines set put in general terms the size and nature of engineered infrastructure that is included in the County of Simcoe Development Charge Study, as a project to be eligible to be funded in part by development charges the following will apply:

1. The project will be required to be listed in the most current County of Simcoe Development Charges Study.
2. If any infrastructure does not add any additional capacity over and above the capacity requirement for that development, these projects are assumed to be the sole responsibility of the developer.

3. Infrastructure that provides servicing or capacity for more than one development is not necessarily fully or partially funded from development charges. If a project is considered fully or partially local in nature, the County will require the benefiting land owners to fund the works directly.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered on its own merits having regard to, among other factors, the nature, type and location of the development in any existing development and proposed development in its surrounding area these policy guidelines, the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area, and subsection 59(2) of the *Development Charges Act, 1997*.

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

The detailed engineering requirements for all work and/or development are governed by the County of Simcoe Transportation Master Plan.

The definition of a "local service" with respect to County roads is as follows:

County Roads

- All improvements to a County road to facilitate development are considered local services to be paid by the developer unless they fall into one of the following categories:
 - The improvement is designated as required for traffic flow improvement for a greater area than the development, is defined as a road improvement required by the County, and is identified through the Class Environmental Assessment process or the County Transportation Master Plan. Such an improvement would be listed in the development charges study;
 - The improvement is designated as required by County of Simcoe staff to serve a greater area than the development and is identified in the capital works forecast or similar County financial documents, and is listed in the development charges study.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A

DEVELOPMENT FORECAST

This appendix provides the details of the development forecast that were used in the preparation of the 2011 Development Charges Background Study for the County of Simcoe. The appendix provides a review of the forecast method and key inputs and assumptions. The results of the forecasts are provided in a series of tables which follow. It should be noted that all figures exclude the Cities of Barrie and Orillia.

A. FORECAST OVERVIEW

The forecasts of population and employment are consistent with the growth allocation for 2031 as indicated in Schedule 7 of the *Proposed Amendment 1 to the Growth Plan for the Greater Golden Horseshoe (OPA 1)*. Population and employment for the Census years between 2006 and 2031 (i.e. 2011, 2016, 2021 and 2026) are largely consistent with the forecasts in Schedule 3 of the *Growth Plan*. Minor adjustments are made to the 2011 forecast results to account for recently available information, the results of which are a slightly reduced 2011 forecasts due to the effects of the 2008–2009 recession. The forecasts incorporate a number of data sources, mainly from the Statistics Canada, including the 2006 Census, Annual Demographic Statistics, Building Permits data, and fertility and mortality information. In addition, data that inform the housing activities in the County since census day 2006 are also referenced, such as the Canada Mortgage and Housing Corporation (CMHC) housing completions.

It should be noted that although the County is using *OPA 1* as the basis for determining the development charges, the County does not agree with the numbers for planning purposes. The County acknowledges that the Province has recommended that the County adopt the projections contained in *OPA 1*, and thus, the County has used the numbers contained therein for rate setting purposes only. If the projections for the County of Simcoe change in the future, then the County Council may decide to review the development charges by-law.

B. POPULATION FORECAST

The population forecast is derived from a standard cohort-survival model which incorporates the most recent demographic and economic trends in the County and in Ontario. The model adopts a “top-down” approach which takes account of the population growth in Ontario and in the Simcoe Census Division (including the municipal County of Simcoe as well as Barrie and Orillia). The population growth at the higher level informs the demographic trend and migration movement in the County. The most up-to-date fertility rates and mortality rates are taken from Statistics Canada’s data on births and deaths. The migration flows including international, interprovincial and intra-provincial migration are based on the data provided in the Annual Demographic Statistics.

The main source of growth in the County of Simcoe is the intra-provincial migration from urban areas like Barrie, Toronto and York and Peel Regions, however, the migration is incited by the housing market. As the financial crisis unfolded in late 2008, the housing market slowed down. It picked up since the stimulus package was put in place, but as a result, the County’s population has also been a little slower than expected. For 2011, the County’s population is forecasted to be about 3,700 short of the forecast as in Schedule 3 of the *Growth Plan*.

The shortfall in the 2011 population is considered a short-term cyclical effect of the recession. In the long-term, the *Growth Plan* forecasts are considered sound with the Simcoe Census Division returning to forecast total in 2021 of 583,000 and 667,000 in 2031. Consistent with this outlook, the County would grow to 416,000, in accordance with Schedule 7 of the *Proposed Amendment 1*.¹

The forecast results are population by age and sex for every census year to 2031. The annual populations are interpolated for the five years between census years.

¹ The *Growth Plan and Proposed Amendment 1* figures represent “total population” which includes Census undercoverage of approximately 3.7%.

C. HOUSING FORECASTS

The housing forecasts in this development charges study include forecasts for both permanently occupied and total private dwellings. The difference accounts for marginal, seasonal or recreational-based dwelling units. The permanently occupied units have bearings to what is considered as the County's population in the Census. Only residents in the permanently occupied dwellings are counted as the County's population in the census.

Seasonal or recreational-based dwellings, however, have occupants only for part of the year (usually the summer months). Population in these seasonal dwellings are not counted in the censuses and are often not considered as part of the County's population. However, these seasonal dwellings do require municipal services, such as road maintenance, snow plowing, and paramedic services. The population who live in these seasonal units also consume municipal services such as parks, recreation, and libraries during their stay in the County. It is important to include these seasonal dwellings in the housing forecast, particularly in a place like the County of Simcoe, where seasonal dwellings are a substantial component of the housing stock.

Different forecast methods are used for permanently occupied housing and for seasonal units. Permanently occupied units are derived from the forecast population by applying age-specific household formation and housing occupancy patterns as observed in the historical data in the County of Simcoe. Seasonal dwellings are forecast based on an estimate of seasonal housing activities over the next 20 years given the Provincial and local policy context. The two forecast methods are described in detail below.

1. Permanently Occupied Housing

The County's forecast population by age and sex provide the basis for the forecast of households which, by census definition, equal the number of permanently occupied dwellings. The total households are derived from the population by applying age-specific household formation rates (often referred to as headship rates). The household formation rates are the ratio of households formed by the primary household maintainers in a given age group to the total population in that age group.

Household formation is commonly understood as a social and economic phenomenon, which is mostly influenced by demographic factors, such as the age at which children leave home, the age when people get married and have children, the age when divorces become more commonplace, and the age at which seniors become widows or widowers. As a result, household formation for a given age group changes very slowly over time. The implication of a relatively steady household formation pattern is that the number of households by age can be inferred as long as a population with specific age and sex characteristics is given. The total number of households for the County is thus derived from the forecast population provided in Section A.

The forecast total number of occupied private dwellings is then translated into a forecast of housing units by type based on unit type preferences. Households' preferences for single and semi-detached, rows and apartments also vary by the age of household maintainers. For example, young adults in their 20s who live on their own are more likely to live in apartment units than single- and semi-detached houses due to both price and lifestyle. Adults in their late 30s and 40s who have children are more likely to live in single and semi-detached dwellings because they are often more spacious for the larger household and these age groups are more likely to have the income to support this style of living. Once their children leave home, adults in their 50s and 60s most commonly remain in the "family home" though many do downsize to a smaller unit.

The housing type preferences are statistically expressed as age-specific household occupancy patterns. Household occupancy pattern is influenced mostly by changing market conditions as well as planning policies. Achieving current planning policy goals requires a shift in the housing market in the County towards more row house and apartment type units. Some of this shift has been occurring and this trend is likely to continue. In the forecast, it is assumed that current preferences among housing types will gradually shift to more row house and apartment occupancy over the forecast period to 2031. Nevertheless, row houses and apartments will likely remain a very small proportion of the total housing market with the dominant housing forms in the County of Simcoe are still forecast to be single- and semi-detached units.

For the short-term forecast of housing by type to 2011, the CMHC housing completions data from census day 2006 to year-end 2011 are used as a guide. The housing growth by type from 2006 to 2011 is forecast to reflect the housing

completions and under-construction units as shown in the data. For annual housing growth by type between 2006 and 2011, the forecast also reflects the annual housing activities as shown in the completions data.

2. Seasonal Dwellings

The number of seasonal dwellings is often difficult to estimate, given that there is no reliable source of data that specifically tracks seasonal or recreational dwellings. However, as part of the on-going work that Hemson is undertaking for the County regarding the growth management policies and the County's new official plan, the number of seasonal dwellings in 2006 has been estimated by drawing upon a number of sources including Municipal Property Assessment Corporation's (MPAC's) assessment data and the 2006 Census. It is estimated that there were about 18,300 seasonal dwellings in the County of Simcoe in 2006, which accounted for about 20% of the total dwellings.

Given that there is no reliable source that tracks the construction activity in seasonal dwellings, assumptions based on our best judgement are made to forecast the growth of seasonal dwellings. Considering that policies increasing encourage more compact usage of residential land and that the supply of land that is most attractive to seasonal users (such as lake front properties) is limited, growth in seasonal dwellings is likely to slow down over the forecast period. Also as the County itself becomes a larger more urban place the share of the total housing stock that occurs as seasonal is likely to decline.

For the purposes of this forecast, it is assumed that seasonal dwellings will grow at a rate relative to the growth in permanently occupied dwellings. From 2006 to 2011, seasonal dwellings are forecast to grow by 10% of the growth in permanently occupied dwellings. From 2011 to 2031, this rate declines to 5% to reflect a relative slowing in seasonal dwelling construction activities.

D. EMPLOYMENT FORECAST

The employment forecast for the County of Simcoe is consistent with the employment allocation to the County in 2031 in Schedule 7 of the *Proposed Amendment 1*. The forecast uses activity rates to estimate employment for the internal

census years based on the forecast total population. Technically, the activity rate is the ratio of employment to the total population in a municipality. In the planning context, it reflects how many local jobs are available relative to the size of the residents in a municipality. In the County of Simcoe, the activity rate was 37% in 2006. Due to an aging population, like most municipalities in the GGH, the activity rates are likely to decline over the forecast period. By 2031, the activity rate is forecast to decline to 33%, which reflects an employment level of 132,000, consistent with the Provincial allocation. For the internal census years, the activity rates are adjusted to trend down gradually from 37% in 2006 to 33% in 2031, reflecting a sluggish growth of employment in the 2006-2011 period as the result of the recession, a relatively high growth in the 2011-2016 period as the economy recovers and laid-off workers return to work, and relatively robust growth from 2016 to 2031.

E. RESULTS OF THE COUNTY OF SIMCOE FORECASTS

Table A.1: Displays the historic population, dwellings and employment from 1996 to 2010.

Table A.2: Displays the historic housing completions from 1999 to 2010.

Table A.3: Displays the historic residential building permits from 1999 to 2010.

Table A.4: Displays the historic households by period of construction showing household sizes.

Tables A.5: Displays the forecast new private dwellings, including occupied and seasonal.

Table A.6: Shows the growth in new households, by unit type.

Table A.7: Displays the census population growth.

Table A.8: Show the growth in population in new households based on unit type.

Table A.9: Summarizes the non-residential space forecast and the new employment growth accommodated in this space.

COUNTY OF SIMCOE 2011 DEVELOPMENT CHARGES STUDY

TABLE A.1
Historic Population, Households & Employment

Mid-Year	Census Population	Growth	Occupied Private Dwellings	Growth	HH Size	Total Private Dwellings	Growth	Employment by POW	Growth	Activity Rate
1996	222,828		80,880		2.76	102,354		79,465		35.7%
1997	226,740	3,912	82,309	1,429	2.75	104,163	1,809	81,687	2,222	36.0%
1998	230,720	3,980	83,764	1,455	2.75	106,004	1,841	83,971	2,284	36.4%
1999	234,770	4,050	85,244	1,480	2.75	107,877	1,873	86,319	2,348	36.8%
2000	238,891	4,121	86,751	1,507	2.75	109,783	1,906	88,733	2,414	37.1%
2001	243,085	4,194	88,284	1,533	2.75	111,724	1,941	91,215	2,482	37.5%
2002	246,769	3,684	90,038	1,754	2.74	112,968	1,244	92,235	1,020	37.4%
2003	250,508	3,739	91,827	1,789	2.73	114,226	1,258	93,267	1,032	37.2%
2004	254,304	3,796	93,652	1,825	2.72	115,498	1,272	94,310	1,043	37.1%
2005	258,158	3,854	95,513	1,861	2.70	116,784	1,286	95,365	1,055	36.9%
2006	262,070	3,912	97,411	1,898	2.69	118,083	1,299	96,432	1,067	36.8%
2007	265,736	3,666	99,249	1,838	2.68	120,103	2,020	97,279	847	36.6%
2008	269,453	3,717	101,122	1,873	2.66	122,160	2,057	98,133	854	36.4%
2009	273,222	3,769	103,030	1,908	2.65	124,254	2,094	98,995	862	36.2%
2010	277,044	3,822	104,974	1,944	2.64	126,385	2,131	99,864	869	36.0%

Source: Statistics Canada, Census of Canada

COUNTY OF SIMCOE 2011 DEVELOPMENT CHARGES STUDY

TABLE A.2
Historic Housing Activity - Units

Year	Housing Completions - Units			Total
	Singles/Semis	Rows	Apts.	
1999	1,232	99	0	1,331
2000	1,086	243	68	1,397
2001	798	124	53	975
2002	1,286	81	52	1,419
2003	1,286	44	0	1,330
2004	1,605	153	0	1,758
2005	1,526	188	78	1,792
2006	1,649	235	4	1,888
2007	1,232	178	78	1,488
2008	1,521	249	141	1,911
2009	1,119	203	66	1,388
2010	1,395	308	92	1,795
Total	15,735	2,105	632	18,472
Average '01-'10	1,342	176	56	1,574
Average '06-'10	1,383	235	76	1,694

Source: Canada Mortgage and Housing Corporation (CMHC), Housing Market Information
Note: CMHC does not track data for Clearview, Essa, Oro and Tiny

Historic Housing Activity - Shares By Unit Type

Mid-Year	Housing Completions - Units			Total
	Singles/Semis	Rows	Apts.	
1999	93%	7%	0%	100%
2000	78%	17%	5%	100%
2001	82%	13%	5%	100%
2002	91%	6%	4%	100%
2003	97%	3%	0%	100%
2004	91%	9%	0%	100%
2005	85%	10%	4%	100%
2006	87%	12%	0%	100%
2007	83%	12%	5%	100%
2008	80%	13%	7%	100%
2009	81%	15%	5%	100%
2010	78%	17%	5%	100%
Total	85%	11%	3%	100%

COUNTY OF SIMCOE 2011 DEVELOPMENT CHARGES STUDY

TABLE A.3
Historic Building Permits

Year	Building Permits			Total
	Singles/Semis	Rows	Apts.	
1999	2,198	135	48	2,381
2000	1,629	126	76	1,831
2001	1,352	55	64	1,471
2002	2,028	113	38	2,179
2003	2,130	57	77	2,264
2004	2,365	176	100	2,641
2005	2,069	128	4	2,201
2006	1,923	239	7	2,169
2007	2,009	166	15	2,190
2008	2,314	291	10	2,615
2009	1,428	253	71	1,752
2010	1,809	163	4	1,976
Total	23,254	1,902	514	25,670
Average '01-'10	1,943	164	39	2,146
Average '06-'10	1,897	222	21	2,140

Source: Statistics Canada

Historic Building Permits - Shares By Unit Type

Mid-Year	Building Permits			Total
	Singles/Semis	Rows	Apts.	
1999	92%	6%	2%	100%
2000	89%	7%	4%	100%
2001	92%	4%	4%	100%
2002	93%	5%	2%	100%
2003	94%	3%	3%	100%
2004	90%	7%	4%	100%
2005	94%	6%	0%	100%
2006	89%	11%	0%	100%
2007	92%	8%	1%	100%
2008	88%	11%	0%	100%
2009	82%	14%	4%	100%
2010	92%	8%	0%	100%
Total	91%	7%	2%	100%

COUNTY OF SIMCOE 2011 DEVELOPMENT CHARGES STUDY

TABLE A.4
Historic Households by Period of Construction Showing Household Size

	Period of Construction										
	Pre 1946	1946-1960	1961-1970	1971-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2006	Pre 1996	1996-2006
Singles											
Household Population	30,480	18,495	21,645	38,240	13,900	31,415	20,800	22,385	26,880	174,975	49,265
Households	11,395	7,720	8,670	14,180	5,025	10,655	7,035	7,680	9,395	64,680	17,075
Household Size	2.67	2.40	2.50	2.70	2.77	2.95	2.96	2.91	2.86	2.71	2.89
Semis											
Household Population	970	1,400	1,075	2,575	565	945	910	505	395	8,440	900
Households	375	465	385	820	210	330	355	215	155	2,940	370
Household Size	2.59	3.01	2.79	3.14	2.69	2.86	2.56	2.35	2.55	2.87	2.43
Rows											
Household Population	125	190	355	725	445	1,215	1,370	965	1,180	4,425	2,145
Households	45	75	160	300	210	560	540	410	485	1,890	895
Household Size	2.78	2.53	2.22	2.42	2.12	2.17	2.54	2.35	2.43	2.34	2.40
Apartments											
Household Population	3,405	1,890	2,590	3,685	1,810	1,860	1,475	1,035	845	16,715	1,880
Households	1,775	980	1,330	2,020	865	995	660	570	370	8,625	940
Household Size	1.92	1.93	1.95	1.82	2.09	1.87	2.23	1.82	2.28	1.94	2.00
All Units											
Household Population	34,980	21,975	25,665	45,225	16,720	35,435	24,555	24,890	29,300	204,555	54,190
Households	13,590	9,240	10,545	17,320	6,310	12,540	8,590	8,875	10,405	78,135	19,280
Household Size	2.57	2.38	2.43	2.61	2.65	2.83	2.86	2.80	2.82	2.62	2.81

Source: Statistics Canada, 2006 Census Special Run

COUNTY OF SIMCOE 2011 DEVELOPMENT CHARGES STUDY

TABLE A.5
Household Forecast Summary

Mid-Year	Occupied Private Dwellings	Difference	Total Private Dwellings	Growth in Dwellings
2011	106,956	21,600	128,556	2,171
2012	109,619	21,819	131,438	2,882
2013	112,349	22,041	134,390	2,952
2014	115,147	22,265	137,412	3,022
2015	118,014	22,491	140,505	3,093
2016	120,952	22,720	143,672	3,167
2017	123,682	22,917	146,599	2,927
2018	126,474	23,115	149,589	2,990
2019	129,329	23,315	152,644	3,055
2020	132,248	23,517	155,765	3,121
2021	135,234	23,720	158,954	3,189
2022	137,756	23,875	161,631	2,677
2023	140,325	24,031	164,356	2,725
2024	142,942	24,188	167,130	2,774
2025	145,608	24,346	169,954	2,824
2026	148,325	24,505	172,830	2,876
2027	150,494	24,616	175,110	2,280
2028	152,695	24,727	177,422	2,312
2029	154,928	24,839	179,767	2,345
2030	157,194	24,951	182,145	2,378
2031	159,494	25,063	184,557	2,412

* Difference accounts for marginal, seasonal, or recreation-based dwelling units.

Source: Hemson Consulting Ltd.

TABLE A.6
Growth in Total Households by Unit Type

Mid-Year	Singles/Semis	Rows	Apts	Total
2011	1,797	277	92	2,166
2012	2,418	362	102	2,882
2013	2,477	371	104	2,952
2014	2,535	380	107	3,022
2015	2,595	389	109	3,093
2016	2,657	398	112	3,167
2017	2,536	280	111	2,927
2018	2,591	286	113	2,990
2019	2,647	292	116	3,055
2020	2,704	298	118	3,121
2021	2,763	305	121	3,189
2022	2,299	282	96	2,677
2023	2,340	287	98	2,725
2024	2,382	292	100	2,774
2025	2,425	297	102	2,824
2026	2,470	303	104	2,876
2027	1,962	221	96	2,280
2028	1,990	225	98	2,312
2029	2,018	228	99	2,345
2030	2,047	231	100	2,378
2031	2,076	234	102	2,412
2011-2020	24,956	3,334	1,085	29,375
2021-2031	24,771	2,905	1,116	28,792
2011-2031	49,727	6,239	2,201	58,167

Source: Hemson Consulting Ltd.

COUNTY OF SIMCOE 2011 DEVELOPMENT CHARGES STUDY

TABLE A.7
Census Population Growth

Mid-Year	Census Population	Net Population Growth
2011	280,920	3,876
2012	286,382	5,462
2013	291,950	5,568
2014	297,626	5,676
2015	303,413	5,787
2016	309,313	5,900
2017	315,330	6,017
2018	321,464	6,134
2019	327,717	6,253
2020	334,092	6,375
2021	340,590	6,498
2022	346,709	6,119
2023	352,938	6,229
2024	359,279	6,341
2025	365,734	6,455
2026	372,306	6,572
2027	377,782	5,476
2028	383,339	5,557
2029	388,978	5,639
2030	394,700	5,722
2031	400,506	5,806
2011-2020		57,048
2021-2031		66,414
2011-2031		123,462

TABLE A.8
Forecast Population in New Households by Unit Type*

Mid-Year	Singles/Semis	Rows	Apts	Total
2011	5,184	665	183	6,032
2012	6,976	868	204	8,048
2013	7,145	889	209	8,243
2014	7,315	910	214	8,439
2015	7,487	932	219	8,638
2016	7,666	954	224	8,844
2017	7,317	671	222	8,210
2018	7,475	685	227	8,387
2019	7,637	700	232	8,569
2020	7,802	715	237	8,754
2021	7,972	731	242	8,945
2022	6,632	676	193	7,501
2023	6,751	688	196	7,635
2024	6,872	700	200	7,772
2025	6,996	713	204	7,913
2026	7,125	726	207	8,058
2027	5,662	531	192	6,385
2028	5,741	538	195	6,474
2029	5,823	546	198	6,567
2030	5,905	554	201	6,660
2031	5,990	561	203	6,754
2011-2020	72,004	7,989	2,171	82,164
2021-2031	71,469	6,964	2,231	80,664
2011-2031	143,473	14,953	4,402	162,828

Source: Hemson Consulting Ltd.

*Based on PPLUS

2.89

2.40

2.00

COUNTY OF SIMCOE 2011 DEVELOPMENT CHARGES STUDY

TABLE A.9
Non-Residential Space Forecast

Employment Density		60 m² per employee		
All Employment Types				
Mid-Year	Total Emp	Empl Growth	Space (m²)	
2010	99,864			
2011	100,740	876	52,560	
2012	102,378	1,638	98,280	
2013	104,043	1,665	99,900	
2014	105,735	1,692	101,520	
2015	107,455	1,720	103,200	
2016	109,203	1,748	104,880	
2017	110,735	1,532	91,920	
2018	112,289	1,554	93,240	
2019	113,865	1,576	94,560	
2020	115,463	1,598	95,880	
2021	117,083	1,620	97,200	
2022	118,540	1,457	87,420	
2023	120,015	1,475	88,500	
2024	121,508	1,493	89,580	
2025	123,020	1,512	90,720	
2026	124,550	1,530	91,800	
2027	126,006	1,456	87,360	
2028	127,479	1,473	88,380	
2029	128,969	1,490	89,400	
2030	130,476	1,507	90,420	
2031	132,000	1,524	91,440	
2011-2020		15,599	935,940	
2021-2031		16,537	992,220	
2011-2031		32,136	1,928,160	

Source: Hemson Consulting Ltd.

APPENDIX B

***GENERAL SERVICES
TECHNICAL APPENDIX***

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

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

Appendix B.1	Library Service
Appendix B.2	Paramedic Services
Appendix B.3	Long Term Care
Appendix B.4	Social Housing
Appendix B.5	Public Works
Appendix B.6	General Government

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

TABLE 1 HISTORIC SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historic service level. The *DCA* and *O. Reg. 82/98* require that development charges be set at a level no higher than the average service level provided in the County over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historic inventory period has been defined as 2001 to 2010. The exception to this is for Paramedic Services, in which the service level is calculated on a nine-year period (from 2002 to 2010) as the County inherited this service from the Province in 2002.

O. Reg. 82/98 requires that when defining and determining historic service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced

by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the 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 County in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by municipal staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

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

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

TABLE 2 2011 – 2020 PROVISIONAL DEVELOPMENT-RELATED CAPITAL PROGRAM

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

related capital program which sets out the projects required to service anticipated development for the ten-year period from 2011 to 2020.

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

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

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

The capital program less any replacement or benefit to existing shares, 10 per cent discount, yields the net DC eligible costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2011 to 2020. For some of the services, a portion of the capital program will service development that will not occur until after 2020. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development.

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

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

capital cost that is eligible for recovery against growth over the period from 2011 to 2020.

Calculation of the Unadjusted Development Charge Rates

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

The first step when determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Library Service, Long Term Care, and Social Housing, the development-related costs have been apportioned as 84 per cent residential and 16 per cent non-residential. This apportionment is based on the anticipated shares of population in new units and employment growth over the ten-year forecast period.

The development-related costs associated with the Library Service, Long Term Care, and Social Housing have been allocated 100 per cent to the residential sector because the need for these services is generally driven by residential development.

The residential share of the 2011-2020 DC eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA.

TABLE 3 CASH FLOW ANALYSIS

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

designed so that the closing cash balance at the end of the planning period is as close to nil as possible.

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

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

APPENDIX B.1

LIBRARY SERVICE

APPENDIX B.1

LIBRARY SERVICE

The County of Simcoe Library Co-operative offers a unique service to all of the municipal public library boards in the County. Currently, there are fourteen separate library boards comprising twenty-seven libraries and branches in Simcoe County. The County Library selects, acquires, and processes material to circulate in blocks to members of the Co-Operative. The materials range from large print books to books on compact discs.

TABLE 1 2001-2010 HISTORIC SERVICE LEVELS

The Table 1 displays library services ten-year historic inventory for buildings, land, materials, vehicles, and furniture and equipment (excluding computer equipment). The current building space amounts to approximately 1,600 square feet, valued at \$134,100. The library Co-Operative owns one vehicle, a cargo van, which is valued at \$40,000. The collection materials owned by the Co-operative are valued at \$1.18 million and the furniture and equipment associated with the Co-Operative is valued at \$104,500.

The 2010 full replacement value of the inventory of capital assets for the library service amounts to \$1.42 million and the ten-year historic average service level is \$19.57 per household. The historic service level, multiplied by the ten-year forecast household growth, results in a ten-year maximum allowable funding envelope of \$574,900. No excess capacity has been identified for this service.

Finally, the library service must be reduced by ten per cent as required under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$517,400.

**TABLE 2 2011 – 2020 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The Library Service capital program is focused on providing additional collections materials at historical service levels. A provision of \$652,500 has been made for the purchase of materials to accommodate the demands of the future ten-year population growth. The legislated 10 per cent discount amounts to \$64,000 and is netted off of the net municipal costs.

The Library Service DC reserve fund currently has \$69,900 which will fund a portion of the library services capital program. The remainder of the capital program, \$517,400, is deemed to be recoverable through development charges.

The 2011–2020 DC costs eligible for recovery amount to \$517,400 which is then allocated entirely against future residential development in the County of Simcoe. This results in an unadjusted development charge of \$6.30 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow and reserve fund consideration, the residential calculated charge increases to \$6.34 per capita. This is a reflection of the timing of the capital program and development charges revenues.

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

LIBRARY SERVICES SUMMARY						
10-year Hist. Service Level per household	2011 - 2020 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$19.57	\$640,416	\$517,374	\$6.30	\$0.00	\$6.34	\$0.00

APPENDIX B.1
TABLE 1 - PAGE 1

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICES

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
County Library Co-operative Modular Building	1,850	1,850	1,850	1,272	1,272	1,272	1,272	-	-	-	\$250
								1,578	1,578	1,578	\$85
Total (sq.ft.)	1,850	1,850	1,850	1,272	1,272	1,272	1,272	1,578	1,578	1,578	
Total (\$000)	\$462.5	\$462.5	\$462.5	\$318.0	\$318.0	\$318.0	\$318.0	\$134.1	\$134.1	\$134.1	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
County Library Co-operative	0.05	0.05	0.05	0.04	0.04	0.04	0.04	-	-	-	\$650,000
Total (ha)	0.05	0.05	0.05	0.04	0.04	0.04	0.04	-	-	-	
Total (\$000)	\$32.5	\$32.5	\$32.5	\$26.0	\$26.0	\$26.0	\$26.0	\$0.0	\$0.0	\$0.0	

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VEHICLES Type of Vehicle	# of Vehicles										UNIT COST (\$/vehicle)
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Cargo Van	1	1	1	1	1	1	1	1	1	1	\$40,000
Total (#)	1	1	1	1	1	1	1	1	1	1	
Total (\$000)	\$40.0	\$40.0	\$40.0	\$40.0	\$40.0	\$40.0	\$40.0	\$40.0	\$40.0	\$40.0	

MATERIALS Type of Collection	# of Collection Materials									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
All Materials	\$4,074,000	\$3,830,000	\$3,417,000	\$1,267,000	\$894,000	\$942,600	\$992,658	\$1,043,158	\$1,095,178	\$1,180,210
Total (\$000)	\$4,074.0	\$3,830.0	\$3,417.0	\$1,267.0	\$894.0	\$942.6	\$992.7	\$1,043.2	\$1,095.2	\$1,180.2

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
County Library Co-operative	\$45,000	\$45,000	\$45,000	\$66,000	\$66,000	\$68,500	\$71,000	\$82,500	\$94,000	\$104,500
Total (\$000)	\$45.0	\$45.0	\$45.0	\$66.0	\$66.0	\$68.5	\$71.0	\$82.5	\$94.0	\$104.5

APPENDIX B.1
TABLE 1 - PAGE 2

COUNTY OF SIMCOE
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Historic Households	111,724	112,968	114,226	115,498	116,784	118,083	120,103	122,160	124,254	126,385

INVENTORY SUMMARY (\$000)

Buildings	\$462.5	\$462.5	\$462.5	\$318.0	\$318.0	\$318.0	\$318.0	\$134.1	\$134.1	\$134.1
Land	\$32.5	\$32.5	\$32.5	\$26.0	\$26.0	\$26.0	\$26.0	\$0.0	\$0.0	\$0.0
Materials	\$4,074.0	\$3,830.0	\$3,417.0	\$1,267.0	\$894.0	\$942.6	\$992.7	\$1,043.2	\$1,095.2	\$1,180.2
Furniture and Equipment	\$45.0	\$45.0	\$45.0	\$66.0	\$66.0	\$68.5	\$71.0	\$82.5	\$94.0	\$104.5
Total (\$000)	\$4,614.0	\$4,370.0	\$3,957.0	\$1,677.0	\$1,304.0	\$1,355.1	\$1,407.7	\$1,259.8	\$1,323.3	\$1,418.8

SERVICE LEVEL (\$/household)

	Average Service Level										
Buildings	\$4.14	\$4.09	\$4.05	\$2.72	\$2.72	\$2.69	\$2.65	\$1.10	\$1.08	\$1.06	\$2.63
Land	\$0.3	\$0.3	\$0.3	\$0.2	\$0.2	\$0.2	\$0.2	\$0.0	\$0.0	\$0.0	\$0.17
Materials	\$36.5	\$33.9	\$29.9	\$11.0	\$7.7	\$8.0	\$8.3	\$8.5	\$8.8	\$9.3	\$16.18
Furniture and Equipment	\$0.40	\$0.40	\$0.39	\$0.57	\$0.57	\$0.58	\$0.59	\$0.68	\$0.76	\$0.83	\$0.58
Total (\$/household)	\$41.30	\$38.68	\$34.64	\$14.52	\$11.17	\$11.48	\$11.72	\$10.31	\$10.65	\$11.23	\$19.57

COUNTY OF SIMCOE
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2001-2010)	\$19.57
Household Growth (2011-2020)	29,375
Maximum Allowable Funding Envelope	\$574,860
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$57,486
Discounted Maximum Allowable Funding Envelope	\$517,374

Excess Capacity Calculation	
Total Value of Inventory in 2010	\$1,418,840
Inventory Using Average Service Level	\$2,473,354
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.1
TABLE 2

COUNTY OF SIMCOE
DEVELOPMENT-RELATED CAPITAL PROGRAM
LIBRARY SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs 2011-2020	Post 2020
					Replacement & BTE Shares	10% Reduction				
1.0 LIBRARY SERVICES										
1.1 Collection Materials										
1.1.1 Additional Materials at Historic Service Levels	Various	\$ 652,509	\$ -	\$ 652,509	\$ -	\$ 65,251	\$ 587,258	\$ 69,884	\$ 517,374	\$ -
Subtotal Collection Materials		\$ 652,509	\$ -	\$ 652,509	\$ -	\$ 65,251	\$ 587,258	\$ 69,884	\$ 517,374	\$ -
TOTAL LIBRARY SERVICES		\$ 652,509	\$ -	\$ 652,509	\$ -	\$ 65,251	\$ 587,258	\$ 69,884	\$ 517,374	\$ -

Residential Development Charge Calculation		
Residential Share of 2011-2020 DC Eligible Costs	100%	\$517,374
10 Year Growth in Population in New Units		82,164
Unadjusted Development Charge Per Capita		\$6.30
Non-Residential Development Charge Calculation		
Non-Residential Share of 2011-2020 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		935,940
Unadjusted Development Charge Per Square Metre		\$0.00

2011-2020 Net Funding Envelope	\$517,374
Reserve Fund Balance	
Uncommitted Reserve Funds	\$69,884
2011 Capital Budget Draws	\$0
TOTAL	\$69,884

APPENDIX B.1
TABLE 3

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LIBRARY SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

LIBRARY SERVICES	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
OPENING CASH BALANCE	\$0.0	(\$13.9)	(\$15.5)	(\$15.7)	(\$14.7)	(\$12.1)	(\$7.9)	(\$8.0)	(\$6.8)	(\$4.0)	
2011-2020 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Non Inflated	\$51.7	\$51.7	\$51.7	\$51.7	\$51.7	\$51.7	\$51.7	\$51.7	\$51.7	\$51.7	\$517.4
- Library Services: Inflated	\$51.7	\$52.8	\$53.8	\$54.9	\$56.0	\$57.1	\$58.3	\$59.4	\$60.6	\$61.8	\$566.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	6,032	8,048	8,243	8,439	8,638	8,844	8,210	8,387	8,569	8,754	82,164
REVENUE											
- DC Receipts: Inflated	\$38.2	\$52.0	\$54.4	\$56.8	\$59.3	\$61.9	\$58.6	\$61.1	\$63.7	\$66.3	\$572.3
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.8)	(\$0.9)	(\$0.9)	(\$0.8)	(\$0.7)	(\$0.4)	(\$0.4)	(\$0.4)	(\$0.2)	(\$5.4)
- Interest on In-year Transactions	(\$0.4)	(\$0.0)	\$0.0	\$0.0	\$0.1	\$0.1	\$0.0	\$0.0	\$0.1	\$0.1	(\$0.0)
TOTAL REVENUE	\$37.8	\$51.2	\$53.6	\$56.0	\$58.6	\$61.3	\$58.2	\$60.7	\$63.4	\$66.2	\$566.8
CLOSING CASH BALANCE	(\$13.9)	(\$15.5)	(\$15.7)	(\$14.7)	(\$12.1)	(\$7.9)	(\$8.0)	(\$6.8)	(\$4.0)	\$0.3	

2011 Adjusted Charge Per Capita	\$6.34
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

PARAMEDIC SERVICE

APPENDIX B.2

PARAMEDIC SERVICES

The County of Simcoe Paramedic Services was took shape on January 1, 2001 when the Province downloaded this service delivery to the County. There are currently 14 paramedic stations and 3 satellite posts positioned among all of the lower-tier Towns and Townships in the County. The County of Simcoe currently manages and operates the paramedic services for the Cities of Barrie and Orillia, through a cost-sharing agreement. Only the County's share, net of Barrie and Orillia, is used in all of the calculations of the development charges.

TABLE 1 2002-2010 HISTORIC SERVICE LEVELS

The Paramedic Services inventory of capital assets includes 14 paramedic stations, 3 satellite posts, and space at the County's Administrative Centre in Midhurst. The combined area of over 60,700 square feet, valued at approximately \$15.18 million. The buildings occupy roughly 9.66 hectares of land which is valued at \$3.44 million. The 56 vehicles associated with the paramedic stations in the County of Simcoe have a replacement value of nearly \$8.21 million. Station equipment add another \$201,000 to the inventory.

The County manages and operates Paramedic Services for all of the lower-tier municipalities including separated Cities of Barrie and Orillia. The Cities of Barrie and Orillia have a cost-sharing agreement with the County, based on weighted taxable assessment values of roughly 26% and 6% respectively. Their shares have been removed from the historic service level calculations.

The County's share of the total current value of Paramedic Services capital infrastructure including building, land, vehicles, furniture and equipment is valued at approximately \$18.18 million and has provided the County with a nine-year average historical service level of \$68.06 per household and employment. The calculated maximum allowable recoverable through development charges is \$3.06 million.

The County's obligation to meet adequate response times and quality of service together with the recent growth in population and employment has necessitated recent enhancements to the paramedic stations. This has resulted in a notional excess capacity. However, as the excess capacity was created to meet the demands of other legislation (i.e. *Ambulance Act of Ontario Regulation 257/00*), its value is not removed from the calculation of the maximum allowable. The ten-year maximum allowable is calculated to be \$3.06 million and is carried forward to determine the development charges rate.

**TABLE 2 2011 – 2020 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The current arrangement of paramedic stations and service delivery is a product of the evolution of separate systems existing prior to the County transfer of this service from the Province. There is a need to develop a model and plan to address growth, and ensuring the service is delivered in the most efficient manner. The County has hired consultants to assist in developing a facility model and the result was to implement a hub and spoke approach. The development-related capital program for Paramedic Services focuses on implementing this new approach to service delivery.

To facilitate the hub and spoke approach, several land purchases are anticipated. The location and amount of land are detailed in Table 2 and amounts to \$2.83 million. The construction of several hub and spoke stations will be done over the ten-year planning period, one of which includes the central hub in Barrie. The total amount for the construction of the buildings adds up to \$21.56 million. Finally, additional emergency response vehicles will be added to the current fleet. In total, 12 vehicles will be added at a cost of \$2.16 million.

Altogether, the ten-year capital forecast for Paramedic Services amounts to \$26.55 million. The cost-sharing agreement has it that the Cities of Barrie and Orillia contribute roughly 32 per cent of the total costs of the projects. An amount of \$8.70 million is identified as, "other recoveries" in the capital program and this is netted off of the total gross project costs. Recognizing that some of the new stations being constructed will result in the current station being closed, the appropriate "replacement" shares have been netted off the total net costs. The total "replacement" shares amount to \$8.42 million and this amount will not be recovered through

development charges. The legislated 10 per cent discount for this services amounts to \$942,600 and is also netted off from the development charges calculations.

The total DC eligible costs amount to \$8.48 million and a small portion will be funded through the Paramedic Service DC reserve fund balance of \$265,800. Another portion, \$5.46 million, is deemed to be post-period benefit, and will be considered for recovery in subsequent development charges by-laws.

The remaining \$2.75 million is related to growth between 2011 and 2020. The development-related cost is allocated 84 per cent, or \$2.32 million, against new residential development, and 16 per cent, or \$439,600, against non-residential development. This yields an unadjusted development charge of \$28.18 per capita and \$0.47 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge increases to \$31.71 per capita and the non-residential charge is also increases to \$0.53 per square metre.

The following table summarizes the calculation of the Paramedic Services development charge.

PARAMEDIC SERVICES SUMMARY						
9-year Hist.	2011 - 2020		Unadjusted		Adjusted	
Service Level per HH & Emp.	Development-Related Capital Program		Development Charge		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$68.06	\$26,548,090	\$2,754,809	\$28.18	\$0.47	\$31.71	\$0.53

APPENDIX B.2
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COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
PARAMEDIC SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Alliston Station	-	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	\$250
Angus Station	-	-	-	-	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$250
Barrie North Station	-	-	-	-	-	5,200	5,200	5,200	5,200	5,200	5,200	\$250
Barrie Tiffin Station	-	-	-	5,900	5,900	5,900	5,900	5,900	5,900	5,900	5,900	\$250
Bradford Station	-	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	3,120	\$250
Coldwater Station	-	-	-	-	-	1,809	1,809	1,809	1,809	1,809	1,809	\$250
Collingwood Station	-	3,026	3,026	3,026	3,026	3,026	3,026	3,026	3,026	3,026	3,026	\$250
Craighurst Station	-	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	\$250
Elmvale Station	-	-	-	-	-	600	600	600	600	600	600	\$250
Midland Station	-	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	5,800	\$250
Orrilia Station	-	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	7,420	\$250
Stayner Station	-	-	-	-	-	-	-	-	-	-	5,431	\$250
Stroud Station	-	-	-	4,177	4,177	4,177	4,177	4,177	4,177	4,177	4,177	\$250
New Tecumseth (Tottenham)	-	-	-	-	-	-	-	-	-	-	444	\$250
Wasga Beach Station	-	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	1,894	\$250
Washago Station	-	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	3,014	\$250
St Paul Station	-	2,200	2,200	2,200	-	-	-	-	-	-	-	\$250
Administration Centre	-	-	-	-	807	1,098	2,240	2,240	2,240	2,240	2,240	\$250
Total (sq.ft.)	-	32,608	32,608	42,685	45,792	53,692	54,834	54,834	54,834	60,709		
Total (\$000)	\$0.0	\$8,152.0	\$8,152.0	\$10,671.3	\$11,448.0	\$13,423.0	\$13,708.5	\$13,708.5	\$13,708.5	\$15,177.3		
County of Simcoe Share¹ (\$000)	\$0.0	\$5,481.3	\$5,481.3	\$7,175.2	\$7,697.5	\$9,025.5	\$9,217.4	\$9,217.4	\$9,217.4	\$10,205.0		

APPENDIX B.2
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COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
PARAMEDIC SERVICES

LAND Station Name	# of Hectares										UNIT COST (\$/ha)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Alliston Station	-	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$674,000
Angus Station	-	-	-	-	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$552,000
Barrie North Station	-	-	-	-	-	0.22	0.22	0.22	0.22	0.22	0.22	\$655,000
Barrie Tiffin Station	-	-	-	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$655,000
Bradford Station	-	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	0.45	\$851,000
Coldwater Station	-	-	-	-	-	1.16	1.16	1.16	1.16	1.16	1.16	\$99,000
Collingwood Station	-	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$364,000
Craighurst Station	-	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	2.57	\$99,000
Elmvale Station	-	-	-	-	-	0.12	0.12	0.12	0.12	0.12	0.12	\$650,000
Midland Station	-	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	\$364,000
Orillia Station	-	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$371,000
Stayner Station	-	-	-	-	-	-	-	-	-	-	0.64	\$364,000
Stroud Station	-	-	-	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$685,000
New Tecumseth (Tottenham)	-	-	-	-	-	-	-	-	-	-	0.62	\$674,000
Wasaga Beach Station	-	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$364,000
Washago Station	-	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$99,000
St Paul Station	-	-	-	-	-	-	-	-	-	-	-	-
Administration Centre	-	-	-	-	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$650,000
Total (ha)	-	5.44	5.44	6.60	6.90	8.40	8.40	8.40	8.40	8.40	9.66	
Total (\$000)	\$0.0	\$1,508.3	\$1,508.3	\$2,286.4	\$2,456.9	\$2,793.9	\$2,793.9	\$2,793.9	\$2,793.9	\$2,793.9	\$3,444.1	
County of Simcoe Share¹ (\$000)	\$0.0	\$1,014.2	\$1,014.2	\$1,537.4	\$1,652.0	\$1,878.6	\$1,878.6	\$1,878.6	\$1,878.6	\$1,878.6	\$2,315.7	

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TABLE 1 - PAGE 3

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
PARAMEDIC SERVICES

VEHICLES Vehicle Type	# of Vehicles											UNIT COST (\$/vehicle)
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Ambulance	-	29	30	34	34	36	37	39	39	39	39	\$180,000
Emergency response vehicle (ERV)	-	5	6	6	5	6	7	8	8	8	9	\$98,000
Emergency support unit (ESU)	-	1	1	1	1	1	1	1	2	2	2	\$25,000
Mobile command centre	-	-	-	-	-	1	1	1	1	1	1	\$120,000
Director vehicle	-	-	-	1	1	1	1	1	1	1	1	\$35,000
Support vehicle	-	1	1	1	2	2	2	2	2	2	2	\$40,000
ATV	-	-	1	2	2	1	1	1	1	1	1	\$20,000
ATV trailer	-	-	1	1	1	1	1	1	1	1	1	\$2,000
Total (#)	-	36	40	46	46	49	51	54	55	56	56	
Total (\$000)	\$0.0	\$5,775.0	\$6,075.0	\$6,850.0	\$6,792.0	\$7,350.0	\$7,628.0	\$8,086.0	\$8,111.0	\$8,209.0	\$8,209.0	
County of Simcoe Share¹ (\$000)	\$0.0	\$3,883.0	\$4,084.8	\$4,605.9	\$4,566.9	\$4,942.1	\$5,129.0	\$5,436.9	\$5,453.7	\$5,519.6	\$5,519.6	

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TABLE 1 - PAGE 4

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
PARAMEDIC SERVICES

FURNITURE & EQUIPMENT Station Name	Total Value of Furniture & Equipment (\$)										
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
Alliston Station	\$0	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400
Angus Station	\$0	\$0	\$0	\$0	\$8,900	\$8,900	\$8,900	\$8,900	\$8,900	\$8,900	\$8,900
Barrie North Station	\$0	\$0	\$0	\$0	\$0	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400	\$11,400
Barrie Tiffin Station	\$0	\$0	\$0	\$43,300	\$43,296	\$43,296	\$43,296	\$43,296	\$43,296	\$43,296	\$43,296
Bradford Station	\$0	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Coldwater Station	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Collingwood Station	\$0	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900	\$9,900
Craighurst Station	\$0	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800	\$9,800
Elmvale Station	\$0	\$0	\$0	\$0	\$0	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000	\$1,000
Midland Station	\$0	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200	\$13,200
Orillia Ambulance Station	\$0	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500	\$19,500
Stayner Station	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$17,450
Stroud Ambulance Station	\$0			\$15,400	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400	\$15,400
New Tecumseth (Totterham)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wasga Beach Ambulance Station	\$0	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500	\$8,500
Washago Ambulance Station	\$0	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300	\$10,300
St Paul Ambulance Station	\$0	\$4,000	\$4,000	\$4,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Administration Centre	\$0	\$0	\$0	\$0	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000	\$12,000
Total (\$000)	\$0.0	\$94.6	\$94.6	\$153.3	\$170.2	\$183.6	\$183.6	\$183.6	\$183.6	\$183.6	\$201.0
County of Simcoe Share¹ (\$000)	\$0.0	\$63.6	\$63.6	\$103.1	\$114.4	\$123.4	\$123.4	\$123.4	\$123.4	\$123.4	\$135.2

¹ County of Simcoe currently manages and operates the paramedic services for its towns and townships as well as the separated cities (Barrie & Orillia). Cities of Barrie and Orillia have a cost-sharing agreement with the County, and their shares are based on weighted taxable assessment values of 26% and 6% respectively.

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COUNTY OF SIMCOE
CALCULATION OF SERVICE LEVELS
PARAMEDIC SERVICES

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Historic Households	111,724	112,968	114,226	115,498	116,784	118,083	120,103	122,160	124,254	126,385
Historic Employment	91,215	92,235	93,267	94,310	95,365	96,432	97,279	98,133	98,995	99,864
Historic Households & Employment	202,939	205,203	207,493	209,808	212,149	214,515	217,382	220,293	223,249	226,249

INVENTORY SUMMARY (\$000)

Buildings	\$0.0	\$5,481.3	\$5,481.3	\$7,175.2	\$7,697.5	\$9,025.5	\$9,217.4	\$9,217.4	\$9,217.4	\$10,205.0
Land	\$0.0	\$1,014.2	\$1,014.2	\$1,537.4	\$1,652.0	\$1,878.6	\$1,878.6	\$1,878.6	\$1,878.6	\$2,315.7
Vehicles	\$0.0	\$3,883.0	\$4,084.8	\$4,605.9	\$4,566.9	\$4,942.1	\$5,129.0	\$5,436.9	\$5,453.7	\$5,519.6
Furniture and Equipment	\$0.0	\$63.6	\$63.6	\$103.1	\$114.4	\$123.4	\$123.4	\$123.4	\$123.4	\$135.2
Total (\$000)	\$0.0	\$10,442.2	\$10,643.9	\$13,421.5	\$14,030.8	\$15,969.6	\$16,348.4	\$16,656.4	\$16,673.2	\$18,175.6

SERVICE LEVEL (\$/household & employment)

	Average Service Level										
Buildings	\$0.00	\$26.71	\$26.42	\$34.20	\$36.28	\$42.07	\$42.40	\$41.84	\$41.29	\$45.11	\$37.37
Land	\$0.00	\$4.94	\$4.89	\$7.33	\$7.79	\$8.76	\$8.64	\$8.53	\$8.41	\$10.24	\$7.72
Vehicles	\$0.00	\$18.92	\$19.69	\$21.95	\$21.53	\$23.04	\$23.59	\$24.68	\$24.43	\$24.40	\$22.47
Furniture and Equipment	\$0.00	\$0.31	\$0.31	\$0.49	\$0.54	\$0.58	\$0.57	\$0.56	\$0.55	\$0.60	\$0.50
Total (\$/household & employment)	\$0.00	\$50.89	\$51.30	\$63.97	\$66.14	\$74.44	\$75.21	\$75.61	\$74.68	\$80.33	\$68.06

COUNTY OF SIMCOE
CALCULATION OF MAXIMUM ALLOWABLE
PARAMEDIC SERVICES

10-Year Funding Envelope Calculation	
9 Year Average Service Level (2002-2010)	\$68.06
Household & Employment Growth (2011-2020)	44,974
Maximum Allowable Funding Envelope	\$3,060,899
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$306,090
Discounted Maximum Allowable Funding Envelope	\$2,754,809

Excess Capacity Calculation	
Total Value of Inventory in 2010	\$18,175,581
Inventory Using Average Service Level	\$15,398,507
Excess Capacity	\$2,777,075
Excess Capacity:	Committed

APPENDIX B.2
TABLE 2 - PAGE 1

COUNTY OF SIMCOE
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARAMEDIC SERVICES

Project Description	Timing	Gross Project Cost	Grants/Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2011-2020	Post 2020
2.0 PARAMEDIC SERVICES										
2.1 Land										
2.1.1 Purchase/Transfer Lands for Alliston Station (0.75 acres)	2011	\$ 440,000	\$ 144,149	\$ 295,851	\$ -	\$ -	\$ 266,266	\$ 265,822	\$ 445	\$ -
2.1.2 Purchase Land for Collingwood Station (0.7 acres)	2011	\$ 103,250	\$ 33,826	\$ 69,424	\$ -	\$ -	\$ 62,482	\$ -	\$ 62,482	\$ -
2.1.3 Purchase/Transfer Lands for Beeton Station (0.5 acres)	2011	\$ 136,500	\$ 44,719	\$ 91,781	\$ -	\$ -	\$ 82,603	\$ -	\$ 82,603	\$ -
2.1.4 Purchase Land for Barrie Hub	2012	\$ 1,087,730	\$ 356,352	\$ 731,378	\$ -	\$ -	\$ 658,240	\$ -	\$ 658,240	\$ -
2.1.5 Purchase Land for Bradford Station (0.7 acres)	2012	\$ 241,290	\$ 79,049	\$ 162,241	\$ -	\$ -	\$ 146,017	\$ -	\$ 146,017	\$ -
2.1.6 Purchase Land for Midland Station (0.7 acres)	2013	\$ 103,250	\$ 33,826	\$ 69,424	\$ -	\$ -	\$ 62,482	\$ -	\$ 62,482	\$ -
2.1.7 Purchase Land for Tottenham Station (0.3 acres)	2014	\$ 81,900	\$ 26,831	\$ 55,069	\$ -	\$ -	\$ 49,562	\$ -	\$ -	\$ 49,562
2.1.8 Purchase Land for Barrie Sunnisdale Station (0.3 acres)	2015	\$ 79,590	\$ 26,075	\$ 53,515	\$ -	\$ -	\$ 48,164	\$ -	\$ -	\$ 48,164
2.1.9 Purchase Land for Alcona Station (0.3 acres)	2015	\$ 83,250	\$ 27,274	\$ 55,976	\$ -	\$ -	\$ 50,379	\$ -	\$ -	\$ 50,379
2.1.10 Purchase Land for Orillia Station (1.0 acres)	2016	\$ 150,000	\$ 49,142	\$ 100,858	\$ -	\$ -	\$ 90,773	\$ -	\$ -	\$ 90,773
2.1.11 Purchase Land for South Springwater Station (0.3 acres)	2017	\$ 78,900	\$ 25,849	\$ 53,051	\$ -	\$ -	\$ 47,746	\$ -	\$ -	\$ 47,746
2.1.12 Purchase Land for Barrie South Station (0.3 acres)	2017	\$ 79,590	\$ 26,075	\$ 53,515	\$ -	\$ -	\$ 48,164	\$ -	\$ -	\$ 48,164
2.1.13 Purchase Land for Barrie Central (0.3 acres)	2018	\$ 79,590	\$ 26,075	\$ 53,515	\$ -	\$ -	\$ 48,164	\$ -	\$ -	\$ 48,164
2.1.14 Purchase Land for Innisfil North Station (0.3 acres)	2019	\$ 83,250	\$ 27,274	\$ 55,976	\$ -	\$ -	\$ 50,379	\$ -	\$ -	\$ 50,379
Subtotal Land		\$ 2,828,090	\$ 926,513	\$ 1,901,577	\$ -	\$ -	\$ 1,711,419	\$ 265,822	\$ 1,012,268	\$ 433,330
2.2 Buildings										
2.2.1 Construct Alliston Station (5,500 sq.ft.)	2011	\$ 1,540,000	\$ 504,521	\$ 1,035,479	\$ 873,600	\$ 16,188	\$ 145,691	\$ -	\$ 145,691	\$ -
2.2.2 Construct Collingwood Station (4,800 sq.ft.)	2012	\$ 1,344,000	\$ 440,309	\$ 903,691	\$ 847,280	\$ 5,641	\$ 50,770	\$ -	\$ 50,770	\$ -
2.2.3 Construct Beeton Station (3,000 sq.ft.)	2012	\$ 840,000	\$ 275,193	\$ 564,807	\$ -	\$ 56,481	\$ 508,326	\$ -	\$ 508,326	\$ -
2.2.4 Construct Barrie Hub (33,200 sq.ft.)	2013	\$ 9,296,000	\$ 3,045,472	\$ 6,250,528	\$ 3,108,000	\$ 314,253	\$ 2,828,275	\$ -	\$ 928,828	\$ 1,899,448
2.2.5 Construct Bradford Station (4,800 sq.ft.)	2013	\$ 1,344,000	\$ 440,309	\$ 903,691	\$ 873,600	\$ 3,009	\$ 27,082	\$ -	\$ -	\$ 27,082
2.2.6 Construct Midland Station (4,800 sq.ft.)	2014	\$ 1,344,000	\$ 440,309	\$ 903,691	\$ 903,691	\$ -	\$ -	\$ -	\$ -	\$ -
2.2.7 Construct Tottenham Station (4,800 sq.ft.)	2016	\$ 476,000	\$ 155,943	\$ 320,057	\$ 124,320	\$ 19,574	\$ 176,163	\$ -	\$ -	\$ 176,163
2.2.8 Construct Barrie Sunnisdale Station (1,700 sq.ft.)	2017	\$ 476,000	\$ 155,943	\$ 320,057	\$ -	\$ 32,006	\$ 288,051	\$ -	\$ -	\$ 288,051
2.2.9 Construct Alcona Station (1,700 sq.ft.)	2017	\$ 476,000	\$ 155,943	\$ 320,057	\$ -	\$ 32,006	\$ 288,051	\$ -	\$ -	\$ 288,051
2.2.10 Construct Orillia Station (9,000 sq.ft.)	2017	\$ 2,520,000	\$ 825,580	\$ 1,694,420	\$ 1,694,420	\$ -	\$ -	\$ -	\$ -	\$ -
2.2.11 Construct South Springwater Station (1,700 sq.ft.)	2018	\$ 476,000	\$ 155,943	\$ 320,057	\$ -	\$ 32,006	\$ 288,051	\$ -	\$ -	\$ 288,051
2.2.12 Construct Barrie South Station (1,700 sq.ft.)	2019	\$ 476,000	\$ 155,943	\$ 320,057	\$ -	\$ 32,006	\$ 288,051	\$ -	\$ -	\$ 288,051
2.2.13 Construct Barrie Central Station (1,700 sq.ft.)	2019	\$ 476,000	\$ 155,943	\$ 320,057	\$ -	\$ 32,006	\$ 288,051	\$ -	\$ -	\$ 288,051
2.2.14 Construct Innisfil North Station (1,700 sq.ft.)	2020	\$ 476,000	\$ 155,943	\$ 320,057	\$ -	\$ 32,006	\$ 288,051	\$ -	\$ -	\$ 288,051
Subtotal Buildings		\$ 21,560,000	\$ 7,063,293	\$ 14,496,707	\$ 8,424,911	\$ 607,180	\$ 5,464,616	\$ -	\$ 1,633,615	\$ 3,831,001

COUNTY OF SIMCOE
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARAMEDIC SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2011-2020
2.3 Vehicles									
2.3.1 Additional Emergency Response Vehicle (1)	2012	\$ 180,000	\$ 58,970	\$ 121,030	\$ -	\$ 12,103	\$ 108,927	\$ -	\$ -
2.3.2 Additional Emergency Response Vehicle (1)	2013	\$ 180,000	\$ 58,970	\$ 121,030	\$ -	\$ 12,103	\$ 108,927	\$ -	\$ 108,927
2.3.3 Additional Emergency Response Vehicles (2)	2014	\$ 360,000	\$ 117,940	\$ 242,060	\$ -	\$ 24,206	\$ 217,854	\$ -	\$ 217,854
2.3.4 Additional Emergency Response Vehicles (2)	2015	\$ 360,000	\$ 117,940	\$ 242,060	\$ -	\$ 24,206	\$ 217,854	\$ -	\$ 217,854
2.3.5 Additional Emergency Response Vehicles (2)	2016	\$ 360,000	\$ 117,940	\$ 242,060	\$ -	\$ 24,206	\$ 217,854	\$ -	\$ 217,854
2.3.6 Additional Emergency Response Vehicle (1)	2017	\$ 180,000	\$ 58,970	\$ 121,030	\$ -	\$ 12,103	\$ 108,927	\$ -	\$ 108,927
2.3.7 Additional Emergency Response Vehicle (1)	2018	\$ 180,000	\$ 58,970	\$ 121,030	\$ -	\$ 12,103	\$ 108,927	\$ -	\$ 108,927
2.3.8 Additional Emergency Response Vehicle (1)	2019	\$ 180,000	\$ 58,970	\$ 121,030	\$ -	\$ 12,103	\$ 108,927	\$ -	\$ 108,927
2.3.9 Additional Emergency Response Vehicle (1)	2020	\$ 180,000	\$ 58,970	\$ 121,030	\$ -	\$ 12,103	\$ 108,927	\$ -	\$ 108,927
Subtotal Vehicles		\$ 2,160,000	\$ 707,640	\$ 1,452,360	\$ -	\$ 145,236	\$ 1,307,124	\$ -	\$ 1,198,197
TOTAL PARAMEDIC SERVICES		\$ 26,548,090	\$ 8,697,446	\$ 17,850,644	\$ 8,424,911	\$ 942,573	\$ 8,483,159	\$ 265,822	\$ 5,462,529

Residential Development Charge Calculation	
Residential Share of 2011-2020 DC Eligible Costs	84%
10 Year Growth in Population in New Units	\$2,315,254
Unadjusted Development Charge Per Capita	\$28.18
Non-Residential Development Charge Calculation	
Non-Residential Share of 2011-2020 DC Eligible Costs	16%
10 Year Growth in Square Metres	\$439,556
Unadjusted Development Charge Per Square Metre	\$0.47

2011-2020 Net Funding Envelope	\$2,754,809
Reserve Fund Balance	\$265,822
Uncommitted Reserve Funds	\$0
2011 Capital Budget Draws	\$265,822
TOTAL	\$265,822

APPENDIX B.2
TABLE 3 - PAGE 1

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARAMEDIC SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PARAMEDIC SERVICES	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
OPENING CASH BALANCE	\$0.0	(\$54.9)	(\$1,087.3)	(\$1,758.4)	(\$1,566.1)	(\$1,350.5)	(\$1,109.8)	(\$872.5)	(\$609.7)	(\$319.2)	
2011-2020 RESIDENTIAL FUNDING REQUIREMENTS											
- Paramedic Services: Non Inflated	\$244.8	\$1,237.4	\$833.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,315.3
- Paramedic Services: Inflated	\$244.8	\$1,262.1	\$866.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,373.7
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	6,032	8,048	8,243	8,439	8,638	8,844	8,210	8,387	8,569	8,754	82,164
REVENUE											
- DC Receipts: Inflated	\$191.3	\$260.3	\$271.9	\$284.0	\$296.5	\$309.6	\$293.2	\$305.5	\$318.4	\$331.7	\$2,862.4
INTEREST											
- Interest on Opening Balance	\$0.0	(\$3.0)	(\$59.8)	(\$96.7)	(\$86.1)	(\$74.3)	(\$61.0)	(\$48.0)	(\$33.5)	(\$17.6)	(\$480.1)
- Interest on In-year Transactions	(\$1.5)	(\$27.5)	(\$16.4)	\$5.0	\$5.2	\$5.4	\$5.1	\$5.3	\$5.6	\$5.8	(\$7.9)
TOTAL REVENUE	\$189.8	\$229.7	\$195.7	\$192.3	\$215.6	\$240.7	\$237.3	\$262.9	\$290.4	\$319.9	\$2,374.4
CLOSING CASH BALANCE	(\$54.9)	(\$1,087.3)	(\$1,758.4)	(\$1,566.1)	(\$1,350.5)	(\$1,109.8)	(\$872.5)	(\$609.7)	(\$319.2)	\$0.7	

2011 Adjusted Charge Per Capita
\$31.71

Allocation of Capital Program	
Residential Sector	84.0%
Non-Residential Sector	16.0%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2
TABLE 3 - PAGE 2

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARAMEDIC SERVICES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
PARAMEDIC SERVICES											
OPENING CASH BALANCE	\$0.00	(\$19.08)	(\$211.77)	(\$335.89)	(\$296.27)	(\$252.32)	(\$203.73)	(\$159.07)	(\$110.03)	(\$56.35)	
2011-2020 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Paramedic Services: Non Inflated	\$46.5	\$234.9	\$158.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$439.6
- Paramedic Services: Inflated	\$46.5	\$239.6	\$164.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$450.6
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	52,560	98,280	99,900	101,520	103,200	104,880	91,920	93,240	94,560	95,880	935,940
REVENUE											
- DC Receipts: Inflated	\$27.9	\$53.1	\$55.1	\$57.1	\$59.2	\$61.4	\$54.9	\$56.8	\$58.7	\$60.7	\$544.9
INTEREST											
- Interest on Opening Balance	\$0.0	(\$1.0)	(\$11.6)	(\$18.5)	(\$16.3)	(\$13.9)	(\$11.2)	(\$8.7)	(\$6.1)	(\$3.1)	(\$90.4)
- Interest on In-year Transactions	(\$0.5)	(\$5.1)	(\$3.0)	\$1.0	\$1.0	\$1.1	\$1.0	\$1.0	\$1.0	\$1.1	(\$1.5)
TOTAL REVENUE	\$27.4	\$46.9	\$40.4	\$39.6	\$43.9	\$48.6	\$44.7	\$49.0	\$53.7	\$58.7	\$453.0
CLOSING CASH BALANCE	(\$19.1)	(\$211.8)	(\$335.9)	(\$296.3)	(\$252.3)	(\$203.7)	(\$159.1)	(\$110.0)	(\$56.4)	\$2.3	

2011 Adjusted Charge Per Square Metre
\$0.53

Allocation of Capital Program	
Residential Sector	84.0%
Non-Residential Sector	16.0%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

LONG TERM CARE

APPENDIX B.3

LONG TERM CARE

The County of Simcoe owns and operates four long term care facilities located in Beeton, Collingwood, Orillia and Penetanguishene. Each of the facilities provides a range of housing and care options, from Life Lease homes to assisted living suites.

TABLE 1 2001-2010 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Long Term Care includes over 429,000 square feet of long term care building space. The current replacement value for the buildings themselves, add up to nearly \$107.25 million. The lands associated with the long term care buildings occupy nearly 8.5 hectares of land, which is valued at roughly \$4.07 million. This service has seven vehicles in its fleet (4 passenger buses and 3 wheel chair vans) and they add \$440,000 to the inventory. Finally, the value of the furniture and equipment in all of the long term care facilities amount to \$2.34 million.

The combined value of capital assets for Long Term Care totals to \$114.11 million. The ten-year historic average service level is \$966.98 per household, and this, multiplied by the ten-year forecast growth in households, results in a maximum allowable of \$28.40 million.

Finally, Long Term Care is identified in the *DCA* as a service that must be reduced by ten per cent. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$25.56 million.

TABLE 2 2011 – 2020 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The 2011–2020 development-related capital program for Long Term Care focuses on the development of the Georgian Village Project. Georgian Village will be a seniors' campus that will provide a full continuum of care to support aging in place. It will consist of Georgian Manor (144 long term care beds), Georgian Residences (42 assisted living units), Georgian Terraces (40 affordable housing units), Georgian

Suites (40 life lease apartments), Georgian Gardens (17 life lease garden homes) and the Georgian Rendezvous which is the heart of the Village Square.

The development charges capital program displays the long term care building on two distinct lines. The first project represents the replacement of 107 existing beds currently at Georgian Manor for \$29.28 million. This project is receiving funding from the Ministry of Health and Long Term Care in the amount of \$13.96 million. The Ministry also provided \$250,000 to this project for the design of the Manor (this amount is split proportionately between project 3.1.1 and 3.1.2). Given that the current Georgian Manor will be closed when the new Georgian Village opens, the total net municipal cost for the 107 existing beds, of \$15.13 million is deemed completely as “replacement”, and no shares of this portion of this project will be recovered through development charges. The additional 36 new beds in the long term care building costs \$9.85 million to construct, including soft costs and fixtures, furniture, and equipment. The County is also receiving funding for this portion of the project, this time from the North Simcoe Local Health Integrated Network in the amount of \$4.70 million. This amount, plus the amount for the design cost from the Ministry, is netted off of the gross project costs leaving a net municipal cost of \$5.09 million. This amount is reduced by the legislated ten per cent discount, and some monies in the DC reserve fund is also applied to this project. The total DC eligible costs for the 36 new beds is \$4.58 million.

The Georgian Residences feature the 42 new assisted living units. The total gross project cost amounts to \$9.66 million, in which the County did not receive any funding. After the ten per cent legislated discount and the application of available DC reserves, the amount that is DC recoverable is \$8.69 million. A small component of the Georgian Village is the Service Building, which costs \$383,000, of which, \$344,700 is DC recoverable.

The Georgian Suites feature 40 new life lease homes. The construction cost for this project is \$10.38 million and funding for the new homes is completely provided by the sale of these units. As such, there is no DC recoverable component to this project. The 17 new Life Lease Garden Homes cost \$3.95 million and most of this project will be funded through the sale of the homes. The remainder, less the ten per cent discount, is \$344,700, will be recovered through development charges.

Georgian Terraces offers 40 new affordable housing units. The construction cost for this component of the Village is \$8.84 million, and the County is receiving \$2.80 million from the Ministry of Municipal Affairs and Housing in the form of a grant (\$1.06 million) and a loan (\$1.74 million). After the ten per cent discount the total DC eligible amount is \$5.44 million.

Finally, land will be purchased by the County to develop the Georgian Village. The land costs \$1.10 million, and after the ten per cent discount, the DC eligible amount is \$989,800.

Altogether, the ten-year development-related capital program for Long Term Care totals to \$73.46 million. The total grants, subsidies and other recoveries add up to \$35.72 million, leaving a net municipal cost of \$37.74 million. Of the ineligible costs, the replacement shares are \$15.13 million and the ten per cent legislated discounts add up to \$2.26 million.

The 2011–2020 DC costs eligible for recovery amount to \$20.34 million which is funded partially by the available funds in the DC reserves (\$4.75 million), and the remainder is brought forward to the development charges calculation (\$15.59 million). The DC eligible costs are then allocated entirely against future residential development in the County of Simcoe. This results in an unadjusted development charge of \$189.77 per capita.

TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS

After cash flow and reserve fund consideration, the residential calculated charge increases to \$219.23 per capita. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the Long Term Care DC:

LONG TERM CARE SUMMARY						
10-year Hist.	2011 - 2020		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per household	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$966.98	\$73,455,557	\$15,591,920	\$189.77	\$0.00	\$219.23	\$0.00

APPENDIX B.3
TABLE 1 - PAGE 1

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
LONG TERM CARE

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Simcoe Manor - Beeton	121,746	121,746	121,746	121,746	121,746	121,746	121,746	121,746	121,746	121,746	121,746	\$250
Sunset Manor - Collingwood	137,270	137,270	137,270	137,270	137,270	137,270	137,270	137,270	137,270	137,270	137,270	\$250
Georgian Manor - Penetanguishene	68,782	68,782	68,782	68,782	68,782	68,782	68,782	68,782	68,782	68,782	68,782	\$250
Trillium Manor - Orillia	101,206	101,206	101,206	101,206	101,206	101,206	101,206	101,206	101,206	101,206	101,206	\$250
Total (sq.ft.)	429,004	429,004	429,004	429,004	429,004	429,004	429,004	429,004	429,004	429,004	429,004	
Total (\$000)	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Simcoe Manor - Beeton	3.17	3.17	3.17	3.17	3.17	3.17	3.17	3.17	3.17	3.17	3.17	\$674,000
Sunset Manor - Collingwood	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	\$364,000
Georgian Manor - Penetanguishene	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$364,000
Trillium Manor - Orillia	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	\$371,000
Total (ha)	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	8.46	
Total (\$000)	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8

APPENDIX B.3
TABLE 1 - PAGE 2

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
LONG TERM CARE

Vehicles Type of Vehicle	# of Vehicles										UNIT COST (\$/vehicle)
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010	
12 x passenger bus	4	4	4	4	3	4	4	4	4	4	\$80,000
Wheel chair van	6	6	5	5	3	3	3	3	3	3	\$40,000
Total (#)	10	10	9	9	6	7	7	7	7	7	
Total (\$000)	\$560.0	\$560.0	\$520.0	\$520.0	\$360.0	\$440.0	\$440.0	\$440.0	\$440.0	\$440.0	\$440.0

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Simcoe Manor - Beeton	\$547,000	\$547,000	\$547,000	\$547,000	\$547,000	\$547,000	\$547,000	\$547,000	\$547,000	\$547,000
Sunset Manor - Collingwood	\$498,000	\$498,000	\$498,000	\$498,000	\$498,000	\$498,000	\$498,000	\$498,000	\$498,000	\$498,000
Georgian Manor - Penetanguishene	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000	\$438,000
Trillium Manor - Orillia	\$858,000	\$858,000	\$858,000	\$858,000	\$858,000	\$858,000	\$858,000	\$858,000	\$858,000	\$858,000
Total (\$000)	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0

APPENDIX B.3
TABLE 1 - PAGE 3

COUNTY OF SIMCOE
CALCULATION OF SERVICE LEVELS
LONG TERM CARE

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Historic Households	111,724	112,968	114,226	115,498	116,784	118,083	120,103	122,160	124,254	126,385

INVENTORY SUMMARY (\$000)

Buildings	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0	\$107,251.0
Land	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8	\$4,073.8
Vehicles	\$560.0	\$560.0	\$520.0	\$520.0	\$360.0	\$440.0	\$440.0	\$440.0	\$440.0	\$440.0
Furniture and Equipment	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0	\$2,341.0
Total (\$000)	\$114,225.8	\$114,225.8	\$114,185.8	\$114,185.8	\$114,025.8	\$114,105.8	\$114,105.8	\$114,105.8	\$114,105.8	\$114,105.8

SERVICE LEVEL (\$/household)

Average
Service
Level

Buildings	\$959.96	\$949.39	\$938.94	\$928.60	\$918.37	\$908.27	\$892.99	\$877.96	\$863.16	\$848.61	\$908.62
Land	\$36.46	\$36.06	\$35.66	\$35.27	\$34.88	\$34.50	\$33.92	\$33.35	\$32.79	\$32.23	\$34.51
Vehicles	\$5.01	\$4.96	\$4.55	\$4.50	\$3.08	\$3.73	\$3.66	\$3.60	\$3.54	\$3.48	\$4.01
Furniture and Equipment	\$20.95	\$20.72	\$20.49	\$20.27	\$20.05	\$19.83	\$19.49	\$19.16	\$18.84	\$18.52	\$19.83
Total (\$/household)	\$1,022.39	\$1,011.13	\$999.65	\$988.64	\$976.38	\$966.32	\$950.07	\$934.07	\$918.33	\$902.84	\$966.98

COUNTY OF SIMCOE
CALCULATION OF MAXIMUM ALLOWABLE
LONG TERM CARE

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2001-2010)	\$966.98
Household Growth (2011-2020)	29,375
Maximum Allowable Funding Envelope	\$28,404,639
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$2,840,464
Discounted Maximum Allowable Funding Envelope	\$25,564,175

Excess Capacity Calculation	
Total Value of Inventory in 2010	\$114,105,760
Inventory Using Average Service Level	\$122,211,962
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.3
TABLE 2

COUNTY OF SIMCOE
DEVELOPMENT-RELATED CAPITAL PROGRAM
LONG TERM CARE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2020
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2011-2020	
3.0 LONG TERM CARE										
3.1 Buildings, Furniture & Equipment										
Georgian Village Project										
3.1.1 Long Term Care Building, Incl. Softs Costs & FF&E	'11-'12	\$ 29,280,096	\$ 14,149,225	\$ 15,130,871	\$ 15,130,871	\$ -	\$ -	\$ -	\$ -	\$ -
3.1.1 Long Term Care Building, Incl. Softs Costs & FF&E	'11-'12	\$ 9,851,247	\$ 4,759,937	\$ 5,091,310	\$ -	\$ 509,131	\$ 4,582,179	\$ 890,904	\$ 3,691,275	\$ -
3.1.2 Assisted Living - 42 New Units	'11-'12	\$ 9,660,617	\$ -	\$ 9,660,617	\$ -	\$ 986,062	\$ 8,694,555	\$ 1,690,464	\$ 7,004,091	\$ -
3.1.3 Service Building	'11-'12	\$ 382,974	\$ -	\$ 382,974	\$ -	\$ 38,297	\$ 344,677	\$ 67,015	\$ 277,662	\$ -
3.1.4 Life Lease Housing - 40 New Units	'11-'12	\$ 10,382,461	\$ 10,382,461	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
3.1.5 Life Lease Garden Homes - 17 New Homes	'11-'12	\$ 3,954,623	\$ 3,627,597	\$ 327,026	\$ -	\$ 32,703	\$ 294,323	\$ 57,225	\$ 237,099	\$ -
3.1.6 Affordable Housing	'11-'12	\$ 8,843,728	\$ 2,800,000	\$ 6,043,728	\$ -	\$ 604,373	\$ 5,439,355	\$ 1,057,563	\$ 4,381,793	\$ -
3.1.7 Property Acquisition - Land Purchase	2011	\$ 1,099,811	\$ -	\$ 1,099,811	\$ -	\$ 109,981	\$ 989,830	\$ 989,830	\$ -	\$ -
Subtotal Buildings, Furniture & Equipment		\$ 73,455,557	\$ 35,719,221	\$ 37,736,337	\$ 15,130,871	\$ 2,260,547	\$ 20,344,919	\$ 4,753,000	\$ 15,591,920	\$ -
TOTAL LONG TERM CARE		\$ 73,455,557	\$ 35,719,221	\$ 37,736,337	\$ 15,130,871	\$ 2,260,547	\$ 20,344,919	\$ 4,753,000	\$ 15,591,920	\$ -

Residential Development Charge Calculation		
Residential Share of 2011-2020 DC Eligible Costs	100%	\$15,591,920
10 Year Growth in Population in New Units		82,164
Unadjusted Development Charge Per Capita		\$189.77
Non-Residential Development Charge Calculation		
Non-Residential Share of 2011-2020 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		935,940
Unadjusted Development Charge Per Square Metre		\$0.00

2011-2020 Net Funding Envelope	\$25,564,175
Reserve Fund Balance	\$4,753,000
Uncommitted Reserve Funds	\$0
2011 Capital Budget Draws	\$4,753,000
TOTAL	

APPENDIX B.3
TABLE 3

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LONG TERM CARE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

LONG TERM CARE	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
OPENING CASH BALANCE	\$0.0	(\$6,651.6)	(\$13,338.8)	(\$12,159.4)	(\$10,830.5)	(\$9,340.5)	(\$7,676.1)	(\$6,035.8)	(\$4,218.7)	(\$2,211.1)	
2011-2020 RESIDENTIAL FUNDING REQUIREMENTS											
- Long Term Care: Non Inflated	\$7,796.0	\$7,796.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$15,591.9
- Long Term Care: Inflated	\$7,796.0	\$7,951.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$15,747.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	6,032	8,048	8,243	8,439	8,638	8,844	8,210	8,387	8,569	8,754	82,164
REVENUE											
- DC Receipts: Inflated	\$1,322.4	\$1,799.7	\$1,880.1	\$1,963.3	\$2,049.8	\$2,140.7	\$2,027.0	\$2,112.1	\$2,201.1	\$2,293.5	\$19,789.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$365.8)	(\$733.6)	(\$668.8)	(\$595.7)	(\$513.7)	(\$422.2)	(\$332.0)	(\$232.0)	(\$121.6)	(\$3,985.4)
- Interest on In-year Transactions	(\$178.0)	(\$169.2)	\$32.9	\$34.4	\$35.9	\$37.5	\$35.5	\$37.0	\$38.5	\$40.1	(\$55.5)
TOTAL REVENUE	\$1,144.4	\$1,264.7	\$1,179.4	\$1,328.9	\$1,490.0	\$1,664.4	\$1,640.3	\$1,817.1	\$2,007.6	\$2,212.0	\$15,748.7
CLOSING CASH BALANCE	(\$6,651.6)	(\$13,338.8)	(\$12,159.4)	(\$10,830.5)	(\$9,340.5)	(\$7,676.1)	(\$6,035.8)	(\$4,218.7)	(\$2,211.1)	\$0.9	

2011 Adjusted Charge Per Capita **\$219.23**

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4

SOCIAL HOUSING

APPENDIX B.4

SOCIAL HOUSING

The County of Simcoe is the direct owner and manager of the Simcoe County Housing Corporation which provides affordable housing to seniors, families and individuals. Units are 'rent-g geared-to-income- and therefore tenants pay rent based on their income.

TABLE 1 2001-2010 HISTORIC SERVICE LEVELS

The County of Simcoe owns a range of social housing stock from detached, semi-detached, townhouse to multi-storey units. The total square footage of the County's housing stock adds up to nearly one million, most of which is apartment units. The housing stock is valued at \$146.70 million, and the land associated with the units (54.15 hectares) is valued at \$26.64 million.

As with Paramedic Services, the County manages and operates social housing for the lower-tier municipalities, including the Cities of Barrie and Orillia. The Cities of Barrie and Orillia have a cost-sharing agreement with the County, and their shares are based on weighted taxable assessment values of 26% and 6% respectively. Their shares have been removed from the calculation of the County's historic service level for Social Housing.

The combined value of capital assets for Social Housing is \$173.33 million, of which \$116.55 million is attributed to the County (net of Barrie and Orillia shares). The ten-year historic service level is \$657.30 per household, and this, multiplied by the ten-year forecast growth in households, results in a maximum allowable of \$28.12 million. Finally, Social Housing must be reduced by ten per cent as required under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$25.31 million.

TABLE 2 2011 – 2020 DEVELOPMENT-RELATED CAPITAL PROGRAM AND THE CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The ten-year development-related capital plan for Social Housing amounts to \$6.25 million. This provides for the land purchase and construction of new multi-storey

apartment building in an urban area. The location of the new apartment building has not yet been determined, as the County will undertake a Feasibility Study to determine an optimal location for additional social housing. However, it is assumed that the new apartment building will have in similar construction cost to the multi-storey recently built in Bradford. A provision for four acres of land to be purchased has been made for \$1.06 million. The construction cost of the apartment at 100 Miller Park Avenue has been used for this capital program, at a cost of \$5.19 million.

The two capital projects in the program are reduced by the legislated ten per cent discount and the total copayments total to \$625,300. After netting off the project costs that are ineligible for recovery through development charges, the total DC eligible costs amount to \$5.63 million.

Of the DC eligible costs, a portion can be paid through development charges previously collected. The available Social Housing DC reserves amount to \$81,000 and have been allocated to the land purchase.

The remaining \$5.55 million is considered as the 2011-2020 development-related DC eligible costs. This entire amount is allocated to the residential sector as social housing will benefit the future residential population and is recovered by the forecast of approximately 82,100 persons in new housing units. This yields an unadjusted charge of \$67.51 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$72.63 per capita.

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

SOCIAL HOUSING SUMMARY						
10-year Hist.	2011 - 2020		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per household	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$957.30	\$6,253,200	\$5,546,893	\$67.51	\$0.00	\$72.63	\$0.00

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
SOCIAL HOUSING

APPENDIX B.4
TABLE 1 - PAGE 1

BUILDINGS Residential Unit Type	# of square feet										UNIT COST (\$/sq.ft.)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Detached												
Barrie	22,251	22,251	22,251	22,251	22,251	22,251	22,251	22,251	22,251	22,251	22,251	\$120
Midland	79,020	79,020	79,020	79,020	79,020	79,020	79,020	79,020	79,020	79,020	79,020	\$120
Penetanguishene	9,278	9,278	9,278	9,278	9,278	9,278	9,278	9,278	9,278	9,278	9,278	\$120
Semi-Detached												
Barrie	45,220	45,220	45,220	45,220	45,220	45,220	45,220	45,220	45,220	45,220	45,220	\$120
Collingwood	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	18,800	\$120
Midland	37,658	37,658	37,658	37,658	37,658	37,658	37,658	37,658	37,658	37,658	37,658	\$120
Orillia	11,188	11,188	11,188	11,188	11,188	11,188	11,188	11,188	11,188	11,188	11,188	\$120
Penetanguishene	38,252	38,252	38,252	38,252	38,252	38,252	38,252	38,252	38,252	38,252	38,252	\$120
Townhouse												
Barrie	44,676	44,676	44,676	44,676	44,676	44,676	44,676	44,676	44,676	44,676	44,676	\$120
Collingwood	34,384	34,384	34,384	34,384	34,384	34,384	34,384	34,384	34,384	34,384	34,384	\$120
Midland	8,304	8,304	8,304	8,304	8,304	8,304	8,304	8,304	8,304	8,304	8,304	\$120
Orillia	39,164	39,164	39,164	39,164	39,164	39,164	39,164	39,164	39,164	39,164	39,164	\$120
Multi Storey												
Barrie	136,329	136,329	136,329	136,329	136,329	136,329	136,329	136,329	136,329	136,329	136,329	\$165
Bradford	-	-	-	-	-	-	-	-	-	-	-	\$165
Clearview	10,522	10,522	10,522	10,522	10,522	10,522	10,522	10,522	10,522	10,522	10,522	\$165
Collingwood	68,355	68,355	68,355	68,355	68,355	68,355	68,355	68,355	68,355	68,355	68,355	\$165
Gwillimbury	36,210	36,210	36,210	36,210	36,210	36,210	36,210	36,210	36,210	36,210	36,210	\$165
Innisfil	28,230	28,230	28,230	28,230	28,230	28,230	28,230	28,230	28,230	28,230	28,230	\$165
Midland	86,634	86,634	86,634	86,634	86,634	86,634	86,634	86,634	86,634	86,634	86,634	\$165
New Tecumseth	49,484	49,484	49,484	49,484	49,484	49,484	49,484	49,484	49,484	49,484	49,484	\$165
Orillia	60,920	60,920	60,920	60,920	60,920	60,920	60,920	60,920	60,920	60,920	60,920	\$165
Penetanguishene	52,407	52,407	52,407	52,407	52,407	52,407	52,407	52,407	52,407	52,407	52,407	\$165
Springwater	24,694	24,694	24,694	24,694	24,694	24,694	24,694	24,694	24,694	24,694	24,694	\$165
Wasaga Beach	27,744	27,744	27,744	27,744	27,744	27,744	27,744	27,744	27,744	27,744	27,744	\$165
Total (#)	969,724	969,724	969,724	969,724	969,724	969,724	969,724	969,724	969,724	969,724	969,724	994,923
Total (\$000)	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$142,535.7	\$146,693.5
County of Simcoe Share¹ (\$000)	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$98,635.1

APPENDIX B.4
TABLE 1 - PAGE 2

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
SOCIAL HOUSING

LAND Facility Name	# of hectares)										UNIT COST (\$/ha)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Detached												
Barrie	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$655,000
Midland	4.56	4.56	4.56	4.56	4.56	4.56	4.56	4.56	4.56	4.56	4.56	\$364,000
Penetanguishene	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$364,000
Semi-Detached												
Barrie	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.22	1.22	\$655,000
Collingwood	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$364,000
Midland	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	\$364,000
Orillia	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$371,000
Penetanguishene	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	1.43	\$364,000
Townhouse												
Barrie	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$655,000
Collingwood	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$364,000
Midland	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$364,000
Orillia	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	\$371,000
Multi Storey												
Barrie	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77	6.77	\$655,000
Bradford	-	-	-	-	-	-	-	-	-	-	-	\$851,000
Clearview	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	\$364,000
Collingwood	4.42	4.42	4.42	4.42	4.42	4.42	4.42	4.42	4.42	4.42	4.42	\$364,000
Gwillimbury	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$851,000
Innisfil	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	\$685,000
Midland	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	\$364,000
New Tecumseth	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	2.21	\$674,000
Orillia	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03	4.03	\$371,000
Penetanguishene	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	\$364,000
Springwater	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	1.94	\$650,000
Wasaga Beach	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	2.86	\$364,000
Total (ha)	52.19	52.19	52.19	52.19	52.19	52.19	52.19	52.19	52.19	52.19	52.19	54.15
Total (\$000)	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$24,971.9	\$26,639.9
County of Simcoe Share¹ (\$000)	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$17,912.4

¹ County of Simcoe currently manages and operates social housing for its towns and townships as well as the separated cities (Barrie & Orillia). Cities of Barrie and Orillia have a cost-sharing agreement with the County, and their shares are based on weighted taxable assessment values of 26% and 6% respectively.



COUNTY OF SIMCOE
CALCULATION OF SERVICE LEVELS
SOCIAL HOUSING

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
County Historic Households	111,724	112,968	114,226	115,498	116,784	118,083	120,103	122,160	124,254	126,385

INVENTORY SUMMARY (\$000)

Building	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$95,839.4	\$98,635.1
Land	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$16,790.9	\$17,912.4
Total (\$000)	\$112,630.3	\$112,630.3	\$112,630.3	\$112,630.3	\$112,630.3	\$112,630.3	\$112,630.3	\$112,630.3	\$112,630.3	\$116,547.5

SERVICE LEVEL (\$/household)

	Average Service Level										
Building	\$857.82	\$848.38	\$839.03	\$829.79	\$820.66	\$811.63	\$797.98	\$784.54	\$771.32	\$780.43	\$814.16
Land	\$150.29	\$148.63	\$147.00	\$145.38	\$143.78	\$142.20	\$139.80	\$137.45	\$135.13	\$141.73	\$143.14
Total (\$/household)	\$1,008.11	\$997.01	\$986.03	\$975.17	\$964.43	\$953.82	\$937.78	\$921.99	\$906.45	\$922.16	\$957.30

COUNTY OF SIMCOE
CALCULATION OF MAXIMUM ALLOWABLE
SOCIAL HOUSING

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2001-2010)	\$957.30
Household Growth (2011-2020)	29,375
Maximum Allowable Funding Envelope	\$28,120,248
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$2,812,025
Discounted Maximum Allowable Funding Envelope	\$25,308,224

Excess Capacity Calculation	
Total Value of Inventory in 2010	\$116,547,478
Inventory Using Average Service Level	\$120,988,361
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.4
TABLE 2

COUNTY OF SIMCOE
DEVELOPMENT-RELATED CAPITAL PROGRAM
SOCIAL HOUSING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs	
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2011-2020
4.0 SOCIAL HOUSING									
4.1 Land and Buildings									
4.1.1 Land for New Apartment Building in Urban Area (4 acres)	2013	\$ 1,061,200	-	\$ 1,061,200	\$ -	\$ 106,120	\$ 955,080	\$ 80,987	\$ 874,093
4.1.2 Construct New Apartment	2014	\$ 5,192,000	-	\$ 5,192,000	\$ -	\$ 519,200	\$ 4,672,800	\$ -	\$ 4,672,800
Subtotal Land and Buildings		\$ 6,253,200	-	\$ 6,253,200	\$ -	\$ 625,320	\$ 5,627,880	\$ 80,987	\$ 5,546,893
TOTAL SOCIAL HOUSING		\$ 6,253,200	\$ -	\$ 6,253,200	\$ -	\$ 625,320	\$ 5,627,880	\$ 80,987	\$ 5,546,893

Residential Development Charge Calculation	
Residential Share of 2011-2020 DC Eligible Costs	100%
10 Year Growth in Population in New Units	\$5,546,893
Unadjusted Development Charge Per Capita	82,164
	\$67.51
Non-Residential Development Charge Calculation	
Non-Residential Share of 2011-2020 DC Eligible Costs	0%
10 Year Growth in Square Metres	\$0
Unadjusted Development Charge Per Square Metre	935,940
	\$0.00

2011-2020 Net Funding Envelope	\$47,873,676
Reserve Fund Balance	
Uncommitted Reserve Funds	\$80,987
2011 Capital Budget Draws	\$0
TOTAL	\$80,987

APPENDIX B.4
TABLE 3

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SOCIAL HOUSING
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

SOCIAL HOUSING	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
OPENING CASH BALANCE	\$0.00	\$445.77	\$1,068.00	\$811.00	(\$3,587.51)	(\$3,093.84)	(\$2,542.39)	(\$1,998.97)	(\$1,396.97)	(\$731.84)	
2011-2020 RESIDENTIAL FUNDING REQUIREMENTS											
- Social Housing: Non Inflated	\$0.0	\$0.0	\$874.1	\$4,672.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,546.9
- Social Housing: Inflated	\$0.0	\$0.0	\$909.4	\$4,958.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,868.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	6,032	8,048	8,243	8,439	8,638	8,844	8,210	8,387	8,569	8,754	82,164
REVENUE											
- DC Receipts: Inflated	\$438.1	\$596.2	\$622.9	\$650.4	\$679.1	\$709.2	\$671.5	\$699.7	\$729.2	\$759.8	\$6,556.1
INTEREST											
- Interest on Opening Balance	\$0.0	\$15.6	\$37.4	\$28.4	(\$197.3)	(\$170.2)	(\$139.8)	(\$109.9)	(\$76.8)	(\$40.3)	(\$653.0)
- Interest on In-year Transactions	\$7.7	\$10.4	(\$7.9)	(\$118.5)	\$11.9	\$12.4	\$11.8	\$12.2	\$12.8	\$13.3	(\$33.9)
TOTAL REVENUE	\$445.8	\$622.2	\$652.4	\$560.3	\$493.7	\$551.4	\$543.4	\$602.0	\$665.1	\$732.8	\$5,869.2
CLOSING CASH BALANCE	\$445.8	\$1,068.0	\$811.0	(\$3,587.5)	(\$3,093.8)	(\$2,542.4)	(\$1,999.0)	(\$1,397.0)	(\$731.8)	\$1.0	

2011 Adjusted Charge Per Capita
\$72.63

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2011	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5

PUBLIC WORKS

APPENDIX B.5

PUBLIC WORKS

The County public works department is responsible for maintaining municipal infrastructure including roads and related infrastructure, grass cutting, and municipal buildings and facilities. Note that the capital costs associated with road construction are dealt with in Appendix C.

TABLE 1 2001-2010 HISTORIC SERVICE LEVELS

The ten-year historic inventory of capital assets for Public Works includes approximately 40,200 square feet of building space with a replacement value of \$8.05 million. The 23.72 hectares of land associated with the Public Works buildings are valued at \$8.34 million and furniture and equipment add another \$113,100 to the value of the inventory. The County-wide fleet adds an additional \$12.81 million to the value of the capital assets.

The total value of the Public Works capital infrastructure is estimated to be \$29.32 million. The ten-year historic average service level is \$132.01 per household and employment, and multiplied by the ten-year forecast population growth in new housing units and employment, results in a ten-year maximum allowable of \$5.94 million. Finally, Public Works must be reduced by ten per cent as required under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$5.34 million.

TABLE 2 2011 – 2020 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The ten-year development-related capital plan for Public Works is comprised of additional plow combination units for a total cost of \$1.00 million. Other projects relating to the Public Works department include the construction of a new Beeton District Works Yard for \$2.35 million. Land will need to be purchased to construct the Moonstone Garage and a provision of \$1.17 million has been made and the construction of the Moonstone Garage amounts to \$6.99 million.

There is also a provision for the recovery of the negative position of the reserve fund balance, which relates to works already undertaken at the Beeton Garage.

Altogether, the ten-year capital forecast for operations amounts to \$11.51 million. Recognizing that the Beeton Works Yard and the Moonstone Garage will be replacing the current operations, a replacement share has been made for both projects that amount to \$5.09 million. This and the legislated ten per cent discount of \$642,000 are netted off of the net municipal costs, leaving \$5.78 million as the total DC eligible costs.

The available balance in the public works reserve fund balance will help fund the first project on the list, in the amount of \$688,900. The remaining \$5.09 million is considered as the 2011-2020 development-related DC eligible costs. This amount is allocated 84 percent, or \$4.28 million, to the residential sector and 16 per cent, or \$812,000, to the non-residential sector. This yields an unadjusted charge of \$52.06 per capita and \$0.87 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the calculated residential charge increases to \$56.50 per capita and the non-residential charge is also increases to \$0.95 per square metre.

The following table summarizes the calculation of the Public Works development charge.

PUBLIC WORKS SUMMARY						
10-year Hist.	2011 - 2020		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per HH & Emp.	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$132.01	\$11,507,230	\$5,089,109	\$52.06	\$0.87	\$56.50	\$0.95

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Midhurst District # 1	15,580	15,580	15,580	15,580	15,580	15,580	15,580	15,580	15,580	15,580	15,580	\$200
Beeton District # 2	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$200
Moonstone # 3	4,416	4,416	4,416	4,416	4,416	4,416	4,416	4,416	4,416	4,416	4,416	\$200
Creemore District # 4	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	\$200
Perkinsfield District # 5	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	3,300	\$200
Ramara District #6	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	\$200
Total (#)	36,396	36,396	36,396	36,396	36,396	36,396	40,236	40,236	40,236	40,236	40,236	
Total (\$000)	\$7,279.2	\$7,279.2	\$7,279.2	\$7,279.2	\$7,279.2	\$7,279.2	\$8,047.2	\$8,047.2	\$8,047.2	\$8,047.2	\$8,047.2	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Midhurst District # 1	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	3.21	\$650,000
Beeton District # 2	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	\$674,000
Moonstone # 3	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$99,000
Creemore District # 4	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$364,000
Perkinsfield District # 5	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	3.97	\$364,000
Ramara District #6	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	\$99,000
Total (ha)	23.72	23.72	23.72	23.72	23.72	23.72	23.72	23.72	23.72	23.72	23.72	
Total (\$000)	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	

APPENDIX B.5
TABLE 1 - PAGE 2

COUNTY OF SIMCOE
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS

FLEET & SMALL EQUIPMENT Facility Name	# of Fleet and Small Equipment										UNIT COST (\$/unit)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
1 Ton truck	7	7	7	7	7	7	7	7	7	7	7	\$39,750
Agricultural tractor	7	7	7	7	7	7	7	7	7	7	7	\$55,000
Back hoe	4	4	4	4	4	4	4	4	4	4	4	\$90,000
Combination plow truck	31	31	31	31	31	32	36	36	36	36	36	\$205,000
Compressor	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Crew cab	1	1	1	1	2	2	2	2	2	2	2	\$39,750
Cube van	1	1	1	1	1	1	1	1	1	2	2	\$44,000
Gradall	2	2	2	2	2	2	2	2	2	2	2	\$245,000
Loader	5	5	5	5	6	6	6	6	6	6	6	\$220,000
Paint truck	1	1	1	1	1	1	1	2	2	2	2	\$315,000
Pick up truck	10	10	11	12	12	10	10	10	10	10	10	\$18,750
Road grader	6	6	6	6	6	6	6	6	6	6	6	\$245,000
Sign trailer	2	2	2	2	2	2	2	2	2	2	2	\$22,000
Snow plow (rental)	14	14	7	5	5	4	-	-	-	-	-	\$46,000
Suburban	2	2	2	2	1	1	1	1	1	1	1	\$36,000
Trailer	3	3	3	3	3	3	3	3	3	3	3	\$5,000
Van	1	1	1	1	1	-	-	-	-	-	-	\$44,000
Wood chipper	1	1	1	1	1	1	1	1	1	1	1	\$8,000
Tar Kettles	7	7	7	7	7	7	7	8	8	8	8	\$10,750
Total (#)	106	106	100	99	100	101	101	103	103	103	103	
Total (\$000)	\$11,931.8	\$11,931.8	\$11,628.5	\$11,555.3	\$11,779.0	\$11,944.5	\$12,580.5	\$12,906.3	\$12,809.5	\$12,809.5	\$12,809.5	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Midhurst District # 1	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000	\$60,000
Beeton District # 2	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000	\$15,000
Moonstone # 3	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
Creemore District # 4	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
Perkinsfield District # 5	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500	\$10,500
Ramara District #6	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600	\$2,600
Total (\$000)	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1

HEMSON

APPENDIX B.5
TABLE 1 - PAGE 3

COUNTY OF SIMCOE
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Historic Households	111,724	112,968	114,226	115,498	116,784	118,083	120,103	122,160	124,254	126,385
Historic Employment	91,215	92,235	93,267	94,310	95,365	96,432	97,279	98,133	98,995	99,864
Historic Households & Employment	202,939	205,203	207,493	209,808	212,149	214,515	217,382	220,293	223,249	226,249

INVENTORY SUMMARY (\$000)

Buildings	\$7,279.2	\$7,279.2	\$7,279.2	\$7,279.2	\$7,279.2	\$7,279.2	\$8,047.2	\$8,047.2	\$8,047.2	\$8,047.2
Land	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3	\$8,345.3
Fleet & Small Equipment	\$11,931.8	\$11,931.8	\$11,628.5	\$11,555.3	\$11,779.0	\$11,944.5	\$12,580.5	\$12,906.3	\$12,809.5	\$12,809.5
Fixtures, Furniture & Equipment	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1	\$113.1
Total (\$000)	\$27,669.3	\$27,669.3	\$27,366.1	\$27,292.8	\$27,516.6	\$27,682.1	\$29,086.1	\$29,411.8	\$29,315.1	\$29,315.1

SERVICE LEVEL (\$/household & employment)

	Average Service Level										
Buildings	\$35.87	\$35.47	\$35.08	\$34.69	\$34.31	\$33.93	\$37.02	\$36.53	\$36.05	\$35.57	\$35.45
Land	\$41.1	\$40.7	\$40.2	\$39.8	\$39.3	\$38.9	\$38.4	\$37.9	\$37.4	\$36.9	\$39.06
Fleet & Small Equipment	\$58.8	\$58.1	\$56.0	\$55.1	\$55.5	\$55.7	\$57.9	\$58.6	\$57.4	\$56.6	\$56.97
Fixtures, Furniture & Equipment	\$0.56	\$0.55	\$0.55	\$0.54	\$0.53	\$0.53	\$0.52	\$0.51	\$0.51	\$0.50	\$0.53
Total (\$/household & employment)	\$136.34	\$134.84	\$131.89	\$130.08	\$129.70	\$129.05	\$133.80	\$133.51	\$131.31	\$129.57	\$132.01

COUNTY OF SIMCOE
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2001-2010)	\$132.01
Household & Employment Growth (2011-2020)	44,974
Maximum Allowable Funding Envelope	\$5,936,957
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$593,696
Discounted Maximum Allowable Funding Envelope	\$5,343,261

Excess Capacity Calculation	
Total Value of Inventory in 2010	\$29,315,090
Inventory Using Average Service Level	\$29,867,130
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.5
TABLE 2
COUNTY OF SIMCOE
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		Post 2020
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2011-2020	
5.0 PUBLIC WORKS										
5.1 Buildings, Land & Equipment										
5.1.1 New Beeton District Works Yard	2011	\$ 2,350,000	\$ -	\$ 2,350,000	\$ 900,000	\$ 145,000	\$ 1,305,000	\$ 688,918	\$ 616,082	\$ -
5.1.2 Land Acquisition for Moonstone Roads Garage (11.77 ha)	2013	\$ 1,165,230	\$ -	\$ 1,165,230	\$ -	\$ 116,523	\$ 1,048,707	\$ -	\$ 1,048,707	\$ -
5.1.3 Moonstone Garage construction (34,960 sq.ft. total)	2013	\$ 6,992,000	\$ -	\$ 6,992,000	\$ 4,187,200	\$ 280,480	\$ 2,524,320	\$ -	\$ 2,524,320	\$ -
Subtotal Buildings, Land & Equipment		\$ 10,507,230	\$ -	\$ 10,507,230	\$ 5,087,200	\$ 542,003	\$ 4,878,027	\$ 688,918	\$ 4,189,109	\$ -
5.2 Fleet										
5.2.1 Plow Combination Unit - Beeton	2014	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
5.2.2 Plow Combination Unit - Midhurst	2015	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
5.2.3 Plow Combination Unit - Creemore	2016	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
5.2.4 Plow Combination Unit - Moonstone/Perkinsfield	2018	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
5.2.5 Plow Combination Unit - Moonstone/Perkinsfield	2020	\$ 200,000	\$ -	\$ 200,000	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
Subtotal Fleet		\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ 100,000	\$ 900,000	\$ -	\$ 900,000	\$ -
TOTAL PUBLIC WORKS		\$ 11,507,230	\$ -	\$ 11,507,230	\$ 5,087,200	\$ 642,003	\$ 5,778,027	\$ 688,918	\$ 5,089,109	\$ -

Residential Development Charge Calculation	
Residential Share of 2011-2020 DC Eligible Costs	84%
10 Year Growth in Population in New Units	\$4,277,094
Unadjusted Development Charge Per Capita	82,164
	\$52.06
Non-Residential Development Charge Calculation	
Non-Residential Share of 2011-2020 DC Eligible Costs	16%
10 Year Growth in Square Metres	\$812,015
Unadjusted Development Charge Per Square Metre	935,940
	\$0.87

2011-2020 Net Funding Envelope	\$5,343,261
Reserve Fund Balance	\$688,918
Uncommitted Reserve Funds	\$0
2011 Capital Budget Draws	\$688,918
TOTAL	\$688,918

APPENDIX B.5
TABLE 3 - PAGE 1

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
OPENING CASH BALANCE	\$0.00	(\$181.85)	\$280.07	(\$2,422.46)	(\$2,204.19)	(\$1,954.49)	(\$1,670.58)	(\$1,230.92)	(\$921.60)	(\$395.07)	
2011-2020 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$517.8	\$0.0	\$3,002.9	\$151.3	\$151.3	\$151.3	\$0.0	\$151.3	\$0.0	\$151.3	\$4,277.1
- Public Works: Inflated	\$517.8	\$0.0	\$3,124.2	\$160.5	\$163.7	\$167.0	\$0.0	\$173.8	\$0.0	\$180.8	\$4,487.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	6,032	8,048	8,243	8,439	8,638	8,844	8,210	8,387	8,569	8,754	82,164
REVENUE											
- DC Receipts: Inflated	\$340.8	\$463.8	\$484.5	\$506.0	\$528.3	\$551.7	\$522.4	\$544.3	\$567.3	\$591.1	\$5,100.2
INTEREST											
- Interest on Opening Balance	\$0.0	(\$10.0)	\$9.8	(\$133.2)	(\$121.2)	(\$107.5)	(\$91.9)	(\$67.7)	(\$50.7)	(\$21.7)	(\$594.2)
- Interest on In-year Transactions	(\$4.9)	\$8.1	(\$72.6)	\$6.0	\$6.4	\$6.7	\$9.1	\$6.5	\$9.9	\$7.2	(\$17.5)
TOTAL REVENUE	\$335.9	\$461.9	\$421.7	\$378.8	\$413.4	\$450.9	\$439.7	\$483.1	\$526.5	\$576.6	\$4,488.6
CLOSING CASH BALANCE	(\$181.8)	\$280.1	(\$2,422.5)	(\$2,204.2)	(\$1,954.5)	(\$1,670.6)	(\$1,230.9)	(\$921.6)	(\$395.1)	\$0.7	

2011 Adjusted Charge Per Capita
\$56.50

Allocation of Capital Program	
Residential Sector	84.0%
Non-Residential Sector	16.0%
Rates for 2011	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5
TABLE 3 - PAGE 2

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
OPENING CASH BALANCE	\$0.00	(\$49.73)	\$44.40	(\$462.09)	(\$414.42)	(\$360.89)	(\$301.08)	(\$217.62)	(\$159.68)	(\$61.32)	
2011-2020 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works: Non Inflated	\$98.3	\$0.0	\$570.1	\$28.7	\$28.7	\$28.7	\$0.0	\$28.7	\$0.0	\$28.7	\$812.0
- Public Works: Inflated	\$98.3	\$0.0	\$593.1	\$30.5	\$31.1	\$31.7	\$0.0	\$33.0	\$0.0	\$34.3	\$852.0
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	52,560	98,280	99,900	101,520	103,200	104,880	91,920	93,240	94,560	95,880	935,940
REVENUE											
- DC Receipts: Inflated	\$49.9	\$95.2	\$98.7	\$102.3	\$106.1	\$110.0	\$98.3	\$101.7	\$105.3	\$108.9	\$976.4
INTEREST											
- Interest on Opening Balance	\$0.0	(\$2.7)	\$1.6	(\$25.4)	(\$22.8)	(\$19.8)	(\$16.6)	(\$12.0)	(\$8.8)	(\$3.4)	(\$109.9)
- Interest on In-year Transactions	(\$1.3)	\$1.7	(\$13.6)	\$1.3	\$1.3	\$1.4	\$1.7	\$1.2	\$1.8	\$1.3	(\$3.3)
TOTAL REVENUE	\$48.6	\$94.1	\$86.7	\$78.1	\$84.6	\$91.5	\$83.5	\$90.9	\$98.4	\$106.8	\$863.2
CLOSING CASH BALANCE	(\$49.7)	\$44.4	(\$462.1)	(\$414.4)	(\$360.9)	(\$301.1)	(\$217.6)	(\$159.7)	(\$61.3)	\$11.2	

2011 Adjusted Charge Per Square Metre
\$0.95

Allocation of Capital Program	
Residential Sector	84.0%
Non-Residential Sector	16.0%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.6

GENERAL GOVERNMENT

APPENDIX B.6

GENERAL GOVERNMENT

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

**TABLE 1 2011 – 2020 DEVELOPMENT-RELATED CAPITAL PROGRAM AND
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2011–2020 development-related gross cost for general government is \$1.40 million. An amount of \$62,500 has been identified as a recovery for the negative reserve fund balance. The other recoveries are development-related studies, some of which include future DC Studies, and Economic Development Strategic Plan, a Social Housing Feasibility Study, Transit Studies and various Recreation-related studies. Also a provision for future growth-related studies has been made.

The legislated ten per cent discount is discounted from the net municipal cost, and amounts to \$133,400. The remaining amount of \$1.26 million is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation.

The total costs eligible for DC recovery amounts to \$1.26 million and is allocated 84 per cent, or \$1.06 million to the residential sector and 16 per cent, or \$201,600 to the non-residential sector based on shares of ten-year growth in population in new units and employment. The resulting unadjusted per capita residential charge is \$12.92 before cash flow adjustments. The non-residential unadjusted charge is \$0.22 per square metre.

TABLE 2 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge increases slightly to \$13.34 per capita and the non-residential charge also increases slightly to \$0.23 per square metre.

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

GENERAL GOVERNMENT SUMMARY					
2011 - 2020		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,396,712	\$1,263,295	\$12.92	\$0.22	\$13.34	\$0.23

APPENDIX B.6
TABLE 1

COUNTY OF SIMCOE
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs 2011- 2020	Post 2020
					Replacement & BTE Shares	10% Reduction				
6.0 GENERAL GOVERNMENT										
6.1 Development-Related Studies										
6.1.1 Recovery of Negative Reserve Fund Balance	2011	\$ 62,546	-	\$ 62,546	\$ -	\$ -	\$ 62,546	\$ -	\$ 62,546	\$ -
6.1.2 Economic Development Strategic Plan	2011	\$ 77,040	-	\$ 77,040	\$ -	\$ 7,704	\$ 69,336	\$ -	\$ 69,336	\$ -
6.1.3 Social Housing Feasibility Study	2011	\$ 41,000	-	\$ 41,000	\$ -	\$ 4,100	\$ 36,900	\$ -	\$ 36,900	\$ -
6.1.4 Trails Symposium & Study	2011	\$ 6,126	-	\$ 6,126	\$ -	\$ 613	\$ 5,513	\$ -	\$ 5,513	\$ -
6.1.5 Simcoe Trails Strategy	2011	\$ 30,000	-	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
6.1.6 Transit Service Plan	2011	\$ 30,000	-	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
6.1.7 Development Charges Background Study	2015	\$ 50,000	-	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
6.1.8 Transit Service Plan	2016	\$ 30,000	-	\$ 30,000	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
6.1.9 Development Charges Background Study	2020	\$ 50,000	-	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
6.1.10 Provision for Growth-Related Studies	Various	\$ 1,020,000	-	\$ 1,020,000	\$ -	\$ 102,000	\$ 918,000	\$ -	\$ 918,000	\$ -
TOTAL GENERAL GOVERNMENT		\$ 1,396,712	\$ -	\$ 1,396,712	\$ -	\$ 133,417	\$ 1,263,295	\$ -	\$ 1,263,295	\$ -

Residential Development Charge Calculation	
Residential Share of 2011-2020 DC Eligible Costs	84%
10 Year Growth in Population in New Units	\$1,061,725
Unadjusted Development Charge Per Capita	82,164
	\$12.92
Non-Residential Development Charge Calculation	
Non-Residential Share of 2011-2020 DC Eligible Costs	16%
10 Year Growth in Square Metres	\$201,571
Unadjusted Development Charge Per Square Metre	935,940
	\$0.22

Reserve Fund Balance	
Uncommitted Reserve Funds	(\$62,546)
2011 Capital Budget Draws	\$0
TOTAL	(\$62,546)

APPENDIX B.7
TABLE 2 - PAGE 1

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
GENERAL GOVERNMENT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
GENERAL GOVERNMENT											
OPENING CASH BALANCE	\$0.00	(\$193.71)	(\$173.02)	(\$147.80)	(\$117.65)	(\$123.87)	(\$110.26)	(\$79.28)	(\$43.06)	(\$1.17)	
2011-2020 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$269.0	\$77.2	\$77.2	\$77.2	\$115.0	\$99.8	\$77.2	\$77.2	\$77.2	\$115.0	\$1,061.7
- General Government: Inflated	\$269.0	\$78.7	\$80.3	\$81.9	\$124.4	\$110.2	\$86.9	\$88.6	\$90.4	\$137.4	\$1,147.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	6,032	8,048	8,243	8,439	8,638	8,844	8,210	8,387	8,569	8,754	82,164
REVENUE											
- DC Receipts: Inflated	\$80.5	\$109.5	\$114.4	\$119.5	\$124.7	\$130.3	\$123.3	\$128.5	\$133.9	\$139.6	\$1,204.2
INTEREST											
- Interest on Opening Balance	\$0.0	(\$10.7)	(\$9.5)	(\$8.1)	(\$6.5)	(\$6.8)	(\$6.1)	(\$4.4)	(\$2.4)	(\$0.1)	(\$54.4)
- Interest on In-year Transactions	(\$5.2)	\$0.5	\$0.6	\$0.7	\$0.0	\$0.4	\$0.6	\$0.7	\$0.8	\$0.0	(\$0.9)
TOTAL REVENUE	\$75.3	\$99.4	\$105.5	\$112.0	\$118.2	\$123.8	\$117.9	\$124.8	\$132.3	\$139.6	\$1,148.9
CLOSING CASH BALANCE	(\$193.7)	(\$173.0)	(\$147.8)	(\$117.6)	(\$123.9)	(\$110.3)	(\$79.3)	(\$43.1)	(\$1.2)	\$1.0	

2011 Adjusted Charge Per Capita
\$13.34

Allocation of Capital Program	
Residential Sector	84.0%
Non-Residential Sector	16.0%
Rates for 2011	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7
TABLE 2 - PAGE 2

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

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	TOTAL
GENERAL GOVERNMENT											
OPENING CASH BALANCE	\$0.00	(\$40.05)	(\$33.95)	(\$27.00)	(\$19.07)	(\$18.01)	(\$13.23)	(\$6.52)	\$1.03	\$9.55	
2011-2020 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$51.1	\$14.6	\$14.6	\$14.6	\$21.8	\$19.0	\$14.6	\$14.6	\$14.6	\$21.8	\$201.6
- General Government: Inflated	\$51.1	\$14.9	\$15.2	\$15.5	\$23.6	\$20.9	\$16.5	\$16.8	\$17.2	\$26.1	\$217.9
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	52,560	98,280	99,900	101,520	103,200	104,880	91,920	93,240	94,560	95,880	935,940
REVENUE											
- DC Receipts: Inflated	\$12.1	\$23.1	\$23.9	\$24.8	\$25.7	\$26.6	\$23.8	\$24.6	\$25.5	\$26.4	\$236.5
INTEREST											
- Interest on Opening Balance	\$0.0	(\$2.2)	(\$1.9)	(\$1.5)	(\$1.0)	(\$1.0)	(\$0.7)	(\$0.4)	\$0.0	\$0.3	(\$8.3)
- Interest on In-year Transactions	(\$1.1)	\$0.1	\$0.2	\$0.2	\$0.0	\$0.1	\$0.1	\$0.1	\$0.1	\$0.0	(\$0.1)
TOTAL REVENUE	\$11.0	\$21.0	\$22.2	\$23.5	\$24.7	\$25.7	\$23.2	\$24.4	\$25.7	\$26.7	\$228.1
CLOSING CASH BALANCE	(\$40.0)	(\$33.9)	(\$27.0)	(\$19.1)	(\$18.0)	(\$13.2)	(\$6.5)	\$1.0	\$9.5	\$10.2	

2011 Adjusted Charge Per Square Metre
\$0.23

Allocation of Capital Program	
Residential Sector	84.0%
Non-Residential Sector	16.0%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C

ROADS AND RELATED

APPENDIX C

ROADS AND RELATED TECHNICAL APPENDIX

The Transportation and Engineering Department delivers the operational, maintenance, and construction services required for the County's road and bridge system. This department is committed to the daily maintenance activities, an aggressive program of rehabilitation, and reconstruction of the road and bridge infrastructure, and through the application of effective traffic operation and planning principles. The department currently manages an infrastructure of over 1,600 kilometres of road, 52 signalized intersections, and numerous bridges and culverts.

This appendix provides the detailed analysis undertaken to establish the development charge rates for the roads and related service category in the County of Simcoe. The service category includes the road network as well intersection improvements, bridge and culvert improvements, carpool lots, and other related expenditures.

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

The following tables set out the 2011 to 2031 development-related capital program and the calculation of the development charges for roads and related. The development-related capital program for roads and related services is based upon the County's Transportation Master Plan, completed in July 2008; however the cost and timing of the projects were fully reviewed by County staff.

The projects identified in the capital program are required to service the demands of new development between 2011 and 2031, subject to annual capital budget reviews. Consistent with s.5.(1)7. of the *DCA*, there is no legislated percentage reduction in the eligible development-related capital cost for the provision of roads and related infrastructure.

Tables 1 – 6 provide details of the projects included in the County-wide roads and related services development charges calculation. The content of the tables is as follows:

Table 1	2001 – 2010 Historical Service Level Analysis
Table 2	2011 – 2031 Roads & Related Capital Program
Table 3	2011 – 2031 Engineered Studies & Non Site Specific Improvements
Table 4	Calculation of Unadjusted Development Charge
Table 5	Residential Cash Flow Analysis
Table 6	Non-Residential Cash Flow Analysis

The historic service level data on Table 1 indicates that the County has a 2011-2031 maximum funding envelope of \$1.14 billion. This funding envelope entitles the County to recover for development-related capital projects up to this ceiling. The total cost of the roads capital program is \$572.99 million and provides for the undertaking of projects throughout the County. It should be noted that the total project cost for road projects include land acquisition cost and utility installation costs.

The entire \$572.99 million development-related capital program is not to be fully recovered from future development charges. There is one intersection project in which the County will receive a contribution from Grey County, and an amount of \$1.75 million has been identified and removed from the development charges calculation.

Approximately \$107.00 million of the program has been identified as the benefit to existing share. The benefit to existing share for roads projects has been calculated in the following manner. The rehabilitation cost per lane kilometre has been identified by County staff (\$322,500 per km). The rehabilitation cost represents works that would be undertaken by the County to ensure that the roads are maintained at safe operation levels. In other words, rehabilitation costs would be incurred if no development were to occur over the planning period and thus, is represented as the “benefit to existing share”. The rehabilitation cost per lane km is then multiplied by the total length of the road segment to calculate the “benefit to existing share”. For some road segments, there is no “benefit to existing share”, either because rehabilitation was recently done, and the County does not plan on undergoing this exercise again during the planning period, or the road segment is completely new and currently does not exist.

For intersections, it is assumed that approximately one kilometre within the intersection would have benefitted from rehabilitation, if the intersection improvement would not have been completed and thus, \$322,500 is applied as the benefit to existing share for most of the intersection improvements. Finally, a 50% benefit to existing share for all bridges and culverts has been applied.

There is an amount in the roads and related DC reserve fund balance of \$1.07 million that is uncommitted, and applied to fund the program. A further \$162.81 million has been identified as the post-period benefit share as some of the roads and related projects extend beyond the DC planning period.

The Roads and Related capital program also recovers a small portion for Studies and Other Projects. The total DC recoverable for these projects amounts to \$607,200.

The result is a development charge recoverable share of the capital program of \$300.36 million (Table 4). The DC recoverable costs have been allocated 83.5 per cent (\$250.85 million) to new residential development and 16.5 per cent (\$49.51 million) to new non-residential development. The allocation of costs is based on forecasted shares of population and employment growth over the 2011 – 2031 period. The development-related capital program and forecasted development yields an unadjusted residential charge of \$1,540.58 per capita and a non-residential charge of \$25.68 per square metre.

The long term cash-flow analysis (Tables 5 - 6) takes into consideration expenditure timing and revenue projections. The main reason for the increase in the rates is the “front-ending” of the roads capital program. This relationship, between the timing of the infrastructure emplacement preceding the development, is normal and expected as the roads and related network needs to be in place prior to full-development of the benefiting lands. Table 5 displays the residential cash flow analysis, and Table 6 shows the non-residential cash flows.

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

ROADS AND RELATED SUMMARY					
2011 - 2031		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$572,990,296	\$300,357,860	\$1,540.58	\$25.68	\$1,647.87	\$27.74

APPENDIX C
TABLE 1 - PAGE 1

COUNTY OF SIMCOE
ROADS & RELATED
HISTORIC SERVICE LEVEL ANALYSIS

ROADS Type of Road	# of Kilometres										UNIT COST (\$/km)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Loose Top												
Gravel - 2 lane	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$300,000
Hard Top												
Primary & Secondary	1,653.6	1,653.6	1,653.6	1,654.0	1,654.0	1,670.2	1,670.2	1,672.6	1,672.6	1,663.4	1,663.4	\$1,515,500
Total (km)	1,656.6	1,656.6	1,656.6	1,657.0	1,657.0	1,673.2	1,673.2	1,675.6	1,675.6	1,666.4	1,666.4	
Total (\$000)	\$2,506,930.8	\$2,506,930.8	\$2,506,930.8	\$2,507,537.0	\$2,507,537.0	\$2,532,088.1	\$2,532,088.1	\$2,535,725.3	\$2,535,725.3	\$2,521,782.7	\$2,521,782.7	

Intersections Type of Intersections	# of Intersections										UNIT COST (\$/unit)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Signalized Intersections	27	29	30	34	39	40	44	47	48	52	52	\$120,000
Total (#)	27	29	30	34	39	40	44	47	48	52	52	
Total (\$000)	\$3,240.0	\$3,480.0	\$3,600.0	\$4,080.0	\$4,680.0	\$4,800.0	\$5,280.0	\$5,640.0	\$5,760.0	\$6,240.0	\$6,240.0	

Bridges and Culverts Type	Deck Area (in m ²)										UNIT COST (\$/m ²)	
	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010		
Bridges & Culverts	38,993.9	39,077.2	39,092.4	39,392.2	39,499.8	40,154.7	40,305.9	40,401.0	40,807.5	41,021.2	41,021.2	\$4,350
Total (#)	38,993.9	39,077.2	39,092.4	39,392.2	39,499.8	40,154.7	40,305.9	40,401.0	40,807.5	41,021.2	41,021.2	
Total (\$000)	\$169,623.5	\$169,985.8	\$170,051.9	\$171,356.1	\$171,824.1	\$174,672.9	\$175,330.7	\$175,744.4	\$177,512.6	\$178,442.2	\$178,442.2	

APPENDIX C
TABLE 1 - PAGE 2

COUNTY OF SIMCOE
CALCULATION OF SERVICE LEVELS
HISTORIC SERVICE LEVEL ANALYSIS

	2001	2002	2003	2004	2005	2006	2007	2008	2009	2010
Historic Households	111,724	112,968	114,226	115,498	116,784	118,083	120,103	122,160	124,254	126,385
Historic Employment	91,215	92,235	93,267	94,310	95,365	96,432	97,279	98,133	98,995	99,864
Historic Households & Employment	202,939	205,203	207,493	209,808	212,149	214,515	217,382	220,293	223,249	226,249

INVENTORY SUMMARY (\$000)

Roads	\$2,506,930.8	\$2,506,930.8	\$2,506,930.8	\$2,507,537.0	\$2,507,537.0	\$2,532,088.1	\$2,532,088.1	\$2,535,725.3	\$2,535,725.3	\$2,521,782.7
Intersections	\$3,240.0	\$3,480.0	\$3,600.0	\$4,080.0	\$4,680.0	\$4,800.0	\$5,280.0	\$5,640.0	\$5,760.0	\$6,240.0
Bridges & Culverts	\$169,623.5	\$169,985.8	\$170,051.9	\$171,356.1	\$171,824.1	\$174,672.9	\$175,330.7	\$175,744.4	\$177,512.6	\$178,442.2
Total (\$000)	\$2,679,794.3	\$2,680,396.6	\$2,680,582.7	\$2,682,973.1	\$2,684,041.1	\$2,711,561.0	\$2,712,698.8	\$2,717,109.7	\$2,718,997.9	\$2,706,464.9

Average Service Level

SERVICE LEVEL (\$/household & employment)

Roads	\$12,353.12	\$12,216.83	\$12,082.00	\$11,951.58	\$11,819.70	\$11,803.78	\$11,648.10	\$11,510.69	\$11,358.28	\$11,146.05
Intersections	\$15.97	\$16.96	\$17.35	\$19.45	\$22.06	\$22.38	\$24.29	\$25.60	\$25.80	\$27.58
Bridges & Culverts	\$835.83	\$828.38	\$819.56	\$816.73	\$809.92	\$814.27	\$806.56	\$797.78	\$795.13	\$788.70
Total (\$/household & employment)	\$13,204.92	\$13,062.17	\$12,918.91	\$12,787.75	\$12,651.68	\$12,640.43	\$12,478.95	\$12,334.07	\$12,179.22	\$11,962.33

COUNTY OF SIMCOE
CALCULATION OF MAXIMUM ALLOWABLE
HISTORIC SERVICE LEVEL ANALYSIS

10-Year Funding Envelope Calculation	
10 Year Average Service Level (2001-2010)	\$12,622.04
Household & Employment Growth (2011-2031)	90,303
Maximum Allowable Funding Envelope	\$1,139,802,288
Less: Uncommitted Excess Capacity	\$0
Net Maximum Allowable Funding Envelope	\$1,139,802,288

Excess Capacity Calculation

Total Value of Inventory in 2010	\$2,706,464,920
Inventory Using Average Service Level	\$2,855,723,928
Excess Capacity	\$0



APPENDIX C
TABLE 2 - PAGE 1

COUNTY OF SIMCOE
2011 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Roads Projects	Road Name	Location	Type of Improvement	Urban/Rural	Total Length (Km)	Timing	Total Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs	
								Replacement & BTE Shares	0% Reduction		Available DC Reserves	2011-2031
1	Thompson Road	Penetanguishene	Turning lane, curb, sidewalk	R	0.24	2011 - 2011	\$ 534,443	\$ 77,000	\$ -	\$ 457,443	\$ 457,443	\$ -
2	County Road 88	Highway 400 to Bradford Limit	Widening 2 to 4 lanes	R	2.4	2011 - 2011	\$ 4,221,400	\$ 774,000	\$ -	\$ 3,447,400	\$ 613,513	\$ 2,833,887
3	County Road 90	CR 10 to Barrie Limit	Widening to 5 lanes	R	12.5	2012 - 2018	\$ 21,988,000	\$ 4,031,000	\$ -	\$ 17,957,000	\$ -	\$ 17,957,000
4	County Road 90	CR 10 to Barrie Limit	Widening to 5 lanes	U	1.6	2012 - 2018	\$ 5,426,600	\$ 516,000	\$ -	\$ 4,910,600	\$ -	\$ 4,910,600
5	County Road 50	1,2 N., 10th Sideroad to Hwy 9	Widening for truck climbing lanes	R	7.5	2012 - 2014	\$ 13,192,800	\$ -	\$ -	\$ 13,192,800	\$ -	\$ 13,192,800
6	County Road 44	Maple Avenue to 500m N. Oakland Beach Blvd	Upgrading to County Road standard	R	2	2011 - 2011	\$ 5,083,700	\$ 645,000	\$ -	\$ 4,438,700	\$ -	\$ 4,438,700
7	County Road 22	Horseshoe Valley	Truck climbing lanes	U	4	2016 - 2021	\$ 10,586,600	\$ -	\$ -	\$ 10,586,600	\$ -	\$ 10,586,600
8	Wilson Road	Fenndale Drive to CR 43	Upgrading to County Road standard and widening 2 to 4 lanes	R	4	2021 - 2023	\$ 7,036,400	\$ 1,290,000	\$ -	\$ 5,746,400	\$ -	\$ 5,746,400
9	County Road 21	CR 27 to Hwy 400	Widening 2 to 4 lanes	R	3.2	2016 - 2016	\$ 5,628,900	\$ 1,032,000	\$ -	\$ 4,596,900	\$ -	\$ 4,596,900
10	County Road 21	CR 27 to Hwy 400	Widening 2 to 4 lanes	U	0.6	2017 - 2017	\$ 2,035,000	\$ 194,000	\$ -	\$ 1,841,000	\$ -	\$ 1,841,000
11	County Road 27	CR 21 to CR 90	Widening 2 to 4 lanes	R	9.8	2017 - 2019	\$ 17,239,000	\$ 3,161,000	\$ -	\$ 14,078,000	\$ -	\$ 14,078,000
12	County Road 4	8th Line BWG to CR 89	Widening 2 to 4 lanes	R	9.8	2015 - 2020	\$ 17,239,000	\$ 3,161,000	\$ -	\$ 14,078,000	\$ -	\$ 14,078,000
13	County Road 4	8th Line BWG to CR 89	Widening 2 to 4 lanes	U	0.3	2015 - 2015	\$ 1,017,000	\$ 97,000	\$ -	\$ 920,000	\$ -	\$ 920,000
14	County Road 10	Highway 9 to 3rd Line	Widening 2 to 4 lanes	R	2.8	2017 - 2017	\$ 4,925,200	\$ 905,000	\$ -	\$ 4,020,200	\$ -	\$ 4,020,200
15	Tottenham Bypass	3rd Line to north of 6th Line	New 4 lane road (length is estimated)	R	3.8	2025 - 2026	\$ 6,684,000	\$ -	\$ -	\$ 6,684,000	\$ -	\$ 6,684,000
16	County Road 21	Hwy 400 to 20 Sideroad	Widening 2 to 4 lanes	R	8	2014 - 2015	\$ 14,072,700	\$ 2,580,000	\$ -	\$ 11,492,700	\$ -	\$ 11,492,700
17	County Road 27	Highway 26 to CR 22	Widening 2 to 4 lanes	R	7.4	2021 - 2022	\$ 13,016,600	\$ 2,387,000	\$ -	\$ 10,629,600	\$ -	\$ 10,629,600
18	County Road 44	Highway 12 to Casino Rama	Widening 2 to 4 lane	R	5.4	2016 - 2018	\$ 9,498,900	\$ 1,742,000	\$ -	\$ 7,756,900	\$ -	\$ 7,756,900
19	County Road 4	CR 89 to Barrie Limit	Widening 2 to 4 lanes	R	12.4	2021 - 2024	\$ 21,812,800	\$ 3,989,000	\$ -	\$ 17,813,800	\$ -	\$ 17,813,800
20	County Road 4	CR 89 to Barrie Limit	Widening 2 to 4 lanes	U	2.6	2024 - 2026	\$ 8,817,300	\$ 839,000	\$ -	\$ 7,978,300	\$ -	\$ 7,978,300
21	County Road 1	CR 50 to CR 10	Upgrading to County Road standard	R	6.6	2030 - 2031	\$ 11,610,100	\$ 2,129,000	\$ -	\$ 9,481,100	\$ -	\$ 9,481,100
22	5th Line Interchange	Highway 400	New interchange (County portion of costs)	R	1	2013 - 2015	\$ 15,291,800	\$ -	\$ -	\$ 15,291,800	\$ -	\$ 15,291,800
23	County Road 54	CR 21 to Barrie Limit	Widening 2 to 4 lanes	R	4.1	2022 - 2023	\$ 7,212,500	\$ 1,322,000	\$ -	\$ 5,890,500	\$ -	\$ 5,890,500
24	County Road 40	Dobson Road to Barrie Limit	Widening 2 to 4 lanes	R	2.2	2023 - 2024	\$ 3,870,000	\$ -	\$ -	\$ 3,870,000	\$ -	\$ 3,870,000
25	County Road 27	Highway 9 to 6th Line	Widening 2 to 4 lanes	R	8.4	2027 - 2028	\$ 14,776,500	\$ 2,709,000	\$ -	\$ 12,067,500	\$ -	\$ 12,067,500
26	County Road 88	Highway 400 to Bond Head by-pass	Widening 2 to 4 lanes	R	3.5	2030 - 2030	\$ 6,156,400	\$ 1,129,000	\$ -	\$ 5,027,400	\$ -	\$ 5,027,400
27	County Road 10	Highway 26 to 27/28 Sideroad/12 Conc.	Widening 2 to 4 lanes	R	2	2030 - 2030	\$ 3,517,700	\$ 70,000	\$ -	\$ 3,447,700	\$ -	\$ 3,447,700
28	County Road 10	CR 90 to CR 9	Widening 2 to 4 lanes	R	24.5	2032 - 2038	\$ 43,097,100	\$ 7,901,000	\$ -	\$ 35,196,100	\$ -	\$ 35,196,100
29	County Road 10	CR 14 to Highway 89	Widening 2 to 4 lanes	R	15.3	2032 - 2036	\$ 26,914,200	\$ 4,934,000	\$ -	\$ 21,980,200	\$ -	\$ 21,980,200
30	CR 27	CR 1 to CR 21	Widening 2 to 4 lanes	R	16.9	2030 - 2035	\$ 29,728,100	\$ 5,450,000	\$ -	\$ 24,278,100	\$ -	\$ 24,278,100

COUNTY OF SIMCOE
2011 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	Location	Type of Improvement	Urban/Rural	Total Length (km)	Timing	Total Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs	
							Replacement & BTE Shares	0% Reduction		Available DC Reserves	2011-2031
Roads Projects											
31 CR 27	CR 1 to CR 21	Widening 2 to 4 lanes	U	1.2	2033 - 2034	\$ 4,070,000	\$ 387,000	\$ -	\$ 3,683,000	\$ -	\$ 3,683,000
32 CR 27	CR 21 to CR 30	Widening 4 to 6 lanes	R	3.2	2035 - 2036	\$ 5,628,900	\$ 1,032,000	\$ -	\$ 4,596,900	\$ -	\$ 4,596,900
33 CR 10 - Tottenham	Hwy 9 to 7th Line (includes by-pass)	Widening 4 to 6 lanes	R	2.9	2032 - 2040	\$ 5,101,300	\$ 935,000	\$ -	\$ 4,166,300	\$ -	\$ 4,166,300
34 CR 10 north of Alliston	Industrial Pkwy to Hwy 89	Widening 4 to 6 lanes	R	2.6	2045 - 2045	\$ 4,573,800	\$ 839,000	\$ -	\$ 3,734,800	\$ -	\$ 3,734,800
35 CR 10 north of Alliston	Hwy 89 to 5th Sideroad	Widening 2 to 4 lanes	R	3	2040 - 2040	\$ 5,277,900	\$ 105,000	\$ -	\$ 5,172,900	\$ -	\$ 5,172,900
36 CR 10 south of Angus	CR 21 to Cambrai Rd	Widening 2 to 4 lanes	R	8.7	2040 - 2041	\$ 15,304,000	\$ 305,000	\$ -	\$ 14,999,000	\$ -	\$ 14,999,000
37 CR 10 north of Angus	CR 9 to Flos Rd 4	Widening 2 to 4 lanes	R	12.8	2040 - 2043	\$ 22,516,600	\$ 448,000	\$ -	\$ 22,068,600	\$ -	\$ 22,068,600
38 CR 42 Slayner	CR 9 to Margaret St	Widening 2 to 4 lanes	R	8.4	2032 - 2033	\$ 14,776,500	\$ 2,709,000	\$ -	\$ 12,067,500	\$ -	\$ 12,067,500
39 CR 60	Hwy 9 to CR 1	Widening 2 to 4 lanes	R	9.3	2032 - 2034	\$ 16,359,100	\$ 2,999,000	\$ -	\$ 13,360,100	\$ -	\$ 13,360,100
40 CR 90	CR 28 to CR 27	Widening 4 to 6 lanes	R	1.7	2040 - 2050	\$ 2,990,100	\$ 548,000	\$ -	\$ 2,442,100	\$ -	\$ 2,442,100
41 CR 88	Hwy 400 to Mullock Dr - Bond Head	Widening 4 to 6 lanes	R	2.9	2040 - 2050	\$ 5,101,300	\$ 935,000	\$ -	\$ 4,166,300	\$ -	\$ 4,166,300
Subtotal Roads				241.5		\$ 453,929,843	\$ 64,314,000	\$ -	\$ 389,615,843	\$ 1,070,956	\$ 228,014,154
											\$ 160,530,733

APPENDIX C
 TABLE 2 - PAGE 3
 COUNTY OF SIMCOE
 2011 DEVELOPMENT CHARGES BACKGROUND STUDY
 DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	Location	Type of Improvement	Timing	Intersection Construction Cost	Subsidies/ Other Recoveries	Total Net Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs	
							Replacement & BTE Shares	% Reduction		Available DC Reserves	2011-2031
1	County Road 4	County Road 4 -- County Road 89 Increase to 4 lanes	2013 - 2013	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 322,500	\$ -	\$ 1,677,500	\$ -	\$ 1,677,500
2	County Road 4	County Road 4 -- BWG 8th	2014 - 2014	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 322,500	\$ -	\$ 677,500	\$ -	\$ 677,500
3	County Road 4	County Road 4 -- BWG 8th	2013 - 2013	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
4	County Road 4	County Road 4 -- BWG 10th	2015 - 2015	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
5	County Road 4	County Road 4 -- BWG 11th	2016 - 2016	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
6	County Road 4	County Road 4 -- BWG 12th	2017 - 2017	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
7	County Road 4	County Road 4 -- BWG 13th	2018 - 2018	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
8	County Road 4	County Road 4 -- BWG 14th	2019 - 2019	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
9	County Road 4	County Road 4 -- Innisfil 2nd	2015 - 2015	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
10	County Road 4	County Road 4 -- Innisfil 3rd	2021 - 2021	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
11	County Road 4	County Road 4 -- Innisfil 4th	2022 - 2022	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
12	County Road 4	County Road 4 -- Innisfil 5th	2023 - 2023	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
13	County Road 4	County Road 4 -- Innisfil 6th	2024 - 2024	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
14	County Road 4	County Road 4 -- Innisfil 7th	2025 - 2025	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
15	County Road 4	County Road 4 -- Innisfil 9th	2026 - 2026	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
16	County Road 10	County Road 10 -- County Road 1	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	\$ 322,500	\$ -	\$ 177,500	\$ -	\$ 177,500
17	County Road 10	County Road 10 -- County Road 14	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	\$ 322,500	\$ -	\$ 177,500	\$ -	\$ 177,500
18	County Road 21	County Road 21 -- County Road 4	2012 - 2012	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 322,500	\$ -	\$ 1,677,500	\$ -	\$ 1,677,500
19	County Road 21	County Road 21 -- Innisfil 10th Sideroad	2012 - 2012	\$ 4,500,000	\$ -	\$ 4,500,000	\$ 967,500	\$ -	\$ 3,532,500	\$ -	\$ 3,532,500
20	County Road 21	County Road 21 -- Innisfil 5th Sideroad	2015 - 2015	\$ 500,000	\$ -	\$ 500,000	\$ 322,500	\$ -	\$ 177,500	\$ -	\$ 177,500
21	County Road 27	County Road 27 -- BWG 9th	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	\$ 322,500	\$ -	\$ 177,500	\$ -	\$ 177,500
22	County Road 27	County Road 27 -- BWG 10th	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	\$ 322,500	\$ -	\$ 177,500	\$ -	\$ 177,500
23	County Road 27	County Road 27 -- Essa 25th (Mapleview)	2012 - 2012	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
24	County Road 27	County Road 27 -- Salem Rd (Innisfil)	2018 - 2018	\$ 500,000	\$ -	\$ 500,000	\$ 322,500	\$ -	\$ 177,500	\$ -	\$ 177,500
25	County Road 27	County Road 27 -- Innisfil 9th	2019 - 2019	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
26	County Road 27	County Road 27 -- Innisfil 10th	2019 - 2019	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
27	County Road 27	County Road 27 -- Ardagh Rd	2017 - 2017	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500



APPENDIX C
 TABLE 2 - PAGE 4
 COUNTY OF SIMCOE
 2011 DEVELOPMENT CHARGES BACKGROUND STUDY
 DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	Location	Type of Improvement	Timing	Intersection Construction Cost	Subsidies/ Other Recoveries	Total Net Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs	
							Replacement & BTE Shares	0% Reduction		Available DC Reserves	2011-2031
Intersections											
28	County Road 34	County Road 34 - Grey Road 19 Intersection Improvements	2012 - 2012	\$ 3,500,000	\$ 1,750,000	\$ 1,750,000	\$ 322,500	\$ -	\$ 1,427,500	\$ -	\$ 1,427,500
29	County Road 40	County Road 40 - Wilson Rd Intersection Improvements	2011 - 2011	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
30	County Road 43	County Road 43 - Wilson Intersection Improvements	2013 - 2013	\$ 2,000,000	\$ -	\$ 2,000,000	\$ 322,500	\$ -	\$ 1,677,500	\$ -	\$ 1,677,500
31	County Road 44	County Road 44 in Washago Traffic Signals	2015 - 2015	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000
32	County Road 50	County Road 50 - 30th Sideroad Adjala Intersection Improvements	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	\$ 322,500	\$ -	\$ 177,500	\$ -	\$ 177,500
33	County Road 50	County Road 50 - County Road 14 (Adjala-Tsoronotio) Intersection Improvements	2013 - 2013	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
34	County Road 50	County Road 50 - Adjala 5th Sideroad Intersection Improvements	2012 - 2012	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
35	County Road 54	County Road 54 - 9th/Lockhart Rd.(Innisfil) Intersection Improvements	2019 - 2019	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
36	County Road 88	County Road 88 - BWG 5th Sideroad Intersection Improvements	2020 - 2020	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
37	County Road 89	County Road 89 - County Road 39/20th Sideroad (Innisfil) Intersection Improvements	2020 - 2020	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
38	County Road 89	County Road 89 - Innisfil 10th Sideroad Intersection Improvements	2014 - 2014	\$ 1,500,000	\$ -	\$ 1,500,000	\$ 322,500	\$ -	\$ 1,177,500	\$ -	\$ 1,177,500
39	County Road 169	County Road 169 in Washago Traffic Signals	2014 - 2014	\$ 120,000	\$ -	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000
Subtotal Intersections				\$ 54,740,000	\$ 1,750,000	\$ 52,990,000	\$ 12,577,500	\$ -	\$ 40,412,500	\$ -	\$ 40,412,500



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 COUNTY OF SIMCOE
 2011 DEVELOPMENT CHARGES BACKGROUND STUDY
 DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Project Name	Location	Type of Improvement	Timing	Total Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs			
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2011-2031		
Bridges & Culverts											
1	Vigo Bridge (#000211)	Fios Road 4 W, Springwater	Replace and Widen	2015 - 2015	\$ 2,915,595	\$ 1,457,797	\$ -	\$ 1,457,797	\$ -	\$ 1,457,797	\$ -
2	Mcinnis Drain (#092062), Str. #092069, and Str. #092072	County Road 92, west of County Road 29, Springwater	Replace and Widen	2013 - 2013	\$ 2,336,441	\$ 1,168,221	\$ -	\$ 1,168,221	\$ -	\$ 1,168,221	\$ -
3	ChAMPLAIN Bridge (#047000)	County Road 47, Boundary Bridge with Durham (50/50 split represented in cost), Ramara	Replace and Widen	2011 - 2011	\$ 560,000	\$ 280,000	\$ -	\$ 280,000	\$ -	\$ 280,000	\$ -
4	Innisfil Creek Bridge (#053002)	Innisfil 5th Sideroad, north of Hwy 89, Innisfil	Replace and Widen	2011 - 2011	\$ 200,000	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
5	LisLE Creek Bridge (#000344)	Mulmur-Torsonto Townline, Adjala-Tos. Boundary Bridge with Dufferin (50/50 split represented in cost)	Replace and Widen	2011 - 2011	\$ 60,000	\$ 30,000	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
6	MarL Creek Bridge (#022307)	County Road 22, Springwater	Replace and Widen	2011 - 2011	\$ 1,496,780	\$ 748,390	\$ -	\$ 748,390	\$ -	\$ 748,390	\$ -
7	Patton Bridge (#012050)	County Road 12, Adjala-Tos.	Replace and Widen	2013 - 2013	\$ 544,625	\$ 272,313	\$ -	\$ 272,313	\$ -	\$ 272,313	\$ -
8	Old Townline Culvert (#003013)	Shore Acres Drive (County Road 3), Innisfil	Replace and Widen	2013 - 2013	\$ 650,000	\$ 325,000	\$ -	\$ 325,000	\$ -	\$ 325,000	\$ -
9	Heavener's Bridge (#000294)	Switch Road, Ramara	Replace and Widen	2011 - 2011	\$ 2,612,790	\$ 1,306,395	\$ -	\$ 1,306,395	\$ -	\$ 1,306,395	\$ -
10	Ludlow Bridge (#000341)	Mulmur-Torsonto Townline, Adjala-Tos. Boundary Bridge with Dufferin (50/50 split represented in cost)	Replace and Widen	2011 - 2011	\$ 589,255	\$ 294,628	\$ -	\$ 294,628	\$ -	\$ 294,628	\$ -
11	MaryAnn Creek Bridge (#000342)	Mulmur-Torsonto Townline, Adjala-Tos. Boundary Bridge with Dufferin (50/50 split represented in cost)	Replace and Widen	2012 - 2012	\$ 504,834	\$ 252,417	\$ -	\$ 252,417	\$ -	\$ 252,417	\$ -
12	Culvert 201	Wilson Road	Replace and Widen	2012 - 2012	\$ 340,391	\$ 170,195	\$ -	\$ 170,195	\$ -	\$ 170,195	\$ -
13	Rawns Bridge (#009082)	County Road 9, Clearview	Replace and Widen	2012 - 2012	\$ 1,465,000	\$ 732,500	\$ -	\$ 732,500	\$ -	\$ 732,500	\$ -
14	North River Bridge (#017068)	Upper Big Chute Road (County Road 17), Severn	Replace and Widen	2012 - 2012	\$ 1,683,402	\$ 841,701	\$ -	\$ 841,701	\$ -	\$ 841,701	\$ -
15	Hart Bridge (#044165)	Rama Road (County Road 44), Ramara	Replace and Widen	2012 - 2012	\$ 2,205,731	\$ 1,102,866	\$ -	\$ 1,102,866	\$ -	\$ 1,102,866	\$ -
16	Elliot Bridge (#090126)	County Road 90 (Road Widening)	Replace and Widen	2016 - 2017	\$ 5,500,000	\$ 2,750,000	\$ -	\$ 2,750,000	\$ -	\$ 2,750,000	\$ -
17	Concession 7/8, Lot 13 Bridge (#021047)	County Road 21 (Innisfil Beach Road), (Road Widening)	Replace and Widen	2015 - 2015	\$ 653,550	\$ 326,775	\$ -	\$ 326,775	\$ -	\$ 326,775	\$ -
18	Concession 7/8, Lot 17 Culvert (#001046)	County Road 1, New Tech, Twp.	Replace and Widen	2014 - 2014	\$ 653,550	\$ 326,775	\$ -	\$ 326,775	\$ -	\$ 326,775	\$ -
19	Townline Over Walkers Creek Culvert (#000345)	Mulmur-Torsonto Townline, Boundary Bridge with Dufferin (50/50 split represented in cost)	Replace and Widen	2015 - 2015	\$ 953,094	\$ 476,547	\$ -	\$ 476,547	\$ -	\$ 476,547	\$ -
20	Gilroy Bridge (#00192)	Adjala-New Tecumseth Townline	Replace and Widen	2015 - 2018	\$ 953,094	\$ 476,547	\$ -	\$ 476,547	\$ -	\$ 476,547	\$ -
21	Stevenson Bridge (#000193)	Adjala-New Tecumseth Townline	Replace and Widen	2015 - 2018	\$ 680,781	\$ 340,391	\$ -	\$ 340,391	\$ -	\$ 340,391	\$ -
22	Over Bailey Creek Bridge (#000194)	Adjala-New Tecumseth Townline	Replace and Widen	2015 - 2018	\$ 953,094	\$ 476,547	\$ -	\$ 476,547	\$ -	\$ 476,547	\$ -
23	Matheson Creek Bridge (#027415)	County Road 27 - Matheson Creek Bridge (#027415), Replace and Widen	Replace and Widen	2015 - 2018	\$ 1,917,080	\$ 958,540	\$ -	\$ 958,540	\$ -	\$ 958,540	\$ -

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 COUNTY OF SIMCOE
 2011 DEVELOPMENT CHARGES BACKGROUND STUDY
 DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Project Name	Location	Type of Improvement	Timing	Total Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2011-2031	
Bridges & Culverts										
24	Alliston Bridge (0150010)	County Road 15	Replace and Widen	2014 - 2014	\$ 1,917,080	\$ 958,540	\$ -	\$ 958,540	\$ -	\$ 958,540
25	Concession 6/7, Lot 9 (088024)	County Road 88	Box Culvert Replace & Widen	2011 - 2011	\$ 367,621	\$ 183,811	\$ -	\$ 183,811	\$ -	\$ 183,811
26	Concession 6/7, Lot (088038)	County Road 88	Box Culvert Replace & Widen	2011 - 2011	\$ 441,146	\$ 220,573	\$ -	\$ 220,573	\$ -	\$ 220,573
27	Bear Creek Bridge (056170)	County Road 56	Replace and Widen	2014 - 2014	\$ 4,084,687	\$ 2,042,344	\$ -	\$ 2,042,344	\$ -	\$ 2,042,344
28	Collingwood Street Bridge (000141)	Creemore, Clearview	Replace and Widen	2013 - 2013	\$ 1,734,630	\$ 867,315	\$ -	\$ 867,315	\$ -	\$ 867,315
29	CPR Overhead Bridge (090076)	County Road 90	Rehab and Twin	2014 - 2015	\$ 2,750,000	\$ 1,375,000	\$ -	\$ 1,375,000	\$ -	\$ 1,375,000
30	Bear Creek Culvert #4 (090020)	County Road 90	Rehab & Widen	2012 - 2012	\$ 351,446	\$ 175,723	\$ -	\$ 175,723	\$ -	\$ 175,723
31	Bear Creek Culvert #3 (090030)	County Road 90	Rehab & Widen	2012 - 2012	\$ 597,018	\$ 298,509	\$ -	\$ 298,509	\$ -	\$ 298,509
32	Bear Creek Culvert #2 (090035)	County Road 90	Rehab & Widen	2013 - 2013	\$ 561,578	\$ 290,789	\$ -	\$ 290,789	\$ -	\$ 290,789
33	Bear Creek Culvert #1 (090042)	County Road 90	Rehab & Widen	2013 - 2013	\$ 514,671	\$ 257,336	\$ -	\$ 257,336	\$ -	\$ 257,336
34	Wildlife Corridor Culvert	County Road 90	New Culvert - Road Widening	2013 - 2013	\$ 1,000,000	\$ 500,000	\$ -	\$ 500,000	\$ -	\$ 500,000
35	Concession 6/7, Lot 15/16 (040004)	County Road 4	Rehab & Widen	2015 - 2015	\$ 534,522	\$ 267,261	\$ -	\$ 267,261	\$ -	\$ 267,261
36	Over Drainage Canal Bridge (041000)	County Road 41	Replace and Widen	2018 - 2018	\$ 1,239,021	\$ 619,511	\$ -	\$ 619,511	\$ -	\$ 619,511
37	Concession 1, Lot 23 Bridge (027015)	County Road 27	Box Culvert Replace & Widen	2018 - 2020	\$ 473,142	\$ 236,571	\$ -	\$ 236,571	\$ -	\$ 236,571
38	Holland River Bridge (027030)	County Road 27	Replace and Widen	2018 - 2020	\$ 4,503,368	\$ 2,251,684	\$ -	\$ 2,251,684	\$ -	\$ 2,251,684
39	Comartin Bridge (010448)	County Road 10	Replace and Widen	2028 - 2040	\$ 1,157,328	\$ 578,664	\$ -	\$ 578,664	\$ -	\$ 578,664
40	Kearman Bridge (010394)	County Road 10	Replace and Widen	2028 - 2040	\$ 1,633,875	\$ 816,938	\$ -	\$ 816,938	\$ -	\$ 816,938
41	McLaughans Culvert (010063)	County Road 10	Box Culvert Replace & Widen	2028 - 2040	\$ 540,404	\$ 270,202	\$ -	\$ 270,202	\$ -	\$ 270,202
42	Heeughan Culvert (010092)	County Road 10	Box Culvert Replace & Widen	2028 - 2040	\$ 519,082	\$ 259,541	\$ -	\$ 259,541	\$ -	\$ 259,541
43	Harris School Bridge (010099)	County Road 10	Replace and Widen	2028 - 2040	\$ 1,089,250	\$ 544,625	\$ -	\$ 544,625	\$ -	\$ 544,625
44	Thomson Culvert (010122)	County Road 10	Box Culvert Replace & Widen	2028 - 2040	\$ 551,432	\$ 275,716	\$ -	\$ 275,716	\$ -	\$ 275,716
45	Mitchell Bridge (010129)	County Road 10	Replace and Widen	2028 - 2040	\$ 1,102,865	\$ 551,433	\$ -	\$ 551,433	\$ -	\$ 551,433
46	Line 5 Oro-Medonte - Sturgeon River	Line 5 Oro-Medonte - Over Sturgeon River	Replace and Widen	2027 - 2030	\$ 2,100,000	\$ 1,050,000	\$ -	\$ 1,050,000	\$ -	\$ 1,050,000
Subtotal Bridges & Culverts					\$ 60,213,253	\$ 30,106,626	\$ -	\$ 30,106,626	\$ -	\$ 27,824,006
										\$ 2,282,620

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COUNTY OF SIMCOE
2011 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	Location	Timing	Total Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs		Post 2031
				Replacement & BTE Shares	0% Reduction		Available DC Reserves	2011-2031	
Carpool Lots									
1	County Road 169 Washago	2011 - 2012	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
2	County Road 93 Midland	2011 - 2012	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
3	County Road 90 Barrie/Angus	2012 - 2018	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
4	County Road 89 At County Road 4, Innisfil	2015 - 2020	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
5	County Road 10 At Highway 9	2012 - 2014	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
6	County Road 49 At Highway 11, Orillia	2012 - 2014	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
7	County Road 64 At Highway 26, Wasaga Beach	2013 - 2015	\$ 500,000	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
Subtotal Carpool Lots			\$ 3,500,000	\$ -	\$ -	\$ 3,500,000	\$ -	\$ 3,500,000	\$ -

APPENDIX C
TABLE 3

COUNTY OF SIMCOE
2011 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	Available DC Reserves	DC Eligible Costs		
						Replacement & BTE Shares	0% Reduction			2011-2031	Post 2031	
ROADS AND RELATED STUDIES & OTHER												
1.0 Studies												
	1.1 Carpool Lot Study/Design	2012	\$ 40,000	-	\$ 40,000	\$ -	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -	
	1.2 Transportation Master Plan Update	2013	\$ 250,000	-	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	
			\$ 290,000	-	\$ 290,000	\$ -	\$ -	\$ 290,000	\$ -	\$ 290,000	\$ -	
2.0 Other												
	2.1 Trail Counters	2011	\$ 14,000	-	\$ 14,000	\$ -	\$ -	\$ 14,000	\$ -	\$ 14,000	\$ -	
	2.2 Trail Experience Signage	2011	\$ 200,000	-	\$ 200,000	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -	
	2.3 Emergency Response Skid Units	2011	\$ 3,200	-	\$ 3,200	\$ -	\$ -	\$ 3,200	\$ -	\$ 3,200	\$ -	
	2.4 Trail Maintenance Equipment	2012	\$ 100,000	-	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	
			\$ 317,200	-	\$ 317,200	\$ -	\$ -	\$ 317,200	\$ -	\$ 317,200	\$ -	
	TOTAL ROADS AND RELATED STUDIES & OTHER		\$ 607,200	\$ -	\$ 607,200	\$ -	\$ -	\$ 607,200	\$ -	\$ 607,200	\$ -	

APPENDIX C
TABLE 4

COUNTY OF SIMCOE
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
ROADS AND RELATED SERVICES
2011 - 2031

Ultimate Year Growth in Population in New Units	162,828
Ultimate Growth in Square Meters	1,928,160

	Development-Related Capital Program (in \$000s)							Residential Share		Non-Residential Share	
	Total Project Cost	Grants/ Subsidies/ Other Contributions	Benefit to Existing Share	Available DC Reserves	Post 2031	Cost Eligible For DC Recovery	%	\$	%	\$	
ROADS AND RELATED											
Roads & Related Projects	\$453,929.84	\$0.00	\$64,314.00	\$1,070.96	\$160,530.73	\$228,014.15	83.5%	\$190,430.48	16.5%	\$37,583.67	
Intersections	\$54,740.00	\$1,750.00	\$12,577.50	\$0.00	\$0.00	\$40,412.50	83.5%	\$33,751.29	16.5%	\$6,661.21	
Bridges	\$60,213.25	\$0.00	\$30,106.63	\$0.00	\$2,282.62	\$27,824.01	83.5%	\$23,237.76	16.5%	\$4,586.24	
Carpool Lots	\$3,500.00	\$0.00	\$0.00	\$0.00	\$0.00	\$3,500.00	83.5%	\$2,923.09	16.5%	\$576.91	
Studies & Other	\$607.20	\$0.00	\$0.00	\$0.00	\$0.00	\$607.20	83.5%	\$507.11	16.5%	\$100.09	
TOTAL ROADS AND RELATED	\$572,990.30	\$1,750.00	\$106,998.13	\$1,070.96	\$162,813.35	\$300,357.86		\$250,849.74		\$49,508.12	
Residential Unadjusted Development Charge Per Capita								\$1,540.58			
Non-Residential Unadjusted Development Charge Per Square Metre										\$25.68	

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TABLE 5

COUNTY OF SIMCOE
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
ROADS AND RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
ROADS AND RELATED											
OPENING CASH BALANCE	\$0.0	(\$6,608.3)	(\$10,676.2)	(\$17,951.8)	(\$26,977.9)	(\$38,164.6)	(\$41,529.3)	(\$47,807.8)	(\$48,826.7)	(\$47,022.8)	(\$46,425.1)
2011- 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Inflated	\$16,371.4	\$16,796.7	\$19,840.1	\$21,278.7	\$22,958.5	\$15,689.4	\$16,981.1	\$12,442.7	\$10,354.8	\$11,807.1	\$10,732.6
- Roads And Related: Inflated	\$16,371.4	\$17,132.6	\$20,641.7	\$22,581.1	\$24,851.0	\$17,322.3	\$19,123.4	\$14,292.8	\$12,132.3	\$14,110.6	\$13,082.9
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	6,032	8,048	8,243	8,439	8,638	8,844	8,210	8,387	8,569	8,754	8,945
REVENUE											
- DC Receipts: Inflated	\$9,940.0	\$13,527.3	\$14,132.2	\$14,757.6	\$15,407.7	\$16,090.6	\$15,235.9	\$15,875.6	\$16,544.5	\$17,239.8	\$17,968.2
INTEREST											
- Interest on Opening Balance	\$0.0	(\$363.5)	(\$587.2)	(\$987.4)	(\$1,483.8)	(\$2,099.1)	(\$2,284.1)	(\$2,629.4)	(\$2,685.5)	(\$2,586.3)	(\$2,553.4)
- Interest on In-year Transactions	(\$176.9)	(\$99.1)	(\$179.0)	(\$215.1)	(\$259.7)	(\$33.9)	(\$106.9)	\$27.7	\$77.2	\$54.8	\$65.5
TOTAL REVENUE	\$9,763.1	\$13,064.7	\$13,366.0	\$13,555.1	\$13,664.2	\$13,957.7	\$12,844.9	\$13,273.9	\$13,936.2	\$14,708.3	\$15,500.3
CLOSING CASH BALANCE	(\$6,608.3)	(\$10,676.2)	(\$17,951.8)	(\$26,977.9)	(\$38,164.6)	(\$41,529.3)	(\$47,807.8)	(\$48,826.7)	(\$47,022.8)	(\$46,425.1)	(\$44,007.7)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
ROADS AND RELATED											
OPENING CASH BALANCE	(\$44,007.7)	(\$45,029.6)	(\$44,790.6)	(\$40,654.8)	(\$31,940.6)	(\$25,004.8)	(\$17,598.4)	(\$9,701.9)	(\$5,407.5)	(\$7,264.0)	\$0.0
2011- 2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Inflated	\$11,255.2	\$10,477.1	\$7,793.5	\$4,883.5	\$6,930.9	\$4,234.7	\$4,446.5	\$7,499.3	\$12,016.4	\$6,059.5	\$250,849.7
- Roads And Related: Inflated	\$13,994.5	\$13,287.5	\$10,081.7	\$6,443.7	\$9,328.1	\$5,813.4	\$6,226.2	\$10,710.9	\$17,505.6	\$9,004.2	\$294,037.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	7,501	7,635	7,772	7,913	8,058	6,385	6,474	6,567	6,660	6,754	162,828
REVENUE											
- DC Receipts: Inflated	\$15,368.9	\$15,956.4	\$16,567.5	\$17,205.5	\$17,871.2	\$14,444.0	\$14,938.2	\$15,455.9	\$15,988.2	\$16,538.2	\$327,053.4
INTEREST											
- Interest on Opening Balance	(\$2,420.4)	(\$2,476.6)	(\$2,463.5)	(\$2,236.0)	(\$1,756.7)	(\$1,375.3)	(\$967.9)	(\$533.6)	(\$297.4)	(\$399.5)	(\$33,186.5)
- Interest on In-year Transactions	\$24.1	\$46.7	\$113.5	\$188.3	\$149.5	\$151.0	\$152.5	\$83.0	(\$41.7)	\$131.8	\$173.3
TOTAL REVENUE	\$12,972.5	\$13,526.5	\$14,217.5	\$15,157.8	\$16,264.0	\$13,219.8	\$14,122.7	\$15,005.3	\$15,649.1	\$16,270.5	\$294,040.2
CLOSING CASH BALANCE	(\$45,029.6)	(\$44,790.6)	(\$40,654.8)	(\$31,940.6)	(\$25,004.8)	(\$17,598.4)	(\$9,701.9)	(\$5,407.5)	(\$7,264.0)	\$2.4	

2011 Adjusted Charge Per Capita **\$1,647.87**

Allocation of Capital Program	
Residential Sector	83.5%
Non-Residential Sector	16.5%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C
TABLE 6

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

	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
ROADS AND RELATED											
OPENING CASH BALANCE	\$0.0	(\$1,821.8)	(\$2,539.1)	(\$3,902.1)	(\$5,625.3)	(\$7,790.2)	(\$8,430.9)	(\$9,822.0)	(\$10,209.5)	(\$10,080.1)	(\$10,233.9)
2011 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Inflated	\$3,231.1	\$3,315.0	\$3,915.7	\$4,199.6	\$4,531.1	\$3,096.5	\$3,351.4	\$2,455.7	\$2,043.6	\$2,330.3	\$2,118.2
- Roads And Related: Inflated	\$3,231.1	\$3,381.3	\$4,073.9	\$4,456.6	\$4,904.6	\$3,418.8	\$3,774.2	\$2,820.8	\$2,394.4	\$2,784.9	\$2,582.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	52,560	98,280	99,900	101,520	103,200	104,880	91,920	93,240	94,560	95,880	97,200
REVENUE											
- DC Receipts: Inflated	\$1,458.0	\$2,780.8	\$2,883.2	\$2,988.5	\$3,098.8	\$3,212.2	\$2,871.6	\$2,971.0	\$3,073.4	\$3,178.6	\$3,286.8
INTEREST											
- Interest on Opening Balance	\$0.0	(\$100.2)	(\$139.6)	(\$214.6)	(\$309.4)	(\$428.5)	(\$463.7)	(\$540.2)	(\$561.5)	(\$554.4)	(\$562.9)
- Interest on In-year Transactions	(\$48.8)	(\$16.5)	(\$32.7)	(\$40.4)	(\$49.7)	(\$5.7)	(\$24.8)	\$2.6	\$11.9	\$6.9	\$12.3
TOTAL REVENUE	\$1,409.2	\$2,664.1	\$2,710.8	\$2,733.5	\$2,739.7	\$2,778.1	\$2,383.1	\$2,433.4	\$2,523.8	\$2,631.1	\$2,736.3
CLOSING CASH BALANCE	(\$1,821.8)	(\$2,539.1)	(\$3,902.1)	(\$5,625.3)	(\$7,790.2)	(\$8,430.9)	(\$9,822.0)	(\$10,209.5)	(\$10,080.1)	(\$10,233.9)	(\$10,079.7)

	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
ROADS AND RELATED											
OPENING CASH BALANCE	(\$10,079.7)	(\$10,376.5)	(\$10,447.5)	(\$9,775.9)	(\$8,228.9)	(\$7,067.4)	(\$5,238.6)	(\$3,284.0)	(\$2,011.6)	(\$1,919.7)	
2011 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Roads And Related: Non Inflated	\$2,221.4	\$2,067.8	\$1,538.1	\$963.8	\$1,367.9	\$835.8	\$877.6	\$1,480.1	\$2,371.6	\$1,195.9	\$49,508.1
- Roads And Related: Inflated	\$2,762.0	\$2,622.4	\$1,989.7	\$1,271.7	\$1,841.0	\$1,147.3	\$1,228.8	\$2,113.9	\$3,454.9	\$1,777.1	\$58,031.8
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	87,420	88,500	89,580	90,720	91,800	87,360	88,380	89,400	90,420	91,440	1,928,160
REVENUE											
- DC Receipts: Inflated	\$3,015.2	\$3,113.5	\$3,214.5	\$3,320.6	\$3,427.3	\$3,326.8	\$3,432.9	\$3,542.0	\$3,654.0	\$3,769.2	\$65,616.9
INTEREST											
- Interest on Opening Balance	(\$554.4)	(\$570.7)	(\$574.6)	(\$537.7)	(\$452.6)	(\$388.7)	(\$288.1)	(\$180.6)	(\$110.6)	(\$105.6)	(\$7,638.7)
- Interest on In-year Transactions	\$4.4	\$8.6	\$21.4	\$35.9	\$27.8	\$38.1	\$38.6	\$25.0	\$3.5	\$34.9	\$53.3
TOTAL REVENUE	\$2,465.2	\$2,551.4	\$2,661.3	\$2,818.8	\$3,002.5	\$2,976.2	\$3,183.4	\$3,386.4	\$3,546.8	\$3,698.5	\$58,033.5
CLOSING CASH BALANCE	(\$10,376.5)	(\$10,447.5)	(\$9,775.9)	(\$8,228.9)	(\$7,067.4)	(\$5,238.6)	(\$3,284.0)	(\$2,011.6)	(\$1,919.7)	\$1.7	

2011 Adjusted Charge Per Square Metre **\$27.74**

Allocation of Capital Program	
Residential Sector	83.5%
Non-Residential Sector	16.5%
Rates for 2011	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX D

RESERVE FUNDS

APPENDIX D**DEVELOPMENT CHARGES RESERVE FUNDS**

The *DCA* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the reserve fund balances that are available to help fund the development-related capital costs identified in this study. The opening balances of the development charges reserve funds as at December 31, 2010, have been adjusted to account for current commitments to projects. All of the available reserve fund balances are therefore accounted for in this study.

As shown on Table 1, the December 31, 2010 total reserve fund balance was approximately \$6.87 million.

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

**APPENDIX D
TABLE 1**

**COUNTY OF SIMCOE
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2010**

Service	Reserve Fund Balance as at Dec. 31, 2010	2011 Capital Budget Draws	Uncommitted Reserve Funds
Library Services	\$69,883.86		\$69,883.86
Paramedic Services	\$265,821.53		\$265,821.53
Long Term Care	\$4,752,999.75		\$4,752,999.75
Social Housing	\$80,986.83		\$80,986.83
Public Works	\$688,917.69		\$688,917.69
General Government	(\$62,545.98)		(\$62,545.98)
Roads And Related	\$1,070,956.00		\$1,070,956.00
Total Development Charge Reserves	\$6,867,019.68	\$0.00	\$6,867,019.68

APPENDIX E

***LONG-TERM CAPITAL
AND OPERATING IMPACTS***

APPENDIX E
TABLE 2 - PAGE 1

COUNTY OF SIMCOE
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2011 (\$000)	2012 (\$000)	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	TOTAL (\$000)
LIBRARY SERVICES											
Total Net Cost (1)	65.3	65.3	65.3	65.3	65.3	65.3	65.3	65.3	65.3	65.3	652.5
Net Cost From Development Charges (2)	51.7	51.7	51.7	51.7	51.7	51.7	51.7	51.7	51.7	51.7	517.4
Net Cost From Non-DC Sources	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	13.5	135.1
- Discount Portion (3)	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	65.3
- Available DC Reserves (4)	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	69.9
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2020 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PARAMEDIC SERVICES											
Total Net Cost (1)	1,492.5	2,483.1	7,344.7	1,200.8	351.6	663.0	2,562.1	494.6	817.1	441.1	17,850.6
Net Cost From Development Charges (2)	291.2	1,472.3	991.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,754.8
Net Cost From Non-DC Sources	1,201.3	1,010.9	6,353.4	1,200.8	351.6	663.0	2,562.1	494.6	817.1	441.1	15,095.8
- Discount Portion (3)	61.9	163.6	336.3	29.7	35.2	53.9	86.8	49.5	81.7	44.1	942.6
- Available DC Reserves (4)	265.8	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	265.8
- Replacement & Benefit to Existing	873.6	847.3	3,981.6	903.7	0.0	124.3	1,694.4	0.0	0.0	0.0	8,424.9
- For Post 2020 Development (5)	0.0	0.0	2,035.5	267.4	316.4	484.8	780.9	445.1	735.4	397.0	5,462.5
LONG TERM CARE											
Total Net Cost (1)	19,418.1	18,318.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	37,736.3
Net Cost From Development Charges (2)	7,796.0	7,796.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15,591.9
Net Cost From Non-DC Sources	11,622.1	10,522.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	22,144.4
- Discount Portion (3)	1,185.3	1,075.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,260.5
- Available DC Reserves (4)	2,871.4	1,881.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,753.0
- Replacement & Benefit to Existing	7,565.4	7,565.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	15,130.9
- For Post 2020 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
SOCIAL HOUSING											
Total Net Cost (1)	0.0	0.0	1,061.2	5,192.0	0.0	0.0	0.0	0.0	0.0	0.0	6,253.2
Net Cost From Development Charges (2)	0.0	0.0	874.1	4,672.8	0.0	0.0	0.0	0.0	0.0	0.0	5,546.9
Net Cost From Non-DC Sources	0.0	0.0	187.1	519.2	0.0	0.0	0.0	0.0	0.0	0.0	706.3
- Discount Portion (3)	0.0	0.0	106.1	519.2	0.0	0.0	0.0	0.0	0.0	0.0	625.3
- Available DC Reserves (4)	0.0	0.0	81.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	81.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2020 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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

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

(3) Mandatory 10% reduction for applicable services

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

(5) Post 2020 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

APPENDIX E
TABLE 2 - PAGE 2

COUNTY OF SIMCOE
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2011 (\$000)	2012 (\$000)	2013 (\$000)	2014 (\$000)	2015 (\$000)	2016 (\$000)	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	TOTAL (\$000)
PUBLIC WORKS											
Total Net Cost (1)	2,350.0	0.0	8,157.2	200.0	200.0	200.0	0.0	200.0	0.0	200.0	11,507.2
Net Cost From Development Charges (2)	616.1	0.0	3,573.0	180.0	180.0	180.0	0.0	180.0	0.0	180.0	5,089.1
Net Cost From Non-DC Sources	1,733.9	0.0	4,584.2	20.0	20.0	20.0	0.0	20.0	0.0	20.0	6,418.1
- Discount Portion (3)	145.0	0.0	397.0	20.0	20.0	20.0	0.0	20.0	0.0	20.0	642.0
- Available DC Reserves (4)	688.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	688.9
- Replacement & Benefit to Existing	900.0	0.0	4,187.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,087.2
- For Post 2020 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GENERAL GOVERNMENT											
Total Net Cost (1)	348.7	102.0	102.0	102.0	152.0	132.0	102.0	102.0	102.0	152.0	1,396.7
Net Cost From Development Charges (2)	320.1	91.8	91.8	91.8	136.8	118.8	91.8	91.8	91.8	136.8	1,263.3
Net Cost From Non-DC Sources	28.6	10.2	10.2	10.2	15.2	13.2	10.2	10.2	10.2	15.2	133.4
- Discount Portion (3)	28.6	10.2	10.2	10.2	15.2	13.2	10.2	10.2	10.2	15.2	133.4
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2020 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ROADS AND RELATED (6)											
Total Net Cost (1)	18,384.3	27,756.6	28,594.6	31,669.3	31,439.4	22,879.9	31,457.6	23,645.2	18,126.1	11,879.8	245,832.8
Net Cost From Development Charges (2)	19,602.5	20,111.7	23,755.8	25,478.3	27,489.6	18,785.8	20,332.5	14,898.4	12,398.4	14,137.4	196,990.4
Net Cost From Non-DC Sources	(1,218.1)	7,644.9	4,838.8	6,191.0	3,949.8	4,094.1	11,125.1	8,746.8	5,727.7	(2,257.6)	48,842.4
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	1,071.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,071.0
- Replacement & Benefit to Existing	4,982.3	6,481.0	5,620.5	6,599.7	7,309.8	5,049.6	6,490.7	5,467.7	3,699.9	3,613.8	55,315.0
- For Post 2020 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
TOTAL MUNICIPAL SERVICES											
Total Net Cost (1)	42,058.9	48,725.2	45,325.0	38,429.4	32,208.2	23,940.2	34,187.0	24,507.1	19,110.5	12,738.1	321,229.5
Net Cost From Development Charges (2)	28,677.6	29,523.5	29,337.8	30,474.6	27,858.1	19,136.4	20,476.0	15,221.9	12,542.0	14,505.9	227,753.8
Net Cost From Non-DC Sources	13,381.3	19,201.8	15,987.2	7,954.8	4,350.0	4,803.8	13,710.9	9,285.1	6,568.5	(1,767.8)	93,475.6
- Discount Portion (3)	1,427.3	1,255.6	856.2	585.6	76.9	93.6	103.5	86.2	98.4	85.8	4,669.1
- Available DC Reserves (4)	4,904.1	1,888.6	88.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	6,929.6
- Replacement & Benefit to Existing	14,321.3	14,893.7	13,789.3	7,503.4	7,309.8	5,173.9	8,185.2	5,467.7	3,699.9	3,613.8	83,958.0
- For Post 2020 Development (5)	0.0	0.0	2,035.5	267.4	316.4	484.8	780.9	445.1	735.4	397.0	5,462.5

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

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

(3) Mandatory 10% reduction for applicable services

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

(5) Post 2020 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

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