

# DEVELOPMENT CHARGES BACKGROUND STUDY

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Town of Innisfil



STAFF CONSOLIDATION REPORT

**HEMSON** Consulting Ltd.

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October 1, 2018

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## **EXECUTIVE SUMMARY**

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This is a Staff Consolidation Report supporting the Town of Innisfil's Development Charges By-law 104-18 as adopted by Council on September 19, 2018.

The Staff Consolidation Report is an update to the July 19, 2018 Town of Innisfil Development Charges Background Study reflecting the rates and policies adopted by Council as part of the process leading to the passage of By-law 104-18.

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

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

#### **1. Legislative Context**

The Town of Innisfil Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *Development Charges Act, 1997* (DCA). The study is prepared in accordance with the DCA and associated Regulations, including the amendments that came into force on January 1, 2016.

#### **2. Key Steps in Determining Future Development-Related Projects**

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. This includes preparing a development forecast, establishing historical service levels, determining the increase in need for services arising from development and appropriate shares of costs, attribution to development types (i.e. residential and non-residential) and the final adjustment to the calculated rate of a cash flow analysis.

#### **3. DC Eligible and In-Eligible Costs**

Development charges are intended to be pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overlaying principle that "growth pays for growth". However, the DCA and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs, including operating and maintenance costs; ineligible services, including, tourism facilities, parkland acquisition, etc.; statutory ten per cent discount for "soft" or general services; deductions for costs that exceed

historical service level caps; and statutory exemptions for specific uses (i.e. industrial expansions).

#### 4. The Development-Related Capital Forecast is Subject to Change

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

### B. DEVELOPMENT FORECAST

The development forecast utilized in this DC Background Study is consistent with Provincial *Growth Plan* targets. The residential forecast also includes the development related to the Friday Harbour resort area. A ten-year planning horizon (2018-2027) is utilized for all Town-wide soft services, while a planning horizon of 2018-2041 is utilized for all of the engineered services.

The table below provides a summary of the anticipated residential and non-residential growth over the 2018-2027 and 2018-2041 planning periods. The development forecast is further discussed in Appendix A.

Growth Forecast	2017 Estimate	Soft Services Planning Period 2018 - 2027		Engineered Services Planning Period 2018 - 2041	
		Growth	Total at 2027	Growth	Total at 2041
<b>Residential</b>					
Total Occupied Dwellings	14,408	5,937	20,345	13,264	27,672
Total Population					
Census	39,240	14,588	53,828	34,303	73,543
<i>Population In New Dwellings</i>		16,746		38,459	
<b>Non-Residential</b>					
Employment	8,811	2,524	11,335	7,728	16,539
Non-Residential Building Space (sq.m.)		139,080		452,540	

### C. DEVELOPMENT-RELATED CAPITAL PROGRAM

The development-related capital program for soft services is planned over a ten year period from 2018 to 2027. The gross costs amount to \$159.90 million where \$73.59

million is eligible for recovery through development charges. Details regarding the capital programs for each individual soft service are provided in Appendix B of this report.

The development-related capital program for engineered services is planned over a longer period from 2018 to 2041. The gross costs amount to \$984.15 million where \$696.18 million is eligible for recovery through development charges. Details regarding the capital programs for each individual engineered service are provided in Appendix C (roads and related) and Appendix D (water and wastewater) of this report.

#### **D. CALCULATED DEVELOPMENT CHARGES**

Development charges rates have been established under the parameters and limitations of the DCA. A Town-wide uniform cost recovery approach is used to calculate development charges for the roads and related and soft services; uniform residential and non-residential charges are levied throughout the Town for these services. An area-specific cost recovery approach is used to calculate development charges for residential water and wastewater rates, though a Town-wide uniform cost approach for non-residential water and wastewater rates has been implemented.

The tables below provide the Town-wide and area-specific development charges for residential and non-residential development based on the aforementioned development forecasts. Overall, rates for single and semi-detached units have increased by \$8,228 per unit or 20% from existing rates, when comparing the total existing development charge for development in Alcona to the proposed Innisfil North rate.

### Calculated Town-wide Residential Development Charges

Service	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)				Adjusted Charge per Square Metre
		Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Board	\$529	\$1,703	\$1,476	\$1,005	\$767	\$0.00
Fire Services	\$433	\$1,394	\$1,208	\$823	\$628	\$6.44
Police Services	\$152	\$489	\$424	\$289	\$220	\$2.25
Parks And Recreation	\$3,104	\$9,995	\$8,660	\$5,898	\$4,501	\$0.00
Public Works	\$205	\$660	\$572	\$390	\$297	\$3.05
Municipal Fleet	\$266	\$857	\$742	\$505	\$386	\$3.96
General Government	\$139	\$448	\$388	\$264	\$202	\$2.07
<b>Subtotal Town-Wide Soft Services</b>	<b>\$4,828</b>	<b>\$15,546</b>	<b>\$13,470</b>	<b>\$9,174</b>	<b>\$7,001</b>	<b>\$17.77</b>
Roads and Related	\$5,410	\$17,420	\$15,094	\$10,279	\$7,845	\$86.97
<b>Total Town-Wide Services</b>	<b>\$10,238</b>	<b>\$32,966</b>	<b>\$28,564</b>	<b>\$19,453</b>	<b>\$14,846</b>	<b>\$104.74</b>
(1) Based on Persons Per Unit Of:		3.22	2.79	1.90	1.45	

### Calculated Area-Specific Development Charges

Service	Residential Charge By Unit Type (1)				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Innisfil North</b>					
Town-wide Charge	\$32,966	\$28,564	\$19,453	\$14,846	\$104.74
Water Distribution	\$1,636	\$1,417	\$965	\$737	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$2,988	\$2,589	\$1,763	\$1,346	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Charge in Innisfil North</b>	<b>\$48,946</b>	<b>\$42,410</b>	<b>\$28,883</b>	<b>\$22,043</b>	<b>\$233.25</b>
<b>Friday Harbour</b>					
Town-wide Charge	\$32,966	\$28,564	\$19,453	\$14,846	\$104.74
Water Distribution	\$0	\$0	\$0	\$0	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$2,602	\$2,254	\$1,535	\$1,172	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Charge in Friday Harbour</b>	<b>\$46,924</b>	<b>\$40,658</b>	<b>\$27,690</b>	<b>\$21,132</b>	<b>\$233.25</b>
<b>Innisfil South</b>					
Town-wide Charge	\$32,966	\$28,564	\$19,453	\$14,846	\$104.74
Water Distribution	\$10,256	\$8,886	\$6,052	\$4,618	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$3,726	\$3,228	\$2,198	\$1,678	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Charge in Innisfil South</b>	<b>\$58,304</b>	<b>\$50,518</b>	<b>\$34,405</b>	<b>\$26,256</b>	<b>\$233.25</b>
<b>Innisfil Central</b>					
Town-wide Charge	\$32,966	\$28,564	\$19,453	\$14,846	\$104.74
Water Distribution	\$4,212	\$3,649	\$2,485	\$1,897	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$8,221	\$7,123	\$4,851	\$3,702	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Charge in Innisfil Central</b>	<b>\$56,755</b>	<b>\$49,176</b>	<b>\$33,491</b>	<b>\$25,559</b>	<b>\$233.25</b>
<b>Cookstown</b>					
Town-wide Charge	\$32,966	\$28,564	\$19,453	\$14,846	\$104.74
Water Distribution	\$1,719	\$1,490	\$1,015	\$774	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$11,737	\$10,170	\$6,926	\$5,285	\$28.54
Wastewater Treatment	\$0	\$0	\$0	\$0	\$44.53
<b>Total Charge in Cookstown</b>	<b>\$49,458</b>	<b>\$42,855</b>	<b>\$29,186</b>	<b>\$22,272</b>	<b>\$233.25</b>



## **E. OPERATING IMPACTS AND ASSET MANAGEMENT PLAN**

The Town's net operating costs are expected to increase by \$13.12 million by 2027. By 2027, provisions for capital repair and replacement associated to the development-related capital program is expected to be \$6.41 million. These amounts will need to be funded from non-development charge sources.

## **F. KEY RECOMMENDATIONS**

- 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 Town 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 forecast included in this background study, subject to annual review through the Town's normal capital budget process; and
- No changes to the Town's prevailing local service definitions and policies are being considered.

# **I PURPOSE OF DEVELOPMENT CHARGES BACKGROUND STUDY**

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## **A. INTRODUCTION AND BACKGROUND**

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

The DCA and Ontario Regulation 82/98 (O. Reg. 82/98) require that a DC background study be prepared in which DCs are determined with reference to:

- A forecast of the amount, type and location of housing units, population and non-residential development anticipated in the Town;
- The average capital service levels provided in the Town over the ten-year period immediately preceding the preparation of the background study;
- A review of capital works in progress and anticipated future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred or to be incurred by the Town or its local boards to provide for the expected development, including the determination of the development and non-development-related 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 DC by-law would relate.

The study presents the results of the review which determines the development-related net capital costs attributable to development that is forecast to occur in the community. 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 proposed DCs for various types of development.

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

The remainder of the study sets out the information and analysis upon which the proposed DCs are based.

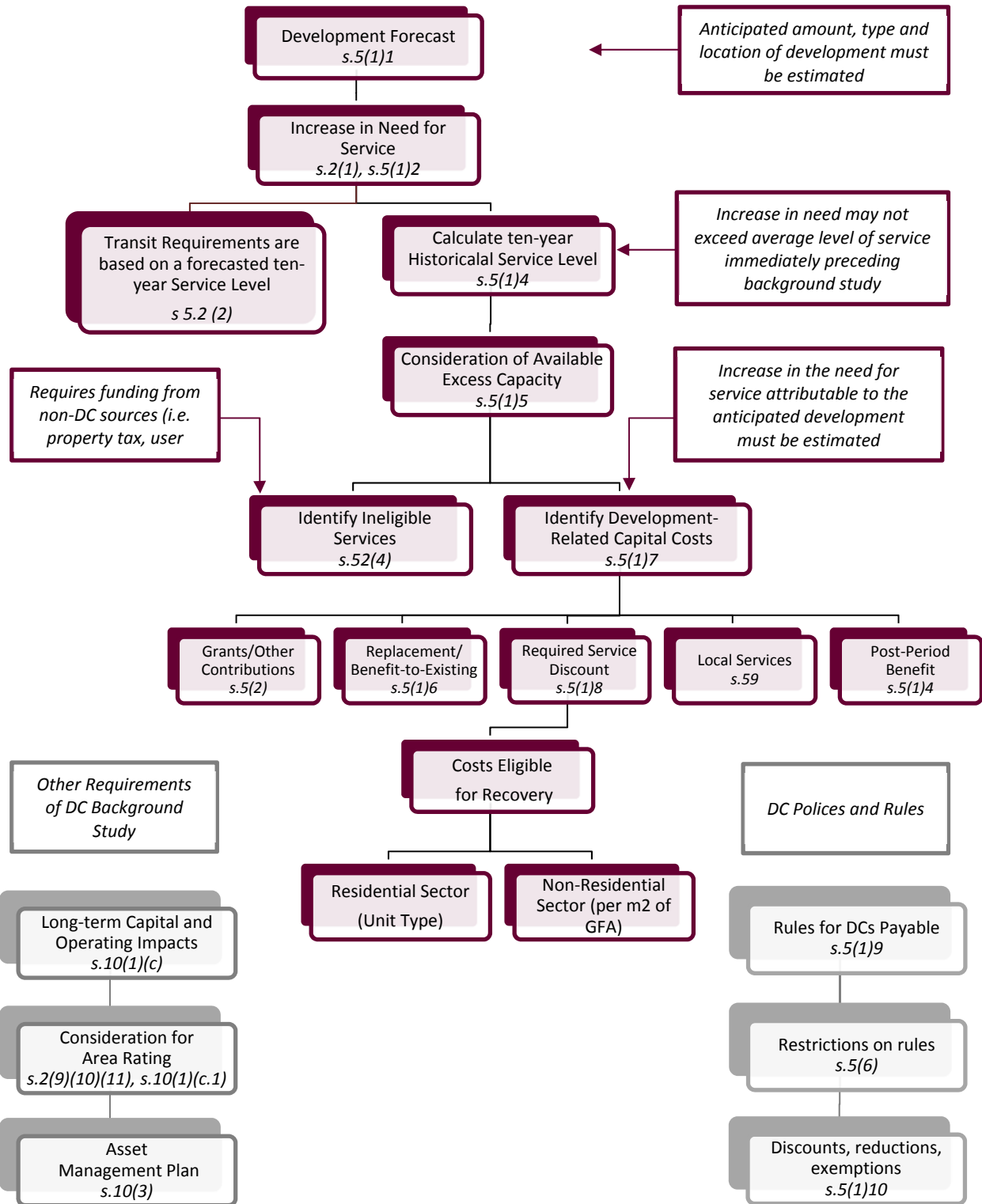
## **B. LEGISLATIVE CONTEXT**

The study is prepared in accordance with the DCA and associated Regulations, including the amendments that came into force on January 1, 2016. Among these amendments is a requirement that an asset management plan that deals with all assets whose capital costs are proposed to be funded under the DC by-law, and that demonstrates that all such assets mentioned are financially sustainable over their full life cycle, must be included as part of the background study. The DC background study must also include consideration for the use of area-rated or area-specific development charges.

## **C. KEY STEPS IN DETERMINING DCS FOR FUTURE DEVELOPMENT-RELATED PROJECTS**

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

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



## 1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2018–2027, for soft services and the long-term study period, 2018-2041, for the engineered services considered in the study. The forecast of the future residential and non-residential development by location is based on growth anticipated to occur in the Town. The residential and non-residential forecast reflects *Growth Plan* targets and recent information from the 2016 Census. It also includes units associated with the Friday Harbour resort development.

For the residential portion of the forecast, the net population growth and population growth in new units are estimated. Net population growth equals the population in new housing units reduced by the decline in the population in the existing base anticipated over the ten-year period and to build-out (due to reducing household sizes as the community ages). Net population is used in the calculation of the DC funding envelopes. In calculating the per capita DC, however, the population in new units is used.

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over the ten-year period, 2018–2027 and the longer-term period from 2018-2041. The forecast provides estimates for three categories: population-related development, employment land development and rural based development. The forecast of GFA is based on the employment forecast for the Town. Factors for floor space per worker by category are used to convert the employment forecast into GFA's for the purposes of the DC study.

## 2. Service Categories and Historical Service Levels

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

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

Historical ten-year average service levels thus form the basis for DCs. A review of the Town's capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the DC can be determined. The historical service levels used in the study have been calculated based on the 2008–2017 period.

For the engineered services, namely water and wastewater services, historical service levels are less applicable. Historical service levels for the roads and related service have been included.

### **3. Development-related Capital program and Analysis of Net Capital Costs to be Included in the DCs**

A development-related capital forecast has been prepared based on input from Town staff as part of the present study. The forecast identifies development-related projects and their gross and net costs, after allowing for capital grants, subsidies or other contributions as required by the DCA (s. 5. (2)). The capital program provides another cornerstone upon which DCs 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 the DCA, s. 5. (1) 4. referenced above, these sections require that the DC be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in future plans of the Town. The development-related capital program prepared for the study ensures that DCs 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 DCs merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, Ontario Regulation 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a 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 Town from non-DC sources. The amount of Town funding for such non-growth shares of projects is also identified as part of the preparation of the development-related capital forecast.

There is also a requirement in the DCA to reduce the applicable DC 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 DCs, the development-related net capital costs must be reduced by ten per cent for all services except water, wastewater, services related to highways, protection services and transit (the DCA, s. 5. (1) 8.). The ten per cent discount is applied to the other services (e.g. library, parks and recreation, general government), and the resulting Town funding responsibility from non-DC 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 Town of Innisfil, the allocation is based on the projected changes in population and employment over the planning periods, the anticipated demand for services and other relevant factors.

The residential component of the development charges 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.

#### 5. Final Adjustment

The final determination of the development charges results from adjustments made to development-related net capital costs for each service and sector resulting from a cash flow analysis that takes account of 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.

### D. OPERATING & CAPITAL COST IMPACTS AND ASSET MANAGEMENT PLAN LEGISLATIVE REQUIREMENTS

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

- s.10 (2) The development charge background study shall include,
  - (c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service;
  - (c.2) an asset management plan prepared in accordance with subsection (3);

Asset management plan

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

The requirement to include an Asset Management Plan (AMP) was part of the *Development Charges Act* amendments that came into effect on January 1, 2016. A

key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle. The section of the DC Background Study that deals with the operating and capital cost impacts can be found in Appendix F and the asset management plan can be found in Appendix G.

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

Innisfil provides a range of services to the community it serves and has a sizeable inventory of facilities, land, infrastructure, vehicles and equipment. The DCA provides municipalities with flexibility to define services that will be included in the DC by-laws, provided that the other provisions of the DCA and its associated regulations are met. The DCA also requires that the by-laws designate the areas within which the by-laws shall be imposed. The DCs may apply to all lands in the municipality or to other designated development areas as specified in the by-laws.

### **1. Services Based on a Town-Wide Approach**

For the soft services and roads and related services, a range of capital infrastructure is available throughout the Town. All Town residents and employees have access to this infrastructure. As new development occurs, new infrastructure will need to be added so that overall service levels in the Town do not decline. A widely accepted method of sharing the development-related capital costs for such Town services is to apportion them over all new growth anticipated in the Town.

The following services are included in the Town-wide development charges calculations:

- Library Board
- Fire Services
- Police Services
- Parks and Recreation
- Public Works
- Municipal Fleet
- General Government
- Roads and Related

These services form a reasonable basis in which to plan and administer the Town-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. The resulting development charges for these services would be imposed against all development anywhere in the Town.



## 2. Services Based on an Area-Specific Approach

For some services the Town provides, the need for development-related capital additions to support anticipated development is more localized. For such services where costs and benefits are more localized, an alternative technique – the area-specific approach – is employed. The area-specific charges relate to the provision of water and wastewater services. The area-specific charges are consistent with the Town’s existing development charges for such works. The water distribution and wastewater collection systems require different additional, identifiable and independent projects in order to provide for anticipated development. The area-specific approach is applied to water and wastewater services to more closely align the capital costs for these services with the particular areas that will be serviced by the required infrastructure.

Special area-specific development charges are therefore calculated for:

- Water Services
- Wastewater Services

The area-specific approach for these services reflects the fact that the demand for, and benefit from, the projects is much more localized than that for other Town services. Area-specific charges result in a more accurate distribution of costs among developers than the Town-wide approach. The included geographic areas coincide with the service areas for the planned water and wastewater project. The area-specific approach also facilitates front-end financing arrangements for the designated services if the Town chooses to use the front-ending provisions of the DCA. As an alternative, the area-specific charges also facilitate the use of developer group agreements.

## II DEVELOPMENT FORECAST

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

The forecast is based on Census years and is translated into the time periods required for DC purposes, generally pro-rating the census periods to the DC time period. A ten year development forecast, from mid-year 2018 to mid-year 2027, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2018 to mid-year 2041 has been utilized for the engineered services.

The residential development forecast is primarily based on population and employment targets contained in the Provincial *Growth Plan*. The result is a Census population of 73,500 at 2041, excluding net undercoverage but including seasonal population associated with the Friday Harbour resort area. It should also be noted that the Friday Harbour resort area was accounted for in the Census population targets.

The population and household growth determines the need for additional facilities and provides the foundation for the development-related capital program. Table 1 summarizes the population and household development forecast. The table shows that the Town’s Census population is forecast to increase by roughly 14,600 over the ten-year planning period, and by approximately 34,300 to 2041. The number of dwellings will increase by 5,940 over the ten-year period and by 13,260 to 2041.

In addition to the net population forecast, a forecast of “population in new units” that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPUs to the housing unit forecast: 3.22 for single and semi-detached units; 2.79 for rows and other multiples; and 1.80 for apartments. The forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten year census period (2006-2016) and adjusted by a factor for new units. In total, 16,700 is the forecasted population in new dwelling units over the ten-year planning period and 38,500 is forecasted to 2041.

Non-residential development charges are calculated on a per square metre of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been developed. As with the residential forecast, a ten-year development forecast, from mid-year 2018 to mid-year 2027, has been used for all soft services in the Town. The planning period from mid-year 2018 to mid-year 2041 (or Official Plan built-out) has been utilized for the engineered services.

Employment densities have been used to convert the employment forecast into building space estimates. The following densities, by employment type, have been utilized in this study:

Population-Related:	50.0 square metres per employee
Employment Land:	80.0 square metres per employee
Rural Based:	0.0 square metres per employee

A summary of the GFA forecasts is provided in Table 1. The total GFA growth is forecast at 139,100 square metres over the ten-year period with an accompanying employment growth of 2,520. Over the longer planning period to 2041, it is forecasted that 7,730 new employees will be accommodated in 452,500 square metres of new non-residential GFA.

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

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TABLE 1

TOWN OF INNISFIL  
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL  
DEVELOPMENT FORECAST

Growth Forecast	2017 Estimate	Soft Services Planning Period 2018 - 2027		Engineered Services Planning Period 2018 - 2041	
		Growth	Total at 2027	Growth	Total at 2041
<b>Residential</b>					
Total Occupied Dwellings	14,408	5,937	20,345	13,264	27,672
Total Population					
Census	39,240	14,588	53,828	34,303	73,543
<i>Population In New Dwellings</i>		16,746		38,459	
<b>Non-Residential</b>					
Employment	8,811	2,524	11,335	7,728	16,539
Non-Residential Building Space (sq.m.)		139,080		452,540	

### **III SUMMARY OF HISTORICAL SERVICE LEVELS FOR APPLICABLE SERVICES**

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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 Town over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For non-engineered services (library board, parks and recreation, etc.) the legislative requirement is met by documenting service levels for the preceding ten years: in this case, for the period from 2008 to 2017. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita, per household, or inputs per population and employment.

O. Reg. 82/98 requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per unit. The qualitative aspect is introduced by consideration of the monetary value of a 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 growth reflect not only the quantity (number and size) but also the quality (value or cost) of services provided by the Town in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Town staff. This information is generally based on historical records and the Town's and surrounding municipalities' experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 2 summarizes service levels for all services included in the development charges calculations. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for the general services. Appendix C provides this information for roads and related services.

**TABLE 2**  
**TOWN OF INNISFIL**  
**SUMMARY OF AVERAGE HISTORICAL SERVICE LEVELS 2008 - 2017**

Service	2008 - 2017 Service Level Indicator
<b>1.0 LIBRARY BOARD</b>	<b>\$562.41 per capita</b>
Buildings	\$280.19 per capita
Land	\$68.41 per capita
Materials	\$175.67 per capita
Furniture And Equipment	\$38.14 per capita
<b>2.0 FIRE SERVICES</b>	<b>\$492.36 per population &amp; employment</b>
Buildings	\$208.23 per population & employment
Land	\$53.07 per population & employment
Furniture & Equipment	\$46.97 per population & employment
Vehicles	\$184.09 per population & employment
<b>3.0 POLICE SERVICES</b>	<b>\$181.18 per population &amp; employment</b>
Police Headquarters - Innisfil Office	\$145.10 per population & employment
Buildings	\$1.31 per population & employment
Equipment	\$5.16 per population & employment
Personal Police Equipment	\$17.14 per population & employment
Vehicles	\$12.47 per population & employment
<b>4.0 PARKS AND RECREATION</b>	<b>\$3,549.56 per capita</b>
Major Facilities	\$1,987.85 per capita
Land	\$295.39 per capita
Furniture & Equipment	\$49.31 per capita
Parkland	\$502.67 per capita
Park Facilities	\$338.93 per capita
Special Facilities	\$375.41 per capita
<b>6.0 PUBLIC WORKS</b>	<b>\$287.50 per population &amp; employment</b>
Buildings	\$133.84 per population & employment
Land	\$71.32 per population & employment
Paved Surface	\$59.62 per population & employment
Furniture And Equipment	\$22.72 per population & employment
<b>7.0 MUNICIPAL FLEET</b>	<b>\$287.79 per population &amp; employment</b>
By-Law	\$1.64 per population & employment
Building Services	\$5.49 per population & employment
ECDB	\$0.42 per population & employment
Parks	\$68.91 per population & employment
Roads	\$211.33 per population & employment

## **IV DEVELOPMENT-RELATED CAPITAL FORECAST**

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

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

### **A. A DEVELOPMENT-RELATED CAPITAL FORECAST IS PROVIDED FOR COUNCIL'S APPROVAL**

Based on the development forecast summarized in Section II and detailed in Appendix A, Town staff in collaboration with the consultant has developed a development-related capital forecast which sets out those projects that are required to service anticipated growth. For all soft services, the capital forecast covers the ten-year period from mid-year 2018 to mid-year 2027. As permitted by the DCA s. 5(1) 4. the development charge for the engineered services is based on a longer planning horizon.

One of the recommendations contained in this background study is for Council to adopt the development-related capital forecast developed for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the capital projects presented here as they will be needed to service the anticipated growth in the Town. However, it is acknowledged that changes to the forecast presented here may occur through the Town's normal capital budget process.

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

A summary of the development-related capital forecast for soft services is presented in Table 3. The table shows that the gross cost of the Town's capital forecast is estimated to be \$159.90 million. After accounting for the Town of Bradford West Gwillimbury's share of the police services capital program, amounting to \$701,700, the net municipal cost is therefore \$159.20 million.

Of this \$159.20 million net municipal cost, approximately 50 per cent, or \$80.17 million, is related to capital works for parks and recreation. This capital program accounts for two planned major facilities, various parks development projects, recovery of remaining debt related to the Innisfil Recreation Complex and the Cookstown Community Centre.

The next largest capital program belongs to the library board. The library board intends to construct a new branch in Lefroy as well as a Campus Branch. The capital program also recovers for outstanding debt related to the Lakeshore Library expansion as well as the Cookstown Library. Various equipment purchases and additional collection materials are also included in the forecast. Total costs related to library services amount to \$34.43 million.

The capital program associated with fire services amounts to \$20.63 million to provide for the recovery of debt associated with the replacement and expansion of Lefroy and Cookstown Stations, and the construction of a new station in Big Bay Point. Additional fire vehicles, equipment, gear, and the recovery of prior committed capacity are also included in the DC capital forecast.

The portion of the Town's program which relates to the provision of development-related studies is referred to as general government which amounts to \$8.22 million.

The municipal fleet capital program totals \$6.70 million. This forecast recovers for fleet purchases along with an existing negative reserve fund balance.

The capital forecast associated with public works includes the recovery of outstanding debt for the new salt management facility and operations centre, as well as a negative reserve fund balance, for a total cost of \$6.57 million.

The police services capital program primarily recovers for the debenture payments related to the Innisfil police station. Other equipment purchases and new emergency response vehicles are included in the forecast. Innisfil's share of the police capital forecast amounts to \$2.48 million.

The capital forecast 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 V). Portions of the capital forecast may be related to replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2018 – 2027 planning period. In addition to these reductions, the amounts



shown in Table 3 have not been reduced by ten per cent for various general services as required by *s. 5 (1)* of the DCA.

After these reductions, the remaining development-related capital costs are brought forward to the development charges calculation. Further details on the capital forecasts for each individual service category are available in Appendix B.

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

Table 4 provides the development-related capital recoveries for the engineered services. The roads and related capital program totals \$463.43 million. Most of the roads capital program consists of road construction, reconstruction, widening, and urbanization projects. The balance of the roads program consists of multi-use trails and bike lanes, signalizations, and engineering-related studies. It also accounts for a positive reserve fund balance of \$5.72 million. No grants or subsidies have been identified to fund the roads program and as such, the net municipal cost remains at \$463.43 million. The roads and related capital forecast is based upon the Town's 2018 Transportation Master Plan.

A summary of the water capital forecast is also included in Table 4. In total, the program amounts to \$140.49 million which recovers for expansions to the water treatment plant, watermains, water pumping stations and water storage facilities. It also accounts for reserve fund balances. Approximately \$3.32 million is deducted from the capital program to account for a share of the watermain projects falling under the responsibility of the Town of Bradford West Gwillimbury. The remaining net municipal cost of the water capital program is then reduced to \$137.18 million.

Finally, the wastewater capital forecast is estimated to be \$371.41 million. The largest component of this program is related to the treatment of wastewater which includes the stage three and four expansions to the Lakeshore water pollution control plant (WPCP), and for the new Cookstown WPCP. Also included are various sewage pumping stations and forcemains, sanitary sewer trunkmains, and reserve fund balances. No grants, subsidies, or other recoveries have been identified, and as such the net municipal cost of the wastewater capital program remains at \$371.41 million.

Details of the water and wastewater capital forecasts, which are based upon the 2018 update to the Town's Water and Wastewater Master Servicing Plan, are included in Appendix D.

**TOWN OF INNISFIL  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL FORECAST  
FOR SOFT SERVICES 2018 - 2027  
(in \$000)**

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Forecast									
				2018	2019	2020	2021	2022	2023	2024	2025	2026	2027
<b>1.0 LIBRARY BOARD</b>	<b>\$34,429.4</b>	<b>\$0.0</b>	<b>\$34,429.4</b>	<b>\$8,115.0</b>	<b>\$8,891.8</b>	<b>\$388.8</b>	<b>\$341.8</b>	<b>\$491.8</b>	<b>\$1,204.8</b>	<b>\$13,768.8</b>	<b>\$341.8</b>	<b>\$341.8</b>	<b>\$542.9</b>
1.1 Committed Excess Capacity - Library	\$6,973.2	\$0.0	\$6,973.2	\$6,973.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Recovery of Cookstown Library Debt	\$1,056.5	\$0.0	\$1,056.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$286.6
1.3 Buildings and Land	\$22,840.0	\$0.0	\$22,840.0	\$0.0	\$8,550.0	\$0.0	\$0.0	\$0.0	\$863.0	\$13,427.0	\$0.0	\$0.0	\$0.0
1.4 Equipment	\$797.0	\$0.0	\$797.0	\$600.0	\$0.0	\$47.0	\$0.0	\$150.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.5 Materials Acquisitions	\$2,562.7	\$0.0	\$2,562.7	\$256.3	\$256.3	\$256.3	\$256.3	\$256.3	\$256.3	\$256.3	\$256.3	\$256.3	\$256.3
1.6 Recovery of Negative Reserve Fund Balance	\$200.0	\$0.0	\$200.0	\$200.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>2.0 FIRE SERVICES</b>	<b>\$20,631.7</b>	<b>\$0.0</b>	<b>\$20,631.7</b>	<b>\$12,660.7</b>	<b>\$544.0</b>	<b>\$0.0</b>	<b>\$210.0</b>	<b>\$0.0</b>	<b>\$104.0</b>	<b>\$0.0</b>	<b>\$976.0</b>	<b>\$6,137.0</b>	<b>\$0.0</b>
2.1 Committed Excess Capacity - Fire	\$758.5	\$0.0	\$758.5	\$758.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.2 Buildings, Land and Furnishings	\$17,392.5	\$0.0	\$17,392.5	\$11,294.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$6,098.0	\$0.0
2.3 Vehicles	\$1,784.7	\$0.0	\$1,784.7	\$409.7	\$360.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$976.0	\$39.0	\$0.0
2.4 Equipment and Gear	\$696.0	\$0.0	\$696.0	\$198.0	\$184.0	\$0.0	\$210.0	\$0.0	\$104.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>3.0 POLICE SERVICES</b>	<b>\$3,186.4</b>	<b>\$701.7</b>	<b>\$2,484.7</b>	<b>\$330.3</b>	<b>\$302.3</b>	<b>\$262.8</b>	<b>\$165.3</b>	<b>\$165.3</b>	<b>\$165.3</b>	<b>\$285.3</b>	<b>\$165.3</b>	<b>\$165.3</b>	<b>\$477.9</b>
3.1 Recovery of SSPS Building Debt	\$1,642.6	\$0.0	\$1,642.6	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$133.0	\$445.6
3.2 Vehicles & Equipment	\$1,403.4	\$701.7	\$701.7	\$56.9	\$169.3	\$129.8	\$32.3	\$32.3	\$32.3	\$152.3	\$32.3	\$32.3	\$32.3
3.3 Recovery of Negative Reserve Fund Balance	\$140.4	\$0.0	\$140.4	\$140.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>4.0 PARKS AND RECREATION</b>	<b>\$80,167.4</b>	<b>\$0.0</b>	<b>\$80,167.4</b>	<b>\$5,343.3</b>	<b>\$13,994.9</b>	<b>\$7,266.9</b>	<b>\$5,354.9</b>	<b>\$8,827.2</b>	<b>\$2,914.2</b>	<b>\$9,536.7</b>	<b>\$9,983.4</b>	<b>\$2,549.9</b>	<b>\$14,396.0</b>
4.1 Committed Excess Capacity - Parks & Rec	\$550.4	\$0.0	\$550.4	\$550.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.2 Recovery of IRC Debt	\$12,202.5	\$0.0	\$12,202.5	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$3,310.5
4.3 Recovery of Cookstown CC Debt	\$474.8	\$0.0	\$474.8	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$128.8
4.4 Recovery of Cookstown Park Debt	\$111.3	\$0.0	\$111.3	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$30.2
4.5 Major Facilities	\$6,200.0	\$0.0	\$6,200.0	\$2,200.0	\$0.0	\$0.0	\$0.0	\$4,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.6 Park Development and Facilities	\$60,591.4	\$0.0	\$60,591.4	\$1,557.4	\$12,922.5	\$6,231.4	\$4,319.5	\$3,791.7	\$1,878.8	\$8,501.2	\$8,947.9	\$1,514.5	\$10,926.5
4.7 Equipment	\$37.0	\$0.0	\$37.0	\$0.0	\$37.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>5.0 PUBLIC WORKS</b>	<b>\$6,566.8</b>	<b>\$0.0</b>	<b>\$6,566.8</b>	<b>\$6,472.8</b>	<b>\$94.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
5.1 Buildings and Land	\$6,283.1	\$0.0	\$6,283.1	\$6,189.1	\$94.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.2 Recovery of Negative Reserve Fund Balance	\$283.7	\$0.0	\$283.7	\$283.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>6.0 MUNICIPAL FLEET</b>	<b>\$6,704.0</b>	<b>\$0.0</b>	<b>\$6,704.0</b>	<b>\$3,647.0</b>	<b>\$368.0</b>	<b>\$409.0</b>	<b>\$810.0</b>	<b>\$287.0</b>	<b>\$190.0</b>	<b>\$397.0</b>	<b>\$0.0</b>	<b>\$422.0</b>	<b>\$174.0</b>
6.1 Committed Excess Capacity - Fleet	\$2,439.0	\$0.0	\$2,439.0	\$2,439.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.2 Town-wide Fleet	\$4,121.0	\$0.0	\$4,121.0	\$1,064.0	\$368.0	\$409.0	\$810.0	\$287.0	\$190.0	\$397.0	\$0.0	\$422.0	\$174.0
6.3 Recovery of Negative Reserve Fund Balance	\$143.9	\$0.0	\$143.9	\$143.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>7.0 GENERAL GOVERNMENT</b>	<b>\$8,218.7</b>	<b>\$0.0</b>	<b>\$8,218.7</b>	<b>\$880.0</b>	<b>\$748.0</b>	<b>\$882.5</b>	<b>\$762.0</b>	<b>\$1,101.0</b>	<b>\$774.0</b>	<b>\$674.0</b>	<b>\$804.2</b>	<b>\$783.0</b>	<b>\$810.0</b>
7.1 Fire Services Studies	\$180.0	\$0.0	\$180.0	\$0.0	\$0.0	\$0.0	\$0.0	\$90.0	\$0.0	\$0.0	\$0.0	\$0.0	\$90.0
7.2 Library Services Studies	\$231.0	\$0.0	\$231.0	\$0.0	\$0.0	\$0.0	\$37.0	\$89.0	\$52.0	\$0.0	\$0.0	\$0.0	\$53.0
7.3 Finance Studies	\$220.0	\$0.0	\$220.0	\$0.0	\$0.0	\$0.0	\$0.0	\$110.0	\$0.0	\$0.0	\$0.0	\$0.0	\$110.0
7.4 Planning Studies	\$2,002.0	\$0.0	\$2,002.0	\$140.0	\$233.0	\$270.0	\$210.0	\$297.0	\$207.0	\$159.0	\$176.0	\$268.0	\$42.0
7.5 Parks and Recreation Studies	\$210.7	\$0.0	\$210.7	\$0.0	\$0.0	\$97.5	\$0.0	\$0.0	\$0.0	\$0.0	\$113.2	\$0.0	\$0.0
7.6 Demand-Responsive Transit Program	\$5,225.0	\$0.0	\$5,225.0	\$725.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0
7.7 Other Studies	\$150.0	\$0.0	\$150.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0	\$15.0
<b>TOTAL - 10 YEAR SOFT SERVICES</b>	<b>\$159,904.4</b>	<b>\$701.7</b>	<b>\$159,202.7</b>	<b>\$37,449.1</b>	<b>\$24,943.0</b>	<b>\$9,210.0</b>	<b>\$7,644.0</b>	<b>\$10,872.3</b>	<b>\$5,352.3</b>	<b>\$24,661.7</b>	<b>\$12,270.6</b>	<b>\$10,399.0</b>	<b>\$16,400.8</b>

TABLE 4

**TOWN OF INNISFIL  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
FOR ENGINEERED SERVICES 2018 - 2041  
(in \$000)**

Service	Gross Cost	Grants / Subsidies	Net Municipal Cost
<b>1.0 ROADS AND RELATED</b>	<b>\$463,433.2</b>	<b>\$0.0</b>	<b>\$463,433.2</b>
1.1 Roads Infrastructure	\$446,077.5	\$0.0	\$446,077.5
1.2 Multi-Use Trails and Bike Lanes	\$10,064.2	\$0.0	\$10,064.2
1.3 Signalization	\$5,744.2	\$0.0	\$5,744.2
1.4 Engineering-Related Studies and Other	\$6,879.3	\$0.0	\$6,879.3
1.5 Recovery of Past Commitments <sup>1</sup>	\$385.0	\$0.0	\$385.0
1.6 Committed Excess Capacity (Available Reserve Fund)	(\$5,717.1)	\$0.0	(\$5,717.1)
<b>2.0 WATER SERVICES</b>	<b>\$140,494.5</b>	<b>\$3,316.0</b>	<b>\$137,178.5</b>
2.1 Water Supply - Plant Costs	\$27,064.4	\$0.0	\$27,064.4
2.2 Watermains	\$69,003.2	\$3,316.0	\$65,687.2
2.3 Water Pumping Stations	\$20,606.7	\$0.0	\$20,606.7
2.4 Water Storage	\$16,281.2	\$0.0	\$16,281.2
2.5 Negative Reserve Fund Balance	\$7,539.0	\$0.0	\$7,539.0
<b>3.0 WASTEWATER SERVICES</b>	<b>\$371,406.8</b>	<b>\$0.0</b>	<b>\$371,406.8</b>
3.1 Wastewater Treatment - Plant Costs (Town-wide)	\$204,149.9	\$0.0	\$204,149.9
3.2 Sanitary Sewers	\$43,665.2	\$0.0	\$43,665.2
3.3 Sewage Pumping Stations and Forcemains	\$108,858.0	\$0.0	\$108,858.0
3.4 Wastewater Treatment (Cookstown)	\$10,403.9	\$0.0	\$10,403.9
3.5 Negative Reserve Fund Balance	\$4,329.8	\$0.0	\$4,329.8
<b>TOTAL - ENGINEERED SERVICES CAPITAL PROGRAM</b>	<b>\$975,334.5</b>	<b>\$3,316.0</b>	<b>\$972,018.5</b>

## **V CALCULATED DEVELOPMENT CHARGES**

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

For residential development, an adjusted total per capita amount is applied to different housing types on the basis of average occupancy factors. For non-residential development, the calculated development charges rates are based on gross floor area (GFA) of building space.

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

### **A. DEVELOPMENT CHARGES CALCULATION**

#### **1. Unadjusted Residential and Non-Residential Development Charges Rates for Town-wide Soft Services**

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

The capital forecast for soft services incorporates those projects identified to be related to growth 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 \$12.01 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs would have to be funded from fundraising, property taxes and other non-development charges revenue sources.

An additional share of \$6.17 million has been identified as available DC reserves and represents the revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast,

\$57.78 million, is either attributable to growth beyond the 2027 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the Town.

The DCA, *s. 5 (1) 8*, requires that development-related net capital costs for “soft” services be reduced by 10 per cent in 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 \$9.65 million is identified as the required 10 per cent reduction.

The remaining \$73.59 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, \$71.43 million has been allocated to new residential development, and \$2.16 million has been allocated to new non-residential development. This results in a charge of \$4,266 per capita and \$15.50 per square metre for the provision of soft services.

## **2. Unadjusted Residential and Non-Residential Development Charges Rates for Roads and Related Services**

Table 6 presents the “unadjusted” residential and non-residential development charges for roads and related infrastructure. It shows that of the total net cost of the capital program, estimated to be \$463.43 million, \$104.71 million is considered to replace existing infrastructure or to benefit the existing population. A share of the capital program is associated to population and employment growth beyond 2041, amounting to \$129.97 million. The table shows that no local shares or grants have been deducted from the roads program. The remaining \$228.75 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, 85 per cent, or \$194.44 million, has been allocated to new residential development and 15 per cent, or \$34.31 million, has been allocated to new non-residential development. The unadjusted residential charge per capita for the provision of roads and related services is \$5,056 per capita and \$75.82 per square metre of gross floor area.

TOWN OF INNISFIL  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
10-YEAR CAPITAL PROGRAM FOR SOFT SERVICES

10 Year Growth in Population in New Units	16,746
10 Year Growth in Square Metres	139,080

Service	Development-Related Capital Program (2018 - 2027)						Residential Share		Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Required Service Discount	Available DC Reserves	Post-2027 Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)				
<b>1.0 LIBRARY BOARD</b>	\$34,429.4	\$0.0	\$2,627.5	\$0.0	\$24,417.8	\$7,384.1	100%	\$7,384.1	0%	\$0.00
Unadjusted Development Charge Per Capita								\$441		\$0.00
Unadjusted Development Charge Per Sq.M										
<b>2.0 FIRE SERVICES</b>	\$20,631.7	\$67.8	\$0.0	\$1,388.2	\$12,257.9	\$6,917.8	89%	\$6,156.8	11%	\$760.95
Unadjusted Development Charge Per Capita								\$368		\$5.47
Unadjusted Development Charge Per Sq.M										
<b>3.0 POLICE SERVICES</b>	\$2,484.7	\$7.0	\$0.0	\$0.0	\$0.0	\$2,477.7	89%	\$2,205.2	11%	\$272.55
Unadjusted Development Charge Per Capita								\$132		\$1.96
Unadjusted Development Charge Per Sq.M										
<b>4.0 PARKS AND RECREATION</b>	\$80,167.4	\$7,227.0	\$6,015.2	\$4,188.3	\$16,134.1	\$46,602.9	100%	\$46,602.9	0%	\$0.00
Unadjusted Development Charge Per Capita								\$2,783		\$0.00
Unadjusted Development Charge Per Sq.M										
<b>5.0 PUBLIC WORKS</b>	\$6,566.8	\$47.0	\$0.0	\$0.0	\$3,255.6	\$3,264.3	89%	\$2,905.2	11%	\$359.07
Unadjusted Development Charge Per Capita								\$173		\$2.58
Unadjusted Development Charge Per Sq.M										
<b>6.0 MUNICIPAL FLEET</b>	\$6,704.0	\$0.0	\$654.9	\$0.0	\$1,715.1	\$4,333.9	89%	\$3,857.2	11%	\$476.73
Unadjusted Development Charge Per Capita								\$230		\$3.43
Unadjusted Development Charge Per Sq.M										
<b>7.0 GENERAL GOVERNMENT</b>	\$8,218.7	\$4,665.9	\$355.3	\$592.0	\$0.0	\$2,605.5	89%	\$2,318.9	11%	\$286.60
Unadjusted Development Charge Per Capita								\$138		\$2.06
Unadjusted Development Charge Per Sq.M										
<b>TOTAL 10-YEAR SOFT SERVICES</b>	<b>\$159,202.7</b>	<b>\$12,014.7</b>	<b>\$9,652.9</b>	<b>\$6,168.5</b>	<b>\$57,780.5</b>	<b>\$73,586.1</b>		<b>\$71,430.2</b>		<b>\$2,155.9</b>
Unadjusted Development Charge Per Capita								<b>\$4,266</b>		
Unadjusted Development Charge Per Sq.M										<b>\$15.50</b>

**TOWN OF INNISFIL  
2018 DEVELOPMENT CHARGES STUDY  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
TOWN-WIDE ROADS AND RELATED**

Ultimate Growth in Population in New Units	38,459	85%
Ultimate Employment Growth	6,614	15%
Population plus Employment Growth	45,073	
Ultimate Growth in Square Meters	452,540	

	Growth-Related Capital Forecast							Residential Share		Non-Residential Share	
	Total Gross Cost (\$000)	Grants/ Subsidies (\$000)	Local Share (\$000)	Benefit To Existing Share (\$000)	Post-Period Benefit (\$000)	Total Growth-Related Net Capital Costs (\$000)	%	\$000	%	\$000	
<b>ROADS AND RELATED</b>											
Roads Infrastructure	\$ 446,077.5	\$ -	\$ -	\$ 96,585.2	\$ 129,970.1	\$ 219,522.3	85%	\$ 186,594.0	15%	\$ 32,928.3	
Multi-Use Trails and Bike Lanes	\$ 10,064.2	\$ -	\$ -	\$ 4,798.2	\$ -	\$ 5,266.0	85%	\$ 4,476.1	15%	\$ 789.9	
Signalization	\$ 5,744.2	\$ -	\$ -	\$ 574.4	\$ -	\$ 5,169.8	85%	\$ 4,394.3	15%	\$ 775.5	
Engineering-Related Studies and Other	\$ 6,879.3	\$ -	\$ -	\$ 2,753.0	\$ -	\$ 4,126.3	85%	\$ 3,507.3	15%	\$ 618.9	
Recovery of Past Commitments <sup>1</sup>	\$ 385.0	\$ -	\$ -	\$ -	\$ -	\$ 385.0	85%	\$ 327.3	15%	\$ 57.8	
Committed Excess Capacity (Available Reserve Fund)	\$ (5,717.1)	\$ -	\$ -	\$ -	\$ -	\$ (5,717.1)	85%	\$ (4,859.5)	15%	\$ (857.6)	
<b>Subtotal Roads and Related</b>	<b>\$ 463,433.2</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,710.8</b>	<b>\$ 129,970.1</b>	<b>\$ 228,752.3</b>		<b>\$ 194,439.5</b>		<b>\$ 34,312.9</b>	
<b>Unadjusted Development Charge Per Capita (\$)</b>								<b>\$5,056</b>			
<b>Unadjusted Development Charge Per Sq. M. (\$)</b>										<b>\$75.82</b>	

Note 1: Recovery of completed projects funded through ARS. This includes Webster & 7th Line traffic signals (\$385,000).

### **3. Residential and Non-Residential Area-Specific Development Charges Rates for Water and Wastewater Services**

Keeping with past practices in which the Town levies its water and wastewater DC, the Town will continue calculating and levying these charges on an area-specific basis. The area-specific cost recovery approach is used to calculate development charges for residential water and wastewater rates. A Town-wide uniform cost approach for non-residential water and wastewater rates has been implemented.

It is noted that while there are currently ten service areas that levy water and/or wastewater rates on an area-specific basis, the new by-law proposes to consolidate some of these service areas: five service areas are proposed. This results in five area-specific residential development charges and one Town-wide uniform non-residential charge

The net municipal cost of the watermains, water pumping stations, water storage facilities, and negative reserve fund balance, \$110.11 million, are allocated to the service areas based on benefitting shares of average day flows (litres per day). These costs are then divided by the forecast serviced water demand which yields a charge per cubic metre. The cost of the water treatment plant is divided by the total capacity available in the system which again yields a cost per cubic metre charge. Each of these charges (water distribution and water supply) are then factored up by a max day per capita of 0.495 cubic metres per day per capita which yields charges per capita used for the residential DCs. For the non-residential charge, the total costs per cubic metre are factored up by the average day demand of 0.0144 cubic metres per square metre of GFA. This then yields the non-residential water charges per square metre.

It should be noted that the “net costs” shown on each of the service area capital programs are not entirely recoverable against future development charges. Existing users that will connect into the water system in the future will pay a capital connection fee, equivalent to that of the DC water rate.

The wastewater costs are recovered on the same methodology as the water costs. The net municipal cost of the sanitary sewers, sewage pumping stations and forcemains, Cookstown-specific water treatment costs, and negative reserve fund balance, \$167.26 million, are allocated to the service areas based on benefitting shares of average day flows (litres per day). These costs are then divided by the forecast serviced sewage flows which yields a charge per cubic metre. The cost of the wastewater treatment plant is divided by the total capacity available in the system which again yields a cost per cubic metre charge. These two charges are then factored up by a WPCP peak flow per capita of 0.325 cubic metres per day per capita which yields the charges per capita used for the residential DCs. For the non-residential charges, the total costs per cubic metre are factored up by the average day demand of 0.0056 cubic metres per square metre of GFA. This then yields the non-residential wastewater charges per square metre.



Tables 7 – 10 display the area-specific development charges calculations for water and wastewater services. Full details regarding water and wastewater services can be found in Appendix D.

## **B. ADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES RATES**

Final adjustments to the “unadjusted” development charges rates are made through a cash flow analysis. The analysis, details of which are included in Appendix B for soft services and Appendix C for roads and related, considers the borrowing cost and interest earnings associated with the timing of expenditures and development charges receipts for each service category. Table 11 summarizes the results of the cash flow adjustments for the residential development charges rates. As shown, the adjusted per capita rate increases by \$916.73 from \$9,321 per capita to \$10,238 per capita after the cash flow analysis.

Table 11 also provides the calculated rates by residential unit with the total Town-wide charge per unit ranging from a high of \$32,966 per unit for a serviced single- and semi-detached units to a low of \$14,846 per unit for bachelor and single-bedroom apartment units.

Table 12 provides the total residential DC rates for each service area that includes the Town-wide charge, and also the water and wastewater DCs, by unit type. The water and wastewater charges differ by service area, as the charges are a function of the capital needs and the flows generated by the works. The fully calculated DC rates for a single or semi-detached unit range from a low of \$46,924 in the Friday Harbour resort area to a high of \$58,304 in Innisfil South.

Table 13 displays the change between the unadjusted and adjusted Town-wide non-residential charges. The charge increases by \$13.42 per square metre after cash flow considerations. Table 14 adds the water and sanitary sewerage non-residential charges to the Town-wide charge. Since the non-residential charges are calculated on a uniform basis, the non-residential charge is the same in each service area. The fully calculated non-residential charge is \$233.25 per square metre.

TABLE 7

**TOWN OF INNISFIL  
WATER AND WASTEWATER SERVICES: INNISFIL NORTH AND FRIDAY HARBOUR  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Innisfil North*</b>	<b>Friday Harbour Resort</b>
<b>1. Wastewater Collection System</b>		
1.1 Sanitary Sewers	\$11,008,218	\$726,943
1.2 Sewage Pumping Stations and Forcemains	\$22,683,444	\$2,570,979
1.3 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$1,470,678</u>	<u>\$1,009,794</u>
Total Wastewater Collection System	\$35,162,340	\$4,307,716
Forecast Serviced Sewage Flows (m <sup>3</sup> )	12,319	1,734
<b>Cost Per Cubic Metre</b>	<b>\$2,854.34</b>	<b>\$2,484.98</b>
Residential Charge Based On:	Residential DC (\$/capita)	
WPCP peak flow per capita: 0.3250 m <sup>3</sup> /day/cap	\$928	\$808
<b>2. Wastewater Treatment Cost Per Cubic Metre</b>		
	<b>\$7,951.93</b>	<b>\$7,951.93</b>
Residential Charge Based On:	Residential DC (\$/capita)	
WPCP peak flow per capita: 0.3250 m <sup>3</sup> /day/cap	\$2,584	\$2,584
<b>Water Servicing</b>		
<b>1. Water Distribution System</b>		
1.1 Watermains	\$13,955,486	\$0
1.2 Water Pumping Stations	\$5,200,378	\$0
1.3 Water Storage	\$3,339,389	\$0
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>(\$789,871)</u>	<u>\$0</u>
Total Water Distribution System	\$21,705,381	\$0
Forecast Serviced Water Demand (m <sup>3</sup> )	21,147	2,691
<b>Cost Per Cubic Metre</b>	<b>\$1,026.42</b>	<b>\$0.00</b>
Residential Charge Based On:	Residential DC (\$/capita)	
Max Day Per Capita: 0.495 m <sup>3</sup> /day/cap	\$508	\$0
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>		
	<b>\$1,905.95</b>	<b>\$1,905.95</b>
Residential Charge Based On:	Residential DC (\$/capita)	
Max Day Per Capita: 0.495 m <sup>3</sup> /day/cap	\$943	\$943

\* Innisfil North Service Area includes the previous service areas of Alcona, Alcona South, Stroud, and Big Bay Point.

**TOWN OF INNISFIL  
WATER AND WASTEWATER SERVICES: INNISFIL SOUTH  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Innisfil South*</b>
<b>1. Wastewater Collection System</b>	
1.1 Sanitary Sewers	\$4,122,282
1.2 Sewage Pumping Stations and Force mains	\$182,976
1.3 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$726,092</u>
Total Wastewater Collection System	\$5,031,350
Forecast Serviced Sewage Flows (m <sup>3</sup> )	1,414
<b>Cost Per Cubic Metre</b>	<b>\$3,558.47</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
WPCP peak flow per capita:                      0.3250 m <sup>3</sup> /day/cap	\$1,157
<b>2. Wastewater Treatment Cost Per Cubic Metre</b>	
	<b>\$7,951.93</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
WPCP peak flow per capita:                      0.3250 m <sup>3</sup> /day/cap	\$2,584

<b>Water Servicing</b>	<b>Innisfil South*</b>
<b>1. Water Distribution System</b>	
1.1 Water mains	\$7,422,575
1.2 Water Pumping Stations	\$200,000
1.3 Water Storage	\$2,700,000
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$8,738,845</u>
Total Water Distribution System	\$19,061,420
Forecast Serviced Water Demand (m <sup>3</sup> )	2,963
<b>Cost Per Cubic Metre</b>	<b>\$6,434.17</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
Max Day Per Capita:                              0.495 m <sup>3</sup> /day/cap	\$3,185
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>	
	<b>\$1,905.95</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
Max Day Per Capita:                              0.495 m <sup>3</sup> /day/cap	\$943

\* Innisfil South Service Area includes the previous service areas of Gilford and Lefroy.

**TOWN OF INNISFIL  
WATER AND WASTEWATER SERVICES: INNISFIL CENTRAL  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>		<b>Innisfil Central*</b>
<b>1. Wastewater Collection System</b>		
1.1 Sanitary Sewers		\$27,807,802
1.2 Sewage Pumping Stations and Force mains		\$59,205,577
1.3 Uncommitted Reserve Fund Balance (Dec. 31, 2017)		<u>\$948,239</u>
Total Wastewater Collection System		\$87,961,618
Forecast Served Sewage Flows (m <sup>3</sup> )		11,199
<b>Cost Per Cubic Metre</b>		<b>\$7,854.72</b>
Residential Charge Based On:		Residential DC (\$/capita)
WPCP peak flow per capita:	0.3250 m <sup>3</sup> /day/cap	<u>\$2,553</u>
<b>2. Wastewater Treatment Cost Per Cubic Metre</b>		
		<b>\$7,951.93</b>
Residential Charge Based On:		Residential DC (\$/capita)
WPCP peak flow per capita:	0.3250 m <sup>3</sup> /day/cap	<u>\$2,584</u>
<b>Water Servicing</b>		
<b>Innisfil Central*</b>		
<b>1. Water Distribution System</b>		
1.1 Water mains		\$31,811,389
1.2 Water Pumping Stations		\$15,206,341
1.3 Water Storage		\$6,622,983
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)		<u>(\$410,009)</u>
Total Water Distribution System		\$53,230,706
Forecast Served Water Demand (m <sup>3</sup> )		20,145
<b>Cost Per Cubic Metre</b>		<b>\$2,642.44</b>
Residential Charge Based On:		Residential DC (\$/capita)
Max Day Per Capita:	0.495 m <sup>3</sup> /day/cap	<u>\$1,308</u>
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>		
		<b>\$1,905.95</b>
<b>Total Water Servicing</b>		
		<b>\$4,548.39</b>
Residential Charge Based On:		Residential DC (\$/capita)
Max Day Per Capita:	0.495 m <sup>3</sup> /day/cap	<u>\$943</u>

\* Innisfil Central Service Area includes the previous service areas of Innisfil Heights (including Campus Node) and Churchill.

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TABLE 10

**TOWN OF INNISFIL  
WATER AND WASTEWATER SERVICES: COOKSTOWN  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Cookstown</b>
<b>1. Wastewater Collection System</b>	
1.1 Sanitary Sewers	\$0
1.2 Sewage Pumping Stations and Forcemains	\$0
1.3 Wastewater Treatment Facilities	\$6,138,316
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$174,964</u>
Total Wastewater Collection System	\$6,313,280
Forecast Serviced Sewage Flows (m <sup>3</sup> )	563
<b>Cost Per Cubic Metre</b>	<b>\$11,214.46</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
WPCP peak flow per capita:                      0.3250              m <sup>3</sup> /day/cap	\$3,645

<b>Water Servicing</b>	<b>Cookstown</b>
<b>1. Water Distribution System</b>	
1.1 Watermains	\$3,435,496
1.2 Water Pumping Stations	\$0
1.3 Water Storage	<u>\$0</u>
Total Water Distribution System	\$3,435,496
Forecast Serviced Water Demand (m <sup>3</sup> )	3,186
<b>Cost Per Cubic Metre</b>	<b>\$1,078.43</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
Max Day Per Capita:                                      0.495 m <sup>3</sup> /day/cap	\$534

<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>	<b>\$1,905.95</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
Max Day Per Capita:                                      0.495 m <sup>3</sup> /day/cap	\$943

TABLE 11

**TOWN OF INNISFIL  
TOWN-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
			Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Library Board	\$441	\$529	\$1,703	\$1,476	\$1,005	\$767
Fire Services	\$368	\$433	\$1,394	\$1,208	\$823	\$628
Police Services	\$132	\$152	\$489	\$424	\$289	\$220
Parks And Recreation	\$2,783	\$3,104	\$9,995	\$8,660	\$5,898	\$4,501
Public Works	\$173	\$205	\$660	\$572	\$390	\$297
Municipal Fleet	\$230	\$266	\$857	\$742	\$505	\$386
General Government	\$138	\$139	\$448	\$388	\$264	\$202
<b>Subtotal Town-Wide Soft Services</b>	<b>\$4,266</b>	<b>\$4,828</b>	<b>\$15,546</b>	<b>\$13,470</b>	<b>\$9,174</b>	<b>\$7,001</b>
Roads and Related	\$5,056	\$5,410	\$17,420	\$15,094	\$10,279	\$7,845
<b>Total Town-Wide Services</b>	<b>\$9,321</b>	<b>\$10,238</b>	<b>\$32,966</b>	<b>\$28,564</b>	<b>\$19,453</b>	<b>\$14,846</b>
(1) Based on Persons Per Unit Of:			3.22	2.79	1.90	1.45

TABLE 12

**TOWN OF INNISFIL  
TOWN-WIDE AND AREA-SPECIFIC DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE**

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
			Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
<b>Innisfil North</b>						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$508	\$508	\$1,636	\$1,417	\$965	\$737
Water Supply and Treatment	\$943	\$943	\$3,036	\$2,631	\$1,792	\$1,367
Wastewater Collection	\$928	\$928	\$2,988	\$2,589	\$1,763	\$1,346
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
<b>Total Charge in Innisfil North</b>	<b>\$14,284</b>	<b>\$15,201</b>	<b>\$48,946</b>	<b>\$42,410</b>	<b>\$28,883</b>	<b>\$22,043</b>
<b>Friday Harbour</b>						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$0	\$0	\$0	\$0	\$0	\$0
Water Supply and Treatment	\$943	\$943	\$3,036	\$2,631	\$1,792	\$1,367
Wastewater Collection	\$808	\$808	\$2,602	\$2,254	\$1,535	\$1,172
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
<b>Total Charge in Friday Harbour</b>	<b>\$13,656</b>	<b>\$14,573</b>	<b>\$46,924</b>	<b>\$40,658</b>	<b>\$27,690</b>	<b>\$21,132</b>
<b>Innisfil South</b>						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$3,185	\$3,185	\$10,256	\$8,886	\$6,052	\$4,618
Water Supply and Treatment	\$943	\$943	\$3,036	\$2,631	\$1,792	\$1,367
Wastewater Collection	\$1,157	\$1,157	\$3,726	\$3,228	\$2,198	\$1,678
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
<b>Total Charge in Innisfil South</b>	<b>\$17,190</b>	<b>\$18,107</b>	<b>\$58,304</b>	<b>\$50,518</b>	<b>\$34,405</b>	<b>\$26,256</b>
<b>Innisfil Central</b>						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$1,308	\$1,308	\$4,212	\$3,649	\$2,485	\$1,897
Water Supply and Treatment	\$943	\$943	\$3,036	\$2,631	\$1,792	\$1,367
Wastewater Collection	\$2,553	\$2,553	\$8,221	\$7,123	\$4,851	\$3,702
Wastewater Treatment	\$2,584	\$2,584	\$8,320	\$7,209	\$4,910	\$3,747
<b>Total Charge in Innisfil Central</b>	<b>\$16,709</b>	<b>\$17,626</b>	<b>\$56,755</b>	<b>\$49,176</b>	<b>\$33,491</b>	<b>\$25,559</b>
<b>Cookstown</b>						
Town-wide Charge	\$9,321	\$10,238	\$32,966	\$28,564	\$19,453	\$14,846
Water Distribution	\$534	\$534	\$1,719	\$1,490	\$1,015	\$774
Water Supply and Treatment	\$943	\$943	\$3,036	\$2,631	\$1,792	\$1,367
Wastewater Collection	\$3,645	\$3,645	\$11,737	\$10,170	\$6,926	\$5,285
Wastewater Treatment	\$0	\$0	\$0	\$0	\$0	\$0
<b>Total Charge in Cookstown</b>	<b>\$14,443</b>	<b>\$15,360</b>	<b>\$49,458</b>	<b>\$42,855</b>	<b>\$29,186</b>	<b>\$22,272</b>

(1) Based on Persons Per Unit Of:	3.22	2.79	1.90	1.45
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TABLE 13

**TOWN OF INNISFIL  
TOWN-WIDE DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

<b>Service</b>	<b>Unadjusted Charge per Square Metre</b>	<b>Adjusted Charge per Square Metre</b>
Library Board	\$0.00	\$0.00
Fire Services	\$5.47	\$6.44
Police Services	\$1.96	\$2.25
Parks And Recreation	\$0.00	\$0.00
Public Works	\$2.58	\$3.05
Municipal Fleet	\$3.43	\$3.96
General Government	\$2.06	\$2.07
<b>Subtotal Town-Wide Soft Services</b>	<b>\$15.50</b>	<b>\$17.77</b>
Roads and Related	\$75.82	\$86.97
<b>Total Town-Wide Services</b>	<b>\$91.32</b>	<b>\$104.74</b>



TABLE 14

**TOWN OF INNISFIL  
TOWN-WIDE AND AREA-SPECIFIC DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE**

<b>Service</b>	<b>Unadjusted Charge per Square Metre</b>	<b>Non-Residential Charge per Square Metre</b>
<b>Innisfil North</b>		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$27.99	\$27.99
Water Supply and Treatment	\$27.45	\$27.45
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
<b>Total Charge in Innisfil North</b>	<b>\$219.83</b>	<b>\$233.25</b>
<b>Friday Harbour</b>		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$27.99	\$27.99
Water Supply and Treatment	\$27.45	\$27.45
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
<b>Total Charge in Friday Harbour</b>	<b>\$219.83</b>	<b>\$233.25</b>
<b>Innisfil South</b>		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$27.99	\$27.99
Water Supply and Treatment	\$27.45	\$27.45
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
<b>Total Charge in Innisfil South</b>	<b>\$219.83</b>	<b>\$233.25</b>
<b>Innisfil Central</b>		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$27.99	\$27.99
Water Supply and Treatment	\$27.45	\$27.45
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
<b>Total Charge in Innisfil Central</b>	<b>\$219.83</b>	<b>\$233.25</b>
<b>Cookstown</b>		
Town-wide Charge	\$91.32	\$104.74
Water Distribution	\$27.99	\$27.99
Water Supply and Treatment	\$27.45	\$27.45
Wastewater Collection	\$28.54	\$28.54
Wastewater Treatment	\$44.53	\$44.53
<b>Total Charge in Cookstown</b>	<b>\$219.83</b>	<b>\$233.25</b>

### **C. COMPARISON OF 2018 NEWLY CALCULATED DEVELOPMENT CHARGES WITH CHARGES CURRENTLY IN FORCE IN INNISFIL**

Tables 15 and 16 present a comparison of the newly calculated 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 \$2,901 per unit, or 10 per cent for the Town-wide services.

Since some service areas have been combined from the Town's current DC by-law, an accurate comparison of the total charges (including water and wastewater) cannot be made for all service areas. It is noted that the total charge in Friday Harbour sees an increase of 17 per cent, while the total charge in Cookstown sees an increase of 15 per cent. At \$48,946, the calculated Innisfil North charge represents an increase of 20 per cent over the current Alcona charge of \$40,718.

Table 17 displays the current vs. calculated non-residential charge for Town-wide services. The charge will see an increase of 3 per cent. The total non-residential charge is proposed to be applied uniformly across the service areas, and represents an increase of 15 per cent over the current charge. Table 18 displays the comparison of current and calculated non-residential DCs.

Overall, the development charges rates are increasing in Innisfil. These increases are a result of the following:

- The inclusion of capital recommendations contained in various Master Servicing Plans;
- Higher construction costs;
- Proposed full recovery of development-related capital costs for all services; and
- Increased service levels in recent years.

TABLE 15

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Library Board	\$1,436	\$1,703	\$267	19%
Fire Services	\$1,537	\$1,394	(\$143)	-9%
Police Services	\$696	\$489	(\$207)	-30%
Parks And Recreation	\$9,225	\$9,995	\$770	8%
Public Works	\$713	\$660	(\$53)	-7%
Municipal Fleet	\$271	\$857	\$586	216%
General Government	\$720	\$448	(\$272)	-38%
<b>Subtotal Town-Wide Soft Services</b>	<b>\$14,598</b>	<b>\$15,546</b>	<b>\$948</b>	<b>6%</b>
Roads and Related	\$15,467	\$17,420	\$1,953	13%
<b>Total Town-Wide Services</b>	<b>\$30,065</b>	<b>\$32,966</b>	<b>\$2,901</b>	<b>10%</b>

TABLE 16

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
RESIDENTIAL DEVELOPMENT CHARGES**

<b>Service</b>	<b>Current Residential Charge / SDU</b>	<b>Calculated Residential Charge / SDU</b>	<b>Difference in Charge</b>	
<b>Innisfil North</b>				
Town-wide Charge	\$30,065	\$32,966	\$2,901	10%
Water Distribution	N/A	\$1,636	N/A	N/A
Water Supply and Treatment	N/A	\$3,036	N/A	N/A
Wastewater Collection	N/A	\$2,988	N/A	N/A
Wastewater Treatment	N/A	\$8,320	N/A	N/A
<b>Total Charge in Innisfil North</b>	<b>N/A</b>	<b>\$48,946</b>	<b>N/A</b>	<b>N/A</b>
<b>Friday Harbour</b>				
Town-wide Charge	\$30,065	\$32,966	\$2,901	10%
Water Distribution	N/A	\$0	N/A	N/A
Water Supply and Treatment	N/A	\$3,036	N/A	N/A
Wastewater Collection	N/A	\$2,602	N/A	N/A
Wastewater Treatment	N/A	\$8,320	N/A	N/A
<b>Total Charge in Friday Harbour</b>	<b>\$40,263</b>	<b>\$46,924</b>	<b>\$6,661</b>	<b>17%</b>
<b>Innisfil South</b>				
Town-wide Charge	\$30,065	\$32,966	\$2,901	10%
Water Distribution	N/A	\$10,256	N/A	N/A
Water Supply and Treatment	N/A	\$3,036	N/A	N/A
Wastewater Collection	N/A	\$3,726	N/A	N/A
Wastewater Treatment	N/A	\$8,320	N/A	N/A
<b>Total Charge in Innisfil South</b>	<b>N/A</b>	<b>\$58,304</b>	<b>N/A</b>	<b>N/A</b>
<b>Innisfil Central</b>				
Town-wide Charge	\$30,065	\$32,966	\$2,901	10%
Water Distribution	N/A	\$4,212	N/A	N/A
Water Supply and Treatment	N/A	\$3,036	N/A	N/A
Wastewater Collection	N/A	\$8,221	N/A	N/A
Wastewater Treatment	N/A	\$8,320	N/A	N/A
<b>Total Charge in Innisfil Central</b>	<b>N/A</b>	<b>\$56,755</b>	<b>N/A</b>	<b>N/A</b>
<b>Cookstown</b>				
Town-wide Charge	\$30,065	\$32,966	\$2,901	10%
Water Distribution	N/A	\$1,719	N/A	N/A
Water Supply and Treatment	N/A	\$3,036	N/A	N/A
Wastewater Collection	N/A	\$11,737	N/A	N/A
Wastewater Treatment	N/A	\$0	N/A	N/A
<b>Total Charge in Cookstown</b>	<b>\$43,036</b>	<b>\$49,458</b>	<b>\$6,422</b>	<b>15%</b>

TABLE 17

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
NON-RESIDENTIAL DEVELOPMENT CHARGES**

	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
Library Board	\$0.00	\$0.00	\$0.00	0%
Fire Services	\$8.04	\$6.44	(\$1.60)	-20%
Police Services	\$3.63	\$2.25	(\$1.38)	-38%
Parks And Recreation	\$0.00	\$0.00	\$0.00	0%
Public Works	\$3.71	\$3.05	(\$0.66)	-18%
Municipal Fleet	\$1.43	\$3.96	\$2.53	177%
General Government	\$3.77	\$2.07	(\$1.70)	-45%
<b>Subtotal Town-Wide Soft Services</b>	<b>\$20.58</b>	<b>\$17.77</b>	<b>(\$2.81)</b>	<b>-14%</b>
Roads and Related	\$80.78	\$86.97	\$6.19	8%
<b>Total Town-Wide Services</b>	<b>\$101.36</b>	<b>\$104.74</b>	<b>\$3.38</b>	<b>3%</b>

TABLE 18

**TOWN OF INNISFIL  
COMPARISON OF CURRENT AND CALCULATED  
NON-RESIDENTIAL DEVELOPMENT CHARGES**

	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
<b>Innisfil North</b>				
Town-wide Charge	\$101.36	\$104.74	\$3.38	3%
Water Distribution	N/A	\$27.99	N/A	N/A
Water Supply and Treatment	N/A	\$27.45	N/A	N/A
Wastewater Collection	N/A	\$28.54	N/A	N/A
Wastewater Treatment	N/A	\$44.53	N/A	N/A
<b>Total Charge in Innisfil North</b>	<b>\$202.91</b>	<b>\$233.25</b>	<b>\$30.34</b>	<b>15%</b>
<b>Friday Harbour</b>				
Town-wide Charge	\$101.36	\$104.74	\$3.38	3%
Water Distribution	N/A	\$27.99	N/A	N/A
Water Supply and Treatment	N/A	\$27.45	N/A	N/A
Wastewater Collection	N/A	\$28.54	N/A	N/A
Wastewater Treatment	N/A	\$44.53	N/A	N/A
<b>Total Charge in Friday Harbour</b>	<b>\$202.91</b>	<b>\$233.25</b>	<b>\$30.34</b>	<b>15%</b>
<b>Innisfil South</b>				
Town-wide Charge	\$101.36	\$104.74	\$3.38	3%
Water Distribution	N/A	\$27.99	N/A	N/A
Water Supply and Treatment	N/A	\$27.45	N/A	N/A
Wastewater Collection	N/A	\$28.54	N/A	N/A
Wastewater Treatment	N/A	\$44.53	N/A	N/A
<b>Total Charge in Innisfil South</b>	<b>\$202.91</b>	<b>\$233.25</b>	<b>\$30.34</b>	<b>15%</b>
<b>Innisfil Central</b>				
Town-wide Charge	\$101.36	\$104.74	\$3.38	3%
Water Distribution	N/A	\$27.99	N/A	N/A
Water Supply and Treatment	N/A	\$27.45	N/A	N/A
Wastewater Collection	N/A	\$28.54	N/A	N/A
Wastewater Treatment	N/A	\$44.53	N/A	N/A
<b>Total Charge in Innisfil Central</b>	<b>\$202.91</b>	<b>\$233.25</b>	<b>\$30.34</b>	<b>15%</b>
<b>Cookstown</b>				
Town-wide Charge	\$101.36	\$104.74	\$3.38	3%
Water Distribution	N/A	\$27.99	N/A	N/A
Water Supply and Treatment	N/A	\$27.45	N/A	N/A
Wastewater Collection	N/A	\$28.54	N/A	N/A
Wastewater Treatment	N/A	\$44.53	N/A	N/A
<b>Total Charge in Cookstown</b>	<b>\$202.91</b>	<b>\$233.25</b>	<b>\$30.34</b>	<b>15%</b>

## **VI LONG-TERM CAPITAL AND OPERATING COSTS**

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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 DC by-law. This examination is required as one of the features of the *Development Charges Act, 1997*.

### **A. NET OPERATING COSTS FOR THE TOWN'S SERVICES TO INCREASE OVER THE FORECAST PERIOD**

Table 19 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program. The estimated changes in net operating costs are based on the financial information from the Town (additional details are included in Appendix F).

As shown in Table 19, by 2027 the Town's net operating costs are estimated to increase by about \$13.12 million. The most significant portion of this increase relates to the parks and recreation capital program.

### **B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGES SOURCES TOTALS \$14.96 MILLION**

As discussed in Section V, Table 19 also summarizes the components of the development-related capital forecast that will require funding from non-development charges sources. Of the \$150.98 million net capital forecast, about \$16.65 million will need to be financed from non-development charges sources over the next ten years. This includes about \$9.30 million in respect of the 10 per cent discount required by the DCA for "soft" services and about \$7.35 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, \$57.78 million in interim financing may be required for projects related to general service level increases and to growth in the post-2027 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 19

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

	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	Total
<b>Net Operating Impacts (1)</b>											
Library Board	\$0.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$1,439.4	\$1,439.4	\$1,439.4	\$1,439.4	
Fire Services	\$0.0	\$880.0	\$880.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,631.6	\$3,631.6	
Police Services	\$132.0	\$264.0	\$396.0	\$528.0	\$660.0	\$792.0	\$924.0	\$1,056.0	\$1,188.0	\$1,320.0	
Parks And Recreation	\$200.7	\$1,493.0	\$2,116.1	\$2,548.1	\$2,972.3	\$3,160.1	\$4,010.2	\$4,905.0	\$5,056.5	\$6,149.1	
Public Works	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Municipal Fleet	\$106.4	\$143.2	\$184.1	\$265.1	\$293.8	\$312.8	\$352.5	\$352.5	\$394.7	\$412.1	
Roads and Related	\$150.7	\$155.6	\$160.9	\$166.5	\$191.9	\$199.0	\$206.8	\$214.5	\$222.6	\$172.1	
<b>NET OPERATING IMPACTS</b>	<b>\$589.8</b>	<b>\$3,495.8</b>	<b>\$4,297.1</b>	<b>\$7,147.6</b>	<b>\$7,757.9</b>	<b>\$8,103.9</b>	<b>\$10,012.9</b>	<b>\$11,047.5</b>	<b>\$11,932.8</b>	<b>\$13,124.3</b>	<b>n/a</b>
<b>Long-term Capital Impact (1)</b>											
Total Net Cost	\$36,569.1	\$24,195.0	\$8,327.5	\$6,882.0	\$9,771.3	\$4,578.3	\$23,987.7	\$11,466.4	\$9,616.0	\$15,590.8	\$150,984.0
Net Cost From Development Charges	\$20,575.8	\$12,734.5	\$6,595.8	\$5,003.1	\$7,653.1	\$2,166.7	\$8,333.2	\$2,770.3	\$1,200.7	\$3,947.4	\$70,980.7
Prior Growth Share from DC Reserve Balances (2)	\$5,576.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,576.5
Portion for Post-2027 Development (3)	\$9,825.7	\$8,214.3	\$253.0	\$550.5	\$458.4	\$1,197.6	\$12,655.3	\$7,013.1	\$7,904.9	\$9,707.6	\$57,780.5
<b>Funding From Non-DC Sources</b>											
Discount Portion	\$802.4	\$2,115.6	\$618.6	\$462.2	\$769.7	\$238.3	\$2,187.2	\$847.1	\$198.3	\$1,058.2	\$9,297.6
Replacement	\$711.2	\$1,028.0	\$757.5	\$763.7	\$787.5	\$873.2	\$709.5	\$733.4	\$209.6	\$775.1	\$7,348.7
<b>FUNDING FROM NON-DC SOURCES</b>	<b>\$1,513.6</b>	<b>\$3,143.6</b>	<b>\$1,376.2</b>	<b>\$1,225.9</b>	<b>\$1,557.3</b>	<b>\$1,111.4</b>	<b>\$2,896.7</b>	<b>\$1,580.5</b>	<b>\$407.9</b>	<b>\$1,833.3</b>	<b>\$16,646.4</b>
<b>TOTAL NET OPERATING &amp; CAPITAL IMPACTS</b>	<b>\$2,103.4</b>	<b>\$6,639.5</b>	<b>\$5,673.3</b>	<b>\$8,373.5</b>	<b>\$9,315.2</b>	<b>\$9,215.4</b>	<b>\$12,909.7</b>	<b>\$12,628.0</b>	<b>\$12,340.7</b>	<b>\$14,957.6</b>	<b>n/a</b>

## Notes:

(1) See Appendix F

(2) Existing development charge reserve fund balances collected from growth prior to 2017 are applied to fund initial projects in development-related capital forecast

(3) Post-2027 development-related net capital costs may be eligible for development charge funding in future DC by-laws



## VII ASSET MANAGEMENT PLAN

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

### A. ANNUAL CAPITAL PROVISIONS WILL REACH \$6.41 MILLION BY 2027

Table 20 summarizes the annual capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law. This estimate is based on information obtained through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset.

Table 20 illustrates that, by 2027, the Town will need to fund an additional \$6.41 million per annum in order to properly fund the full life-cycle costs of the new Town-wide soft and engineered assets supported under this development charges by-law.

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years (to 2027) the Town is projected to increase by approximately 5,940 households. In addition, the Town will also add over 2,520 new employees that will result in approximately 139,100 square metres of additional non-residential building space.

By 2041, there will be an increase of approximately 13,260 new dwelling units and 452,500 square metres of non-residential building space. This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Town's reserves for future replacement of these assets.

The Town maintains a long-term financial plan, which is updated on an annual basis. The long-term financial plan includes full consideration for the life cycle costs of

existing and planned assets, and will help staff to continue to monitor and implement mitigating measures should the program become less sustainable.

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

TABLE 20

**TOWN OF INNISFIL  
SUMMARY OF CALCULATED ANNUAL PROVISIONS**

<b>Annual Replacement Provision - All Services</b>										
<b>Service Area</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>
Library Board	\$ -	\$ 125,503	\$ 259,572	\$ 294,405	\$ 322,819	\$ 368,102	\$ 397,664	\$ 612,920	\$ 643,677	\$ 675,048
Fire Services	\$ -	\$ 248,312	\$ 304,019	\$ 304,019	\$ 326,393	\$ 326,393	\$ 337,921	\$ 337,921	\$ 394,837	\$ 486,887
Police Services	\$ -	\$ 12,843	\$ 48,945	\$ 77,998	\$ 86,857	\$ 95,893	\$ 105,110	\$ 141,646	\$ 151,235	\$ 161,016
Parks And Recreation	\$ -	\$ 141,862	\$ 716,280	\$ 1,085,915	\$ 1,321,776	\$ 1,589,347	\$ 1,703,660	\$ 2,088,612	\$ 2,480,044	\$ 2,576,698
Public Works	\$ -	\$ 75,763	\$ 80,631	\$ 80,631	\$ 80,631	\$ 80,631	\$ 80,631	\$ 80,631	\$ 80,631	\$ 80,631
Municipal Fleet	\$ -	\$ 498,637	\$ 552,187	\$ 612,894	\$ 735,525	\$ 779,844	\$ 809,772	\$ 873,555	\$ 873,555	\$ 944,094
General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Roads and Related	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 940,205	\$ 961,228	\$ 961,228	\$ 961,228
Water Supply	\$ -	\$ 36,418	\$ 38,369	\$ 38,369	\$ 65,680	\$ 65,680	\$ 65,680	\$ 65,680	\$ 65,680	\$ 65,680
Water Distribution	\$ 20,676	\$ 29,464	\$ 29,464	\$ 29,464	\$ 29,464	\$ 29,464	\$ 110,573	\$ 110,573	\$ 110,573	\$ 110,573
Wastewater Treatment	\$ -	\$ 241,289	\$ 241,289	\$ 241,289	\$ 241,289	\$ 241,289	\$ 241,289	\$ 241,289	\$ 241,289	\$ 241,289
Wastewater Collection	\$ 10,703	\$ 10,703	\$ 10,703	\$ 11,249	\$ 11,249	\$ 11,249	\$ 102,060	\$ 102,060	\$ 102,060	\$ 102,060
<b>Total General Services</b>	<b>\$ 31,379</b>	<b>\$ 1,420,795</b>	<b>\$ 2,281,459</b>	<b>\$ 2,776,233</b>	<b>\$ 3,221,683</b>	<b>\$ 3,587,893</b>	<b>\$ 4,894,564</b>	<b>\$ 5,616,114</b>	<b>\$ 6,104,808</b>	<b>\$ 6,405,203</b>

## **VIII OTHER ISSUES AND CONSIDERATIONS**

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### **A. DEVELOPMENT CHARGES ADMINISTRATION**

Many of the administrative requirements of the DCA will be similar to those presently followed by the Town in terms of collection practices. However, changes will likely be required in the use of and reporting on the new development charges. In this regard:

- It is recommended that the present practices regarding collection of development charges and by-law administration continue to the extent possible;
- As required under the DCA, the Town should codify any rules regarding application of the by-laws and any exemptions within the development charges by-laws proposed for adoption;
- It is recommended that the Town develop reporting policies consistent with the requirements of the DCA;
- It is recommended that the by-laws permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also outlined in the proposed draft by-law;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Town's normal capital budget process; and
- No changes to the Town's prevailing local service definitions and policies are being considered.

### **B. CONSIDERATION FOR AREA RATED SERVICES**

In accordance with the recent changes to s.10(2) of the DCA, a development charge background study must give consideration for "the use of more than one development charge by-law to reflect different needs for services in different areas". Following consultation with Town staff, and in review of the Town's relevant master planning documents, it was determined that:

- A municipal-wide approach continues to be most appropriate for the nature of the soft services and roads and related services considered within this DC study. These services are open and accessible to all residents in the Town and are driven and planned for based on Town-wide population growth and/or employment growth.
- An area-specific approach continues to be most appropriate for the nature of water and wastewater services. These services are driven and planned for based on area-specific forecast demands as per the Town's Water and Wastewater Master Servicing Plan. As noted in Appendix D, while there are currently ten service areas that levy water and/or wastewater rates on an area-specific basis, the new by-law proposes to consolidate some of these service areas. This reflects the increasingly integrated nature of water and wastewater servicing in Innisfil, while recognizing differences in servicing needs across certain areas of the Town.

**APPENDIX A**

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***DEVELOPMENT FORECAST***

## **APPENDIX A**

### **DEVELOPMENT FORECAST**

This appendix provides the details of the development forecast used to prepare the 2018 Development Charges Background Study for the Town of Innisfil. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following ten tables:

- A.1 Historical Population, Dwellings and Employment
- A.2 Historical Housing Activity
- A.3 Historical Residential Building Permits
- A.4 Historical Household Size by Period of Construction
- A.5 Historical Place of Work Employment
- A.6 Forecast Population, Household and Employment Growth Summary
- A.7 Forecast of Private Dwellings by Unit Type
- A.8 Growth in Private Dwellings by Unit Type
- A.9 Forecast Population in New Units by Unit Type
- A.10 Forecast of Non-Residential Space

The forecasts were prepared by Hemson Consulting Ltd. in consultation with Town planning staff. The forecasts take into account a range of background studies and statistical data including Statistics Canada Census data, Canada Mortgage Housing Corporation (CMHC) housing market information, and development application data.

#### **A. FORECAST APPROACH AND KEY ASSUMPTIONS**

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

The forecast is based on Census years and is translated into the timeframes required for DC purposes, generally pro-rating the census periods to the DC time period. A ten-year development forecast, from mid-year 2018 to mid-year 2027, has been used for all

the development charges eligible soft services in the Town. The planning period from mid-year 2018 to mid-year 2041 has been utilized for the engineered services of Roads, Water and Wastewater.

## **B. FORECAST RESULTS**

Development charges are levied on residential development as a charge per new unit and on non-residential development as a charge per unit of gross floor area (GFA).

### **1. Residential Development Forecast**

The residential development forecast has been prepared taking into account the forecasts contained in Schedule 7 (2031) and Schedule 3 (2041) of the Province's *Growth Plan for the Greater Golden Horseshoe (the Growth Plan)*, and forecasts prepared as input to the 2016 Simcoe County Development Charges Background Study and the Town of Innisfil Transportation Master Plan (TMP). The forecasts are also based on the most current available information regarding growth and change in the Town of Innisfil, notably the results of the 2016 Census. The forecasts have been prepared for the 2018 to 2027 period as well to a longer-term 2041 horizon.

The residential forecast for 2031 is for a Census population of just over 60,000, including seasonal population anticipated to be associated with the Friday Harbour resort development at build-out. This forecast considers the *Growth Plan* Schedule 7 target of 56,000, including Census net undercoverage, in addition to the seasonal population. It should be noted that in development charges studies, Census population, exclusive of net undercoverage is typically used to determine historical service levels and maximum allowable funding envelopes.

The forecast to 2041 is based on the Simcoe County DC forecasts and a continuation of Innisfil's relative share of Simcoe Area growth from the Schedule 3 forecasts for Simcoe, as adopted under Amendment 2 to the *Growth Plan*. The result is a Census population of approximately 73,500 and 27,700 occupied dwellings at 2041. The forecast housing unit mix aligns with the 2016 Simcoe County land budget and takes into account a range of historical trends, policy and land supply considerations. The forecast also includes the seasonal units and population associated with the Friday Harbour resort development.

The basis of the residential forecast is a forecast of new households. The forecast assumes that housing growth in the Town will average about 590 units per year for the ten-year planning period (utilized for the soft services). Following this, housing growth decreases to an average of 520 units per year from 2028 to a 2041 horizon.

In addition to the Census population forecast, a forecast of "population in new units" that will result from the addition of new housing units has been made. Population growth in new units is estimated by applying the following PPU's to the housing unit



forecast: 3.22 for single and semi-detached units; 2.79 for rows and other multiples; and 1.80 for apartments. For single and semi-detached units, the forecasted persons in newly constructed units are based upon the historical time series of population growth in housing in the last ten-year Census period (2006-2016) and adjusted by a factor for new units. Owing to a limited sample size in the apartment category, an assumption was made regarding the forecast PPU, consistent with the prior DC Background Study prepared for the Town. In total, population in new households is forecasted at 16,700 over the ten-year planning period and 38,500 for the total period from 2018 to 2041.

## 2. Non-Residential Development Forecast

Employment to 2041 is forecast taking into account the forecasts prepared as input to the Town of Innisfil TMP, the *Growth Plan* Schedule 3 employment outlook for the Simcoe Area and the role of Innisfil within South Simcoe, the Town's population forecast and a range of economic and demographic factors affecting employment growth. Total place of work employment at 2041 is forecast at 16,500.

Non-residential development charges are calculated on a per m<sup>2</sup> of gross floor area (GFA) basis. Therefore, as per the DCA, a forecast of non-residential building space has been prepared. Like the residential forecast, a ten-year development forecast, from mid-year 2018 to mid-year 2027, has been used for all the development charge eligible soft services in the Town. The planning period from mid-year 2018 to mid-year 2041 has been utilized for the engineered services.

Employment densities have been used to convert the employment forecast into building space estimates. The following densities, by employment type, have been utilized in this study:

Population-Related:	50.0 m <sup>2</sup> per employee
Employment Land:	80.0 m <sup>2</sup> per employee
Rural Based:	0.0 m <sup>2</sup> per employee

The GFA forecasts are provided in Table A.10. The total GFA growth is forecast at 139,100 m<sup>2</sup> over the ten-year period with an accompanying employment growth of 2,140. Over the longer planning period to 2041, it is forecasted that 6,610 new employees will be accommodated in 452,500 m<sup>2</sup> of new non-residential GFA.

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**TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY**


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**TABLE A.1**  
**Historical Population, Dwellings & Employment**

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
<b>2001</b>	<b>28,666</b>		<b>10,195</b>		<b>3</b>	<b>5,910</b>		
2002	29,151	485	10,426	231	3	6,131	221	21.0%
2003	29,644	493	10,663	237	3	6,361	230	21.5%
2004	30,146	502	10,905	242	3	6,599	238	21.9%
2005	30,656	510	11,152	247	3	6,846	247	22.3%
<b>2006</b>	<b>31,175</b>	<b>519</b>	<b>11,405</b>	<b>253</b>	<b>3</b>	<b>7,103</b>	<b>257</b>	<b>22.8%</b>
2007	31,479	304	11,578	173	3	7,232	129	23.0%
2008	31,786	307	11,753	175	3	7,366	134	23.2%
2009	32,096	310	11,931	178	3	7,506	140	23.4%
2010	32,409	313	12,111	180	3	7,651	145	23.6%
<b>2011</b>	<b>32,727</b>	<b>318</b>	<b>12,294</b>	<b>183</b>	<b>3</b>	<b>7,796</b>	<b>145</b>	<b>23.8%</b>
2012	33,746	1,019	12,607	313	3	7,938	142	23.5%
2013	34,787	1,041	12,927	320	3	8,086	148	23.2%
2014	35,858	1,071	13,256	329	3	8,241	155	23.0%
2015	36,958	1,100	13,593	337	3	8,404	163	22.7%
<b>2016</b>	<b>38,088</b>	<b>1,130</b>	<b>13,938</b>	<b>345</b>	<b>3</b>	<b>8,575</b>	<b>171</b>	<b>22.5%</b>
2017	39,240	1,152	14,408	470	3	8,811	236	22.5%
<i>Growth 2008-2017</i>		<i>7,761</i>		<i>2,830</i>			<i>1,579</i>	

Source: Statistics Canada, Census of Canada, Hemson Consulting Ltd., 2018

Note: Activity Rate represents the ratio between total employment and Census population.

Note: Census Population does not include Census net undercoverage of roughly 2.4%.

Note: Census Population and Occupied Households include seasonal units and population associated with the Friday Harbour resort.

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**TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY**


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**TABLE A.2****Historical Housing Activity - Units**

Year	CMHC Annual Housing Completions				Shares by Unit Type			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
<b>2006</b>	<b>152</b>	<b>0</b>	<b>0</b>	<b>152</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>
2007	169	19	0	188	90%	10%	0%	100%
2008	259	40	0	299	87%	13%	0%	100%
2009	137	54	0	191	72%	28%	0%	100%
2010	129	27	0	156	83%	17%	0%	100%
<b>2011</b>	<b>148</b>	<b>22</b>	<b>0</b>	<b>170</b>	<b>87%</b>	<b>13%</b>	<b>0%</b>	<b>100%</b>
2012	152	31	0	183	83%	17%	0%	100%
2013	362	61	0	423	86%	14%	0%	100%
2014	324	14	0	338	96%	4%	0%	100%
2015	353	34	0	387	91%	9%	0%	100%
<b>2016</b>	<b>279</b>	<b>33</b>	<b>0</b>	<b>312</b>	<b>89%</b>	<b>11%</b>	<b>0%</b>	<b>100%</b>
2017	302	88	222	612	49%	14%	36%	100%
<i>Growth 2008 - 2017</i>	<i>2,445</i>	<i>404</i>	<i>222</i>	<i>3,071</i>	<i>80%</i>	<i>13%</i>	<i>7%</i>	<i>100%</i>

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

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**TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY**


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**TABLE A.3****Historical Residential Building Permits**

Year	Building Permits				Shares by Unit Type			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
<b>2006</b>	<b>175</b>	<b>0</b>	<b>1</b>	<b>176</b>	<b>99%</b>	<b>0%</b>	<b>1%</b>	<b>100%</b>
2007	277	9	0	286	97%	3%	0%	100%
2008	381	72	0	453	84%	16%	0%	100%
2009	55	7	0	62	89%	11%	0%	100%
2010	137	15	0	152	90%	10%	0%	100%
<b>2011</b>	<b>181</b>	<b>6</b>	<b>4</b>	<b>191</b>	<b>95%</b>	<b>3%</b>	<b>2%</b>	<b>100%</b>
2012	237	0	0	237	100%	0%	0%	100%
2013	377	7	0	384	98%	2%	0%	100%
2014	397	0	0	397	100%	0%	0%	100%
2015	377	0	10	387	97%	0%	3%	100%
<b>2016</b>	<b>353</b>	<b>162</b>	<b>12</b>	<b>527</b>	<b>67%</b>	<b>31%</b>	<b>2%</b>	<b>100%</b>
2017	387	183	131	701	55%	26%	19%	100%
<i>Growth 2008 - 2017</i>	<i>2,882</i>	<i>452</i>	<i>157</i>	<i>3,491</i>	<i>83%</i>	<i>13%</i>	<i>4%</i>	<i>100%</i>

Source: Stats Can, Building Permit Data

## TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.4

Historical Households by Period of Construction Showing Household Size

Dwelling Unit Type	Period of Construction										Period of Construction Summary		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
<b>Singles &amp; Semis</b>													
Household Population	2,155	2,270	2,810	4,770	6,060	2,215	3,440	3,220	3,220	3,920	26,940	7,140	34,080
Households	875	1,025	1,205	2,030	2,145	800	1,145	990	1,015	1,200	10,215	2,215	12,430
Household Size	2.46	2.21	2.33	2.35	2.83	2.77	3.00	3.25	3.17	3.27	2.64	3.22	2.74
<b>Rows</b>													
Household Population	0	0	0	0	90	260	100	135	555	310	585	865	1,450
Households	0	0	0	0	35	115	30	55	195	115	235	310	545
Household Size	0.00	0.00	0.00	0.00	2.57	2.26	3.33	2.45	2.85	2.70	2.49	2.79	2.66
<b>Apartments</b>													
Household Population	75	0	90	80	100	55	120	75	0	0	595	0	595
Households	65	15	55	45	50	40	45	30	10	15	345	25	370
Household Size	1.15	0.00	1.64	1.78	2.00	1.38	2.67	2.50	0.00	0.00	1.72	0.00	1.61
<b>All Units</b>													
Household Population	2,230	2,270	2,900	4,850	6,250	2,530	3,660	3,430	3,775	4,230	28,120	8,005	36,125
Households	940	1,040	1,260	2,075	2,230	955	1,220	1,075	1,220	1,330	10,795	2,550	13,345
Household Size	2.37	2.18	2.30	2.34	2.80	2.65	3.00	3.19	3.09	3.18	2.60	3.14	2.71

Source: Statistics Canada, 2016 Census Special Run.

## TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.5

Historical Place of Work Employment

Year	Population Related	Annual Growth	Employment Land	Annual	Other Rural Based	Annual Growth	Total for DC Study	Annual Growth	Work at Home	Annual Growth	Total W/ Work At Home	Annual Growth
<b>2006</b>	<b>2,742</b>		<b>2,581</b>		<b>745</b>		<b>6,068</b>		<b>1,035</b>		<b>7,103</b>	
2007	2,794	52	2,583	2	759	14	6,136	68	1,096	61	7,232	129
2008	2,847	53	2,585	2	773	14	6,205	69	1,161	65	7,366	134
2009	2,901	54	2,587	2	788	15	6,276	71	1,230	69	7,506	140
2010	2,956	55	2,589	2	803	15	6,348	72	1,303	73	7,651	145
<b>2011</b>	<b>3,010</b>	<b>54</b>	<b>2,589</b>	<b>0</b>	<b>818</b>	<b>15</b>	<b>6,417</b>	<b>69</b>	<b>1,380</b>	<b>77</b>	<b>7,796</b>	<b>145</b>
2012	3,068	58	2,699	110	834	16	6,601	184	1,337	-43	7,938	142
2013	3,127	59	2,813	114	850	16	6,790	189	1,296	-41	8,086	148
2014	3,187	60	2,932	119	866	16	6,985	195	1,256	-40	8,241	155
2015	3,248	61	3,056	124	883	17	7,187	202	1,217	-39	8,404	163
<b>2016</b>	<b>3,311</b>	<b>63</b>	<b>3,185</b>	<b>129</b>	<b>899</b>	<b>16</b>	<b>7,395</b>	<b>208</b>	<b>1,180</b>	<b>-37</b>	<b>8,575</b>	<b>171</b>
2017	3,441	130	3,250	65	901	2	7,592	197	1,219	39	8,811	236
<i>Growth 2008 - 2017</i>		<i>647</i>		<i>667</i>		<i>142</i>		<i>1,456</i>		<i>123</i>		

## TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.6

## Forecast Population, Household &amp; Employment Growth Summary

Mid-Year	Census Population	Annual Growth	Total Private Dwellings	Annual Growth	Av. Household Size (PPU)	Place of Work Employment*	Annual Growth	Activity Rate
<b>2011</b>	<b>32,727</b>		<b>12,294</b>		2.66	<b>7,796</b>		<b>23.8%</b>
2012	33,746	1,019	12,607	313	2.68	7,938	142	23.5%
2013	34,787	1,041	12,927	320	2.69	8,086	148	23.2%
2014	35,858	1,071	13,256	329	2.71	8,241	155	23.0%
2015	36,958	1,100	13,593	337	2.72	8,404	163	22.7%
<b>2016</b>	<b>38,088</b>	<b>1,130</b>	<b>13,938</b>	<b>345</b>	<b>2.73</b>	<b>8,575</b>	<b>171</b>	<b>22.5%</b>
2017	39,240	1,152	14,408	470	2.72	8,811	236	22.8%
2018	40,427	1,187	14,894	486	2.71	9,055	244	23.1%
2019	41,650	1,223	15,396	502	2.71	9,306	251	23.4%
2020	42,910	1,260	15,915	519	2.70	9,566	260	23.7%
<b>2021</b>	<b>44,208</b>	<b>1,298</b>	<b>16,452</b>	<b>537</b>	<b>2.71</b>	<b>9,835</b>	<b>269</b>	<b>24.0%</b>
2022	45,733	1,525	17,071	619	2.68	10,070	235	24.3%
2023	47,311	1,578	17,713	642	2.67	10,312	242	24.6%
2024	48,940	1,629	18,380	667	2.66	10,560	248	24.9%
2025	50,624	1,684	19,072	692	2.65	10,816	256	25.2%
<b>2026</b>	<b>52,370</b>	<b>1,746</b>	<b>19,790</b>	<b>718</b>	<b>2.65</b>	<b>11,077</b>	<b>261</b>	<b>25.5%</b>
2027	53,828	1,458	20,345	555	2.65	11,335	258	25.8%
2028	55,322	1,494	20,916	571	2.64	11,600	265	26.1%
2029	56,852	1,530	21,503	587	2.64	11,871	271	26.4%
2030	58,416	1,564	22,106	603	2.64	12,150	279	26.7%
<b>2031</b>	<b>60,012</b>	<b>1,596</b>	<b>22,725</b>	<b>619</b>	<b>2.64</b>	<b>12,437</b>	<b>287</b>	<b>27.0%</b>
2032	61,294	1,282	23,201	476	2.64	12,810	373	27.3%
2033	62,604	1,310	23,688	487	2.64	13,197	387	27.6%
2034	63,945	1,341	24,187	499	2.64	13,598	401	27.9%
2035	65,317	1,372	24,699	512	2.64	14,013	415	28.2%
<b>2036</b>	<b>66,724</b>	<b>1,407</b>	<b>25,222</b>	<b>523</b>	<b>2.65</b>	<b>14,442</b>	<b>429</b>	<b>28.5%</b>
2037	68,029	1,305	25,691	469	2.65	14,836	394	28.8%
2038	69,365	1,336	26,171	480	2.65	15,243	407	29.1%
2039	70,729	1,364	26,661	490	2.65	15,661	418	29.4%
2040	72,122	1,393	27,161	500	2.66	16,093	432	29.7%
<b>2041</b>	<b>73,543</b>	<b>1,421</b>	<b>27,672</b>	<b>511</b>	<b>2.66</b>	<b>16,539</b>	<b>446</b>	<b>30.0%</b>
Growth 2018-2027		14,588		5,937			2,524	
Growth 2018-2031		20,772		8,317			3,626	
Growth 2018-2041		34,303		13,264			7,728	

Source: Hemson Consulting Ltd., 2018

\*Includes Work at Home

Note: Census Population and Total Dwellings includes seasonal recreational units and population associated with Friday Harbour, comprising 1,600 initially approved units (700 built or under construction, 600 in the 2016-2021 period, and 300 in the 2021-2026 period), and an additional 1,000 recently proposed units assumed to be built within the latter half of the 10-year forecast period.

## TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.7

Forecast of Private Dwellings by Unit Type

Year	Private Dwellings				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
<b>2011</b>	<b>11,504</b>	<b>440</b>	<b>350</b>	<b>12,294</b>	94%	4%	3%	100%
2012	11,664	509	434	12,607	93%	4%	3%	100%
2013	11,827	580	520	12,927	91%	4%	4%	100%
2014	11,992	655	609	13,256	90%	5%	5%	100%
2015	12,159	732	702	13,593	89%	5%	5%	100%
<b>2016</b>	<b>12,328</b>	<b>813</b>	<b>798</b>	<b>13,938</b>	88%	6%	6%	100%
2017	12,634	891	883	14,408	88%	6%	6%	100%
2018	12,941	981	972	14,894	87%	7%	7%	100%
2019	13,258	1,073	1,065	15,396	86%	7%	7%	100%
2020	13,581	1,172	1,162	15,915	85%	7%	7%	100%
<b>2021</b>	<b>13,911</b>	<b>1,278</b>	<b>1,264</b>	<b>16,452</b>	85%	8%	8%	100%
2022	14,261	1,400	1,410	17,071	84%	8%	8%	100%
2023	14,605	1,545	1,563	17,713	82%	9%	9%	100%
2024	14,956	1,698	1,726	18,380	81%	9%	9%	100%
2025	15,313	1,863	1,896	19,072	80%	10%	10%	100%
<b>2026</b>	<b>15,676</b>	<b>2,037</b>	<b>2,078</b>	<b>19,790</b>	79%	10%	11%	100%
2027	16,016	2,159	2,170	20,345	79%	11%	11%	100%
2028	16,372	2,277	2,267	20,916	78%	11%	11%	100%
2029	16,740	2,396	2,367	21,503	78%	11%	11%	100%
2030	17,116	2,519	2,471	22,106	77%	11%	11%	100%
<b>2031</b>	<b>17,516</b>	<b>2,631</b>	<b>2,579</b>	<b>22,725</b>	77%	12%	11%	100%
2032	17,844	2,733	2,624	23,201	77%	12%	11%	100%
2033	18,185	2,831	2,672	23,688	77%	12%	11%	100%
2034	18,529	2,936	2,722	24,187	77%	12%	11%	100%
2035	18,882	3,043	2,774	24,699	76%	12%	11%	100%
<b>2036</b>	<b>19,248</b>	<b>3,145</b>	<b>2,829</b>	<b>25,222</b>	76%	12%	11%	100%
2037	19,577	3,247	2,867	25,691	76%	13%	11%	100%
2038	19,913	3,351	2,907	26,171	76%	13%	11%	100%
2039	20,251	3,462	2,948	26,661	76%	13%	11%	100%
2040	20,601	3,570	2,990	27,161	76%	13%	11%	100%
<b>2041</b>	<b>20,959</b>	<b>3,679</b>	<b>3,034</b>	<b>27,672</b>	76%	13%	11%	100%



## TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.8

## Growth in Private Dwellings by Unit Type

Year	Private Dwellings				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
<b>2016</b>	<b>169</b>	<b>81</b>	<b>96</b>	<b>345</b>	<b>49%</b>	<b>23%</b>	<b>28%</b>	<b>100%</b>
2017	306	78	85	470	65%	17%	18%	100%
2018	307	90	89	486	63%	19%	18%	100%
2019	317	92	93	502	63%	18%	19%	100%
2020	323	99	97	519	62%	19%	19%	100%
<b>2021</b>	<b>330</b>	<b>106</b>	<b>102</b>	<b>537</b>	<b>61%</b>	<b>20%</b>	<b>19%</b>	<b>100%</b>
2022	350	122	146	619	57%	20%	24%	100%
2023	344	145	153	642	54%	23%	24%	100%
2024	351	153	163	667	53%	23%	24%	100%
2025	357	165	170	692	52%	24%	25%	100%
<b>2026</b>	<b>363</b>	<b>174</b>	<b>182</b>	<b>718</b>	<b>51%</b>	<b>24%</b>	<b>25%</b>	<b>100%</b>
2027	340	122	92	555	61%	22%	17%	100%
2028	356	118	97	571	62%	21%	17%	100%
2029	368	119	100	587	63%	20%	17%	100%
2030	376	123	104	603	62%	20%	17%	100%
<b>2031</b>	<b>400</b>	<b>112</b>	<b>108</b>	<b>619</b>	<b>65%</b>	<b>18%</b>	<b>17%</b>	<b>100%</b>
2032	328	102	45	476	69%	21%	9%	100%
2033	341	98	48	487	70%	20%	10%	100%
2034	344	105	50	499	69%	21%	10%	100%
2035	353	107	52	512	69%	21%	10%	100%
<b>2036</b>	<b>366</b>	<b>102</b>	<b>55</b>	<b>523</b>	<b>70%</b>	<b>20%</b>	<b>11%</b>	<b>100%</b>
2037	329	102	38	469	70%	22%	8%	100%
2038	336	104	40	480	70%	22%	8%	100%
2039	338	111	41	490	69%	23%	8%	100%
2040	350	108	42	500	70%	22%	8%	100%
<b>2041</b>	<b>358</b>	<b>109</b>	<b>44</b>	<b>511</b>	<b>70%</b>	<b>21%</b>	<b>9%</b>	<b>100%</b>
<i>Growth 2018-2027</i>	3,382	1,268	1,287	5,937	57%	21%	22%	100%
<i>Growth 2018-2031</i>	4,882	1,740	1,696	8,317	59%	21%	20%	100%
<i>Growth 2018-2041</i>	8,325	2,788	2,151	13,264	63%	21%	16%	100%

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**TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY**


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**TABLE A.9**

Forecast Population in New Households by Unit Type

Year	Average Household Size (PPU)				Population in New HH			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2018	3.22	2.79	1.80	2.88	989	251	160	1,400
2019	3.22	2.79	1.80	2.88	1,021	257	167	1,445
2020	3.22	2.79	1.80	2.87	1,040	276	175	1,491
<b>2021</b>	3.22	2.79	1.80	2.87	<b>1,063</b>	<b>296</b>	<b>184</b>	<b>1,543</b>
2022	3.22	2.79	1.80	2.80	1,127	340	263	1,730
2023	3.22	2.79	1.80	2.78	1,108	405	275	1,788
2024	3.22	2.79	1.80	2.77	1,130	427	293	1,850
2025	3.22	2.79	1.80	2.77	1,150	460	306	1,916
<b>2026</b>	3.22	2.79	1.80	2.76	<b>1,169</b>	<b>485</b>	<b>328</b>	<b>1,982</b>
2027	3.22	2.79	1.80	2.88	1,095	340	166	1,601
2028	3.22	2.79	1.80	2.89	1,146	329	175	1,650
2029	3.22	2.79	1.80	2.89	1,185	332	180	1,697
2030	3.22	2.79	1.80	2.89	1,211	343	187	1,741
<b>2031</b>	3.22	2.79	1.80	2.90	<b>1,288</b>	<b>312</b>	<b>194</b>	<b>1,794</b>
2032	3.22	2.79	1.80	2.99	1,056	285	81	1,422
2033	3.22	2.79	1.80	2.99	1,098	273	86	1,457
2034	3.22	2.79	1.80	2.99	1,108	293	90	1,491
2035	3.22	2.79	1.80	2.99	1,137	299	94	1,530
<b>2036</b>	3.22	2.79	1.80	2.99	<b>1,179</b>	<b>285</b>	<b>99</b>	<b>1,563</b>
2037	3.22	2.79	1.80	3.01	1,059	285	68	1,412
2038	3.22	2.79	1.80	3.01	1,082	290	72	1,444
2039	3.22	2.79	1.80	3.00	1,088	310	74	1,472
2040	3.22	2.79	1.80	3.01	1,127	301	76	1,504
<b>2041</b>	3.22	2.79	1.80	3.01	<b>1,153</b>	<b>304</b>	<b>79</b>	<b>1,536</b>
2018-2027	3.22	2.79	1.80	2.82	10,892	3,537	2,317	16,746
2018-2031	3.22	2.79	1.80	2.84	15,722	4,853	3,053	23,628
2018-2041	3.22	2.79	1.80	2.90	26,809	7,778	3,872	38,459

## TOWN OF INNISFILL 2018 DEVELOPMENT CHARGES STUDY

TABLE A.10

## Forecast of Non-Residential Space

## Employment Density

Population Related Employment	50.0	m <sup>2</sup> per employee
Employment Land Employment	80.0	m <sup>2</sup> per employee
Other Rural Based	-	m <sup>2</sup> per employee
Work at Home	-	m <sup>2</sup> per employee

Mid-Year	Population Related Employment			Employment Land			Other Rural Based			Total for DC Study			Work at Home Employment			Total With Work at Home Employment		
	Employees	Emp Growth	Space (m <sup>2</sup> )	Total Emp	Empl Growth	Space (m <sup>2</sup> )	Employees	Emp Growth	Space (m <sup>2</sup> )	Total Emp	Empl Growth	Space (m <sup>2</sup> )	Employees	Empl Growth	Space (m <sup>2</sup> )	Employees	Empl Growth	Space (m <sup>2</sup> )
<b>2016</b>	<b>3,311</b>			<b>3,185</b>			<b>899</b>			<b>7,395</b>			<b>1,180</b>			<b>8,575</b>		
2017	3,441	130	6,500	3,250	65	5,200	901	2	0	7,592	197		1,219	39	0	8,811	236	
2018	3,576	135	6,750	3,317	67	5,360	903	2	0	7,796	204	12,110	1,259	40	0	9,055	244	12,110
2019	3,716	140	7,000	3,385	68	5,440	905	2	0	8,006	210	12,440	1,300	41	0	9,306	251	12,440
2020	3,862	146	7,300	3,454	69	5,520	907	2	0	8,223	217	12,820	1,343	43	0	9,566	260	12,820
<b>2021</b>	<b>4,014</b>	<b>152</b>	<b>7,600</b>	<b>3,525</b>	<b>71</b>	<b>5,680</b>	<b>909</b>	<b>2</b>	<b>0</b>	<b>8,448</b>	<b>225</b>	<b>13,280</b>	<b>1,387</b>	<b>44</b>	<b>0</b>	<b>9,835</b>	<b>269</b>	<b>13,280</b>
2022	4,087	73	3,650	3,652	127	10,160	911	2	0	8,650	202	13,810	1,420	33	0	10,070	235	13,810
2023	4,161	74	3,700	3,784	132	10,560	913	2	0	8,858	208	14,260	1,454	34	0	10,312	242	14,260
2024	4,236	75	3,750	3,920	136	10,880	915	2	0	9,071	213	14,630	1,489	35	0	10,560	248	14,630
2025	4,313	77	3,850	4,061	141	11,280	917	2	0	9,291	220	15,130	1,525	36	0	10,816	256	15,130
<b>2026</b>	<b>4,390</b>	<b>77</b>	<b>3,850</b>	<b>4,208</b>	<b>147</b>	<b>11,760</b>	<b>917</b>	<b>0</b>	<b>0</b>	<b>9,515</b>	<b>224</b>	<b>15,610</b>	<b>1,562</b>	<b>37</b>	<b>0</b>	<b>11,077</b>	<b>261</b>	<b>15,610</b>
2027	4,477	87	4,350	4,341	133	10,640	918	1	0	9,736	221	14,990	1,599	37	0	11,335	258	14,990
2028	4,566	89	4,450	4,478	137	10,960	919	1	0	9,963	227	15,410	1,637	38	0	11,600	265	15,410
2029	4,657	91	4,550	4,619	141	11,280	920	1	0	10,196	233	15,830	1,675	38	0	11,871	271	15,830
2030	4,750	93	4,650	4,765	146	11,680	921	1	0	10,436	240	16,330	1,714	39	0	12,150	279	16,330
<b>2031</b>	<b>4,844</b>	<b>94</b>	<b>4,700</b>	<b>4,916</b>	<b>151</b>	<b>12,080</b>	<b>923</b>	<b>2</b>	<b>0</b>	<b>10,683</b>	<b>247</b>	<b>16,780</b>	<b>1,754</b>	<b>40</b>	<b>0</b>	<b>12,437</b>	<b>287</b>	<b>16,780</b>
2032	4,942	98	4,900	5,138	222	17,760	923	0	0	11,003	320	22,660	1,807	53	0	12,810	373	22,660
2033	5,042	100	5,000	5,370	232	18,560	923	0	0	11,335	332	23,560	1,862	55	0	13,197	387	23,560
2034	5,144	102	5,100	5,612	242	19,360	923	0	0	11,679	344	24,460	1,919	57	0	13,598	401	24,460
2035	5,248	104	5,200	5,865	253	20,240	923	0	0	12,036	357	25,440	1,977	58	0	14,013	415	25,440
<b>2036</b>	<b>5,353</b>	<b>105</b>	<b>5,250</b>	<b>6,129</b>	<b>264</b>	<b>21,120</b>	<b>923</b>	<b>0</b>	<b>0</b>	<b>12,405</b>	<b>369</b>	<b>26,370</b>	<b>2,037</b>	<b>60</b>	<b>0</b>	<b>14,442</b>	<b>429</b>	<b>26,370</b>
2037	5,465	112	5,600	6,355	226	18,080	923	0	0	12,743	338	23,680	2,093	56	0	14,836	394	23,680
2038	5,579	114	5,700	6,590	235	18,800	923	0	0	13,092	349	24,500	2,151	58	0	15,243	407	24,500
2039	5,695	116	5,800	6,833	243	19,440	923	0	0	13,451	359	25,240	2,210	59	0	15,661	418	25,240
2040	5,814	119	5,950	7,085	252	20,160	923	0	0	13,822	371	26,110	2,271	61	0	16,093	432	26,110
<b>2041</b>	<b>5,935</b>	<b>121</b>	<b>6,050</b>	<b>7,348</b>	<b>263</b>	<b>21,040</b>	<b>923</b>	<b>0</b>	<b>0</b>	<b>14,206</b>	<b>384</b>	<b>27,090</b>	<b>2,333</b>	<b>62</b>	<b>0</b>	<b>16,539</b>	<b>446</b>	<b>27,090</b>
2018-2027	40,832	1,036	51,800	37,647	1,091	87,280	9,115	17	0	87,594	2,144	139,080	14,338	380	0	101,932	2,524	139,080
2018-2031	59,649	1,403	70,150	56,425	1,666	133,280	12,798	22	0	128,872	3,091	203,430	21,118	535	0	149,990	3,626	203,430
2018-2041	113,866	2,494	124,700	118,750	4,096	327,840	22,028	22	0	254,644	6,614	452,540	41,778	1,114	0	296,422	7,728	452,540

Source: Hemson Consulting Ltd.

**APPENDIX B**

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***SOFT SERVICES***  
***TECHNICAL APPENDIX***

## APPENDIX B

### SOFT SERVICES TECHNICAL APPENDIX INTRODUCTION AND OVERVIEW

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

Appendix B.1	Library Board
Appendix B.2	Fire Services
Appendix B.3	Police Services
Appendix B.4	Parks and Recreation
Appendix B.5	Public Works
Appendix B.6	Municipal Fleet
Appendix B.7	General Government

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

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

Table 1 presents the data used to determine the ten-year historical service level. The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the Town over the ten-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2008 to 2017.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or

construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the Town in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by municipal staff. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The final page of Table 1 shows the calculation of the “maximum allowable”, net of uncommitted excess capacity and the legislated ten per cent reduction (for all applicable services). The maximum allowable is defined as the ten-year historical service level (expressed as either \$/capita or \$/population & employment) multiplied by the forecast increase in net population, or net population 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 historical service level is maintained.

There is also a requirement in the DCA to consider “excess capacity” within the Town’s existing infrastructure that may be available to partially meet 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      2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM &  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the development forecasts presented in Appendix A, Hemson Consulting in collaboration with Town staff has developed a development-related capital program which set out the projects required to service anticipated growth for the ten-year period from 2018 to 2027.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants,

“replacement” shares and the legislated “ten 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 ten per cent for all services except protection services and engineered services (DCA s.5.(1)8.). The ten per cent discount is therefore applied to all soft services considered in this appendix with the exception of Fire Services, Police Services, and Public Works. As with replacement shares, the ten per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement or benefit to existing shares, and ten per cent discount, yields the development related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2018 to 2027. For some of the services, a portion of the capital program will service growth that will not occur until after 2027. 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, or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the 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 development over the planning period.

### **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 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 soft services, with the exception of Library Board and Parks and Recreation, the development-related costs have been apportioned as 89 per cent residential and 11 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 Board and Parks and Recreation have been allocated 100 per cent to the residential sector because the need for these services is generally driven entirely by residential development.

The residential share of the 2018-2027 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 development 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**

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***LIBRARY BOARD***

## APPENDIX B.1

### LIBRARY BOARD

The Town of Innisfil provides library services through four branches in each of its urban communities. The Library provides a wide range of resources in a variety of formats as well as a number of programs to the residents of the Town of Innisfil. The library has a variety of collection materials available for the community's use.

#### TABLE 1      2008-2017 HISTORICAL SERVICE LEVELS

Table 1 displays the Library's ten-year historical inventory for buildings, land, materials, and furniture and equipment (excluding computer equipment). The building space amounts to nearly 34,500 square feet; however, a total of 12,100 square feet have been netted off of the Lakeshore and Cookstown branches to account for outstanding debt proposed to be funded through the 2018 Development Charges by-law. This amount is considered to be excess capacity, and after accounting for this excess capacity the value of the inventory for buildings is \$9.91 million.

The library buildings occupy approximately 2.46 hectares of land, which is reduced by 0.50 hectares to account for excess capacity. This deduction leaves 1.96 hectares of land worth approximately \$2.54 million.

Collection materials are valued at \$6.56 million. Finally, furniture and equipment associated with the branches is valued at \$1.67 million.

The 2017 full replacement value of the inventory of capital assets amounts to \$20.69 million and the ten-year historical average service level is \$562.42 per capita.

The historical service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$8.20 million (14,588 net population growth X historical service level of \$562.42/capita).

Library services must be reduced by ten per cent as required under the DCA. The ten per cent reduction amounts to \$820,500 and this is netted off the maximum allowable funding envelope. No excess capacity has been identified in this service, and thus the fully calculated funding envelope of \$7.38 million is brought forward to the DC calculation.

**TABLE 2      2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM &  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The Library Board's total ten-year total forecast amounts to \$34.43 million. A portion of this forecast recovers for past commitments, remaining Cookstown Library debt, and for the current negative reserve fund balance. A remaining amount to be funded of \$6.90 million is included for the Lakeshore Library expansion. The principal payments for the Cookstown Library debt have been included in the capital forecast at a total of \$1.06 million.

The new projects in the Library Board capital forecast include a new Lefroy branch and ideaLAB at a total gross cost of \$8.55 million, as well as a new Campus branch at a total of \$14.29 million (including site planning costs).

Some equipment purchases are also included in the capital forecast, and these include a digital media lab in Cookstown, equipment for the new Lefroy branch, RFID equipment, a Kiosk and Hot Spot, and additional furnishings for the various library branches that total \$797,000. Additional collections materials are also included for DC recovery at a rate that will maintain historical service levels. Approximately \$2.56 million has been included in the capital program for material acquisitions. Finally, the capital program accounts for a negative reserve balance.

The total gross cost of the Library Board DC capital forecast is \$34.43 million. No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the municipality remains at \$34.43 million. No shares of the projects are deemed to be a replacement, as they are net additions to the current Library's service level and as such, no shares are deducted for replacement or benefit to existing.

As required by the DCA, a ten per cent reduction has been applied to the proposed projects; these shares amount to \$2.63 million. The ten per cent reduction has not been applied to the Lakeshore Library expansion, the Cookstown Library debt recovery, or the negative reserve fund balance as this reduction has already been made in previous by-laws.

The net municipal cost of this program is then netted down to \$31.80 million as this amount is deemed to be DC eligible. A portion of the DC eligible costs, \$24.42 million, is deemed as a post-period benefit, and will not be recovered under this Development Charges by-law, but will be considered in future development charge studies, subject to service level restrictions.

The remaining \$7.38 million is related to growth between 2018 and 2027 which is allocated entirely against future residential development in the Town of Innisfil. This results in an unadjusted development charge of \$441 per capita.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow analysis, the residential calculated charge increases to \$529 per capita. The increase reflects the front-ended nature of the capital program.

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

<b>LIBRARY BOARD SUMMARY</b>						
10-year Hist. Service Level per capita	2018 - 2027 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$562.42	\$34,429,405	\$7,384,125	\$441	\$0.00	<b>\$529</b>	<b>\$0.00</b>

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APPENDIX B.1  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
LIBRARY BOARD

BUILDINGS Branch Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Stroud Branch	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	4,547	\$300
Churchill Branch	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	1,784	\$300
Cookstown Branch (19 Queen Street)	1,326	-	-	-	-	-	-	-	-	-	\$300
Lakeshore Branch	11,506	11,506	11,506	11,506	11,506	11,506	11,506	21,522	21,522	21,522	\$500
Excess Capacity								(9,953)	(9,953)	(9,953)	\$500
Cookstown Branch (20 Church Street)	-	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	6,600	\$500
Excess Capacity		(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	(2,139)	\$500
<b>Total (sq.ft.)</b>	<b>19,163</b>	<b>22,298</b>	<b>22,298</b>	<b>22,298</b>	<b>22,298</b>	<b>22,298</b>	<b>22,298</b>	<b>22,362</b>	<b>22,362</b>	<b>22,362</b>	
<b>Total (\$000)</b>	<b>\$8,050.1</b>	<b>\$9,883.0</b>	<b>\$9,883.0</b>	<b>\$9,883.0</b>	<b>\$9,883.0</b>	<b>\$9,883.0</b>	<b>\$9,883.0</b>	<b>\$9,914.7</b>	<b>\$9,914.7</b>	<b>\$9,914.7</b>	

LAND Branch Name	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Stroud Branch	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$1,300,000
Churchill Branch	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$1,300,000
Cookstown Branch (19 Queen)	0.02	-	-	-	-	-	-	-	-	-	\$1,300,000
Lakeshore Branch	0.60	0.60	0.60	0.60	1.22	1.22	1.22	1.22	1.22	1.22	\$1,300,000
Excess Capacity					(0.50)	(0.50)	(0.50)	(0.50)	(0.50)	(0.50)	\$1,300,000
Cookstown Branch (20 Church)	-	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	0.81	\$1,300,000
<b>Total (ha)</b>	<b>1.05</b>	<b>1.84</b>	<b>1.84</b>	<b>1.84</b>	<b>1.96</b>	<b>1.96</b>	<b>1.96</b>	<b>1.96</b>	<b>1.96</b>	<b>1.96</b>	
<b>Total (\$000)</b>	<b>\$1,365.0</b>	<b>\$2,392.0</b>	<b>\$2,392.0</b>	<b>\$2,392.0</b>	<b>\$2,542.6</b>	<b>\$2,542.6</b>	<b>\$2,542.6</b>	<b>\$2,542.6</b>	<b>\$2,542.6</b>	<b>\$2,542.6</b>	

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
LIBRARY BOARD

MATERIALS Type of Collection	# of Collection Materials										UNIT COST (\$/item)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Group A: Books	45,824	56,171	63,138	39,381	39,143	32,954	32,946	31,037	29,127	29,419	\$41
Group B: Books	8,285	10,001	11,272	5,989	5,758	4,912	3,994	3,687	3,380	3,511	\$20
Group C: Books	14,969	12,354	10,700	14,367	14,993	14,275	11,614	11,755	11,896	12,442	\$16
Group D: Hardcover, Talking Books	6,068	6,567	7,343	6,313	4,823	5,309	5,188	5,181	5,174	5,442	\$26
Group E: Books, Videos, Book/Cassettes	9,848	10,835	13,956	12,556	10,704	8,589	6,754	6,109	5,463	5,404	\$21
Group F: CDs	1,996	2,543	3,260	1,700	1,718	1,943	1,151	1,109	1,066	940	\$33
Group G: Audio Cassettes, Talking Books	4,507	4,782	5,392	4,111	3,743	3,288	3,217	3,212	3,206	3,401	\$44
Group H: CD-ROM	2	2	2	-	-	-	-	-	-	-	\$0
Group I: Video	1,431	1,105	919	82	96	-	-	-	-	-	\$0
Group J: DVD	2,879	4,593	4,662	3,765	5,169	7,437	8,962	9,436	9,910	10,230	\$37
Group K: Reference Books	1,943	1,946	1,907	1,697	1,121	823	671	678	684	684	\$87
Group L: Periodicals/Journals	4,614	3,701	8,506	2,936	2,773	2,808	2,704	2,783	2,862	2,289	\$10
Group M: Reference Database	11	80	151	124	124	99	102	65	23	25	\$305
Group N: Downloadable audio books	3,054	15,506	41,613	73,299	73,316	72,908	58,883	66,540	58,304	70,874	\$59
<b>Total (#)</b>	<b>105,431</b>	<b>130,186</b>	<b>172,821</b>	<b>166,320</b>	<b>163,481</b>	<b>155,345</b>	<b>136,186</b>	<b>141,590</b>	<b>131,095</b>	<b>144,661</b>	
<b>Total (\$000)</b>	<b>\$3,421.3</b>	<b>\$4,712.8</b>	<b>\$6,743.3</b>	<b>\$7,310.2</b>	<b>\$7,213.8</b>	<b>\$6,913.5</b>	<b>\$5,996.6</b>	<b>\$6,358.3</b>	<b>\$5,780.7</b>	<b>\$6,562.6</b>	

FURNITURE AND EQUIPMENT Branch Name	Total Value of Furniture and Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Stroud Branch	\$243,679	\$246,091	\$272,499	\$297,543	\$309,356	\$336,273	\$337,551	\$354,024	\$355,441	\$356,732
Churchill Branch	\$99,027	\$104,774	\$104,774	\$104,774	\$105,022	\$114,358	\$114,364	\$115,077	\$115,217	\$115,651
Cookstown Branch	\$106,093	\$329,991	\$353,206	\$354,664	\$356,882	\$411,882	\$506,012	\$514,069	\$590,037	\$689,769
Lakeshore Branch	\$377,540	\$414,010	\$477,159	\$504,790	\$527,888	\$625,381	\$659,197	\$1,187,595	\$1,294,514	\$1,346,269
Excess Capacity								(\$806,061)	(\$841,552)	(\$841,552)
<b>Total (\$000)</b>	<b>\$826.3</b>	<b>\$1,094.9</b>	<b>\$1,207.6</b>	<b>\$1,261.8</b>	<b>\$1,299.1</b>	<b>\$1,487.9</b>	<b>\$1,617.1</b>	<b>\$1,364.7</b>	<b>\$1,513.7</b>	<b>\$1,666.9</b>

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TABLE 1

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
LIBRARY BOARD

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

INVENTORY SUMMARY (\$000)

Buildings	\$8,050.1	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,883.0	\$9,914.7	\$9,914.7	\$9,914.7
Land	\$1,365.0	\$2,392.0	\$2,392.0	\$2,392.0	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6	\$2,542.6
Materials	\$3,421.3	\$4,712.8	\$6,743.3	\$7,310.2	\$7,213.8	\$6,913.5	\$5,996.6	\$6,358.3	\$5,780.7	\$6,562.6
Furniture And Equipment	\$826.3	\$1,094.9	\$1,207.6	\$1,261.8	\$1,299.1	\$1,487.9	\$1,617.1	\$1,364.7	\$1,513.7	\$1,666.9
<b>Total (\$000)</b>	<b>\$13,662.7</b>	<b>\$18,082.7</b>	<b>\$20,226.0</b>	<b>\$20,847.0</b>	<b>\$20,938.6</b>	<b>\$20,827.1</b>	<b>\$20,039.4</b>	<b>\$20,180.3</b>	<b>\$19,751.7</b>	<b>\$20,686.8</b>

SERVICE LEVEL (\$/capita)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Average Service Level
Buildings	\$253.26	\$307.92	\$304.95	\$301.98	\$292.87	\$284.10	\$275.62	\$268.27	\$260.31	\$252.67	\$280.19
Land	\$42.94	\$74.53	\$73.81	\$73.09	\$75.35	\$73.09	\$70.91	\$68.80	\$66.76	\$64.80	\$68.41
Materials	\$107.64	\$146.83	\$208.07	\$223.37	\$213.77	\$198.74	\$167.23	\$172.04	\$151.77	\$167.24	\$175.67
Furniture And Equipment	\$26.00	\$34.11	\$37.26	\$38.55	\$38.50	\$42.77	\$45.10	\$36.93	\$39.74	\$42.48	\$38.14
<b>Total (\$/capita)</b>	<b>\$429.84</b>	<b>\$563.39</b>	<b>\$624.09</b>	<b>\$637.00</b>	<b>\$620.48</b>	<b>\$598.70</b>	<b>\$558.85</b>	<b>\$546.03</b>	<b>\$518.58</b>	<b>\$527.19</b>	<b>\$562.42</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY BOARD

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$562.42
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$8,204,583
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$820,458
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$7,384,125</b>

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$20,686,837
Inventory Using Average Service Level	\$22,069,361
Excess Capacity	\$0
Excess Capacity	Uncommitted

APPENDIX B.1  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY BOARD

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	2018-2027	Post 2027
<b>1.0 LIBRARY BOARD</b>										
<b>1.1 Committed Excess Capacity - Library</b>										
1.1.1 RFID	2018	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
1.1.2 NovelBranch Book Kiosk	2018	\$ 35,491	\$ -	\$ 35,491	\$ -	\$ 3,549	\$ 31,942	\$ -	\$ 31,942	\$ -
1.1.3 Lakeshore Library Expansion	2018	\$ 6,897,752	\$ -	\$ 6,897,752	\$ -	\$ -	\$ 6,897,752	\$ -	\$ 5,335,285	\$ 1,362,467
Subtotal Committed Excess Capacity - Library		\$ 6,973,242	\$ -	\$ 6,973,242	\$ -	\$ 7,549	\$ 6,965,693	\$ -	\$ 5,603,226	\$ 1,362,467
<b>1.2 Recovery of Cookstown Library Debt<sup>1</sup></b>										
1.2.1 Principle Payment	2018	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.2 Principle Payment	2019	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.3 Principle Payment	2020	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.4 Principle Payment	2021	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.5 Principle Payment	2022	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ 85,541	\$ -
1.2.6 Principle Payment	2023	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.7 Principle Payment	2024	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.8 Principle Payment	2025	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.9 Principle Payment	2026	\$ 85,541	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541	\$ -	\$ -	\$ 85,541
1.2.10 Principle Payment	2027	\$ 286,618	\$ -	\$ 286,618	\$ -	\$ -	\$ 286,618	\$ -	\$ -	\$ 286,618
Subtotal Recovery of Cookstown Library Debt <sup>1</sup>		\$ 1,056,482	\$ -	\$ 1,056,482	\$ -	\$ -	\$ 1,056,482	\$ -	\$ 427,703	\$ 628,780
<b>1.3 Buildings and Land</b>										
1.3.1 New Lefroy Branch & idealLAB	2019	\$ 8,550,000	\$ -	\$ 8,550,000	\$ -	\$ 855,000	\$ 7,695,000	\$ -	\$ -	\$ 7,695,000
1.3.2 Campus Branch Site Planning	2023	\$ 863,000	\$ -	\$ 863,000	\$ -	\$ 86,300	\$ 776,700	\$ -	\$ -	\$ 776,700
1.3.3 Campus Branch	2024	\$ 13,427,000	\$ -	\$ 13,427,000	\$ -	\$ 1,342,700	\$ 12,084,300	\$ -	\$ -	\$ 12,084,300
Subtotal Buildings and Land		\$ 22,840,000	\$ -	\$ 22,840,000	\$ -	\$ 2,284,000	\$ 20,556,000	\$ -	\$ -	\$ 20,556,000



APPENDIX B.1  
TABLE 2TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY BOARD

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	2018-2027	Post 2027
<b>1.0 LIBRARY BOARD</b>										
<b>1.4 Equipment</b>										
1.4.1 Cookstown Digital Media Lab	2018	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ -	\$ 45,000
1.4.2 Design / Preparation for idealLAB & Library with Recreational Component in Lefroy	2018	\$ 550,000	\$ -	\$ 550,000	\$ -	\$ 55,000	\$ 495,000	\$ -	\$ -	\$ 495,000
1.4.3 Kiosk & Hot Spot Development	2022	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ -	\$ -	\$ 135,000
1.4.4 RFID	2020	\$ 47,000	\$ -	\$ 47,000	\$ -	\$ 4,700	\$ 42,300	\$ -	\$ -	\$ 42,300
Subtotal Equipment		\$ 797,000	\$ -	\$ 797,000	\$ -	\$ 79,700	\$ 717,300	\$ -	\$ -	\$ 717,300
<b>1.5 Materials Acquisitions</b>										
1.5.1 Additional Collections Materials	Various	\$ 2,562,700	\$ -	\$ 2,562,700	\$ -	\$ 256,270	\$ 2,306,430	\$ -	\$ 1,153,215	\$ 1,153,215
Subtotal Materials Acquisitions		\$ 2,562,700	\$ -	\$ 2,562,700	\$ -	\$ 256,270	\$ 2,306,430	\$ -	\$ 1,153,215	\$ 1,153,215
<b>1.6 Recovery of Negative Reserve Fund Balance</b>										
1.6.1 Balance as at December 31, 2017	2018	\$ 199,981	\$ -	\$ 199,981	\$ -	\$ -	\$ 199,981	\$ -	\$ 199,981	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 199,981	\$ -	\$ 199,981	\$ -	\$ -	\$ 199,981	\$ -	\$ 199,981	\$ -
<b>TOTAL LIBRARY BOARD</b>		\$ 34,429,405	\$ -	\$ 34,429,405	\$ -	\$ 2,627,519	\$ 31,801,886	\$ -	\$ 7,384,125	\$ 24,417,762

Note 1: The principal payments have already considered the 10% reduction in previous by-laws.

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	100%	\$7,384,125
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		<b>\$441</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2018 - 2027 Net Funding Envelope	\$7,384,125
Reserve Fund Balance	
Balance as at December 31, 2017	(\$199,981)

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TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
LIBRARY BOARD  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>LIBRARY BOARD</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	(\$6,524.7)	(\$6,223.3)	(\$5,860.0)	(\$5,425.7)	(\$4,803.3)	(\$4,004.9)	(\$3,103.7)	(\$2,089.8)	(\$954.7)	
<b>2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Library Service (New Projects): Non Inflated	\$6,956.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$6,956.4</b>
- Cookstown Debenture Principal Payments <sup>1</sup>	\$85.5	\$85.5	\$85.5	\$85.5	\$85.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$427.7</b>
- Library Service (New Projects): Inflated	\$7,042.0	\$85.5	\$85.5	\$85.5	\$85.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$7,384.1</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	<b>16,746</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$740.6	\$779.7	\$820.6	\$866.2	\$990.6	\$1,044.3	\$1,102.1	\$1,164.3	\$1,228.5	\$1,012.2	<b>\$9,749.1</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$358.9)	(\$342.3)	(\$322.3)	(\$298.4)	(\$264.2)	(\$220.3)	(\$170.7)	(\$114.9)	(\$52.5)	<b>(\$2,144.5)</b>
- Interest on In-year Transactions	(\$173.3)	\$12.1	\$12.9	\$13.7	\$15.8	\$18.3	\$19.3	\$20.4	\$21.5	\$17.7	<b>(\$21.6)</b>
- Interest Payments for Cookstown Debenture <sup>2</sup>	(\$50.1)	(\$46.0)	(\$42.4)	(\$37.7)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$176.2)</b>
<b>TOTAL REVENUE</b>	<b>\$517.2</b>	<b>\$387.0</b>	<b>\$448.8</b>	<b>\$519.8</b>	<b>\$708.0</b>	<b>\$798.4</b>	<b>\$901.1</b>	<b>\$1,014.0</b>	<b>\$1,135.1</b>	<b>\$977.4</b>	<b>\$7,406.8</b>
CLOSING CASH BALANCE	(\$6,524.7)	(\$6,223.3)	(\$5,860.0)	(\$5,425.7)	(\$4,803.3)	(\$4,004.9)	(\$3,103.7)	(\$2,089.8)	(\$954.7)	\$22.7	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2018 Adjusted Charge Per Capita</b>	<b>\$529</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	100%
Non-Residential Sector	0%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.2**

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***FIRE PROTECTION***

## APPENDIX B.2

### FIRE PROTECTION

The Innisfil Fire Department operates from four stations: the headquarters in Alcona, and stations in Lefroy, Stroud, and Cookstown. The Department is responsible for fire prevention inspections, public education sessions, communications (including dispatching), and fire suppression.

#### TABLE 1      2008-2017 HISTORICAL SERVICE LEVELS

The Town of Innisfil Fire Department operates from four station locations. The combined area of the stations is 35,300 square feet; however, a total of 9,800 square feet have been netted off of the Cookstown and Lefroy stations to account for outstanding amounts to be funded through the 2018 Development Charges by-law. The remaining 25,500 square feet of building space is valued at \$10.21 million.

The land area associated with the buildings is approximately 2.57 hectares and is valued at \$3.34 million. Personal firefighting equipment, communications equipment, and other station equipment add another \$2.28 million to value of the inventory; this amount accounts for excess capacity equivalent to the Town's recent purchase of equipment for four new firefighters, to be recovered through the 2018 Development Charges by-law. Finally, a total of 26 vehicles are associated with the stations; after netting off amounts to be funded through the 2018 Development Charges by-law, deemed as excess capacity, a total replacement value of \$8.55 million remains.

The current replacement value of the fire services capital infrastructure is \$24.38 million. It has provided the Town with a ten year average service level of \$492.36 per population and employment.

The calculated maximum allowable recoverable through development charges over the 2018 to 2027 planning period is \$8.24 million (16,732 population and employment growth X historical service level of \$492.36/population and employment).

Approximately \$1.32 million in excess capacity has been identified, leaving a funding envelope of \$6.92 million to be brought forward to the DC calculation.

**TABLE 2      2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM &  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The fire services capital forecast recovers for past commitments, as well as the recovery of outstanding debt related to the Lefroy station replacement (\$2.19 million), the Cookstown station replacement (\$1.72 million), and Big Bay Point station development (\$7.16 million). The new Big Bay Point Station will require equipment, at a cost of \$218,000. Also planned is a new Station 6, at a cost of \$6.10 million.

Seven addition vehicles will be added to the fire department's fleet, two of which will be purchased to support the new Big Bay Point Station and three of which will be to support Station 6. A new fire inspector vehicle is also included. In addition to the land vehicles, a fire boat is planned to be purchased as well. The total cost for vehicles amounts to \$1.78 million. Finally, the fire capital program also includes equipment and gear for \$696,000.

In summary, the ten-year capital program for fire amounts to \$20.63 million. No grants have been identified, and a ten per cent discount is not required for this service. A benefit to existing share related to the pumper testing unit is calculated at \$67,800. The DC eligible costs are then reduced to \$20.56 million.

The available reserve fund balance of \$1.39 million will be used to fund a portion of the DC eligible costs. Further, a share in the amount of \$12.26 million is deemed to be of post-period benefit and it will be examined for recovery in the next DC by-law update, subject to service level restrictions.

The remaining \$6.92 million is will be funded through development charges over the period 2018-2027 and has been included in the DC rate calculations. The ten-year development-related net capital cost is allocated 89 per cent, or \$6.16 million, against residential development, and 11 per cent, or \$761,000, against non-residential development. The allocation between residential and non-residential development is based on shares of ten-year growth in population in new units and employment. The resulting unadjusted development charge is \$368 per capita and \$5.47 per square metre.

**TABLE 3      CASH FLOW ANALYSIS**

After cash flow consideration, the residential charge increases to \$433 per capita and the non-residential charge increases to \$6.44 per square metre. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the fire services development charge.

<b>FIRE SERVICES SUMMARY</b>						
10-year Hist. Service Level per household	2018 - 2027 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$492.36	\$20,631,696	\$6,917,767	\$368	\$5.47	<b>\$433</b>	<b>\$6.44</b>

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APPENDIX B.2  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Station #1 - Headquarters, Alcona, 8th Line	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	9,222	\$400
Station #2 - Lefroy, Ardill St	2,305	2,305	2,305	2,305	2,305	2,305	2,305	2,305	-	-	-	\$400
Station #3 - Stroud, Yonge & Victoria St	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	5,502	\$400
Station #4 - Cookstown, King St	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	3,000	9,200	9,200	\$400
Excess Capacity										(5,487)	(5,487)	\$400
Big Bay Point Tower	100	100	100	100	100	100	100	100	100	100		\$250
Station # 2 - Lefroy, 20th Sdrd	-	-	-	-	-	-	-	-	11,400	11,400	11,400	\$400
Excess Capacity									(4,304)	(4,304)	(4,304)	\$400
<b>Total (sq.ft.)</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>20,129</b>	<b>24,920</b>	<b>25,633</b>	<b>25,533</b>	
<b>Total (\$000)</b>	<b>\$8,036.6</b>	<b>\$8,036.6</b>	<b>\$8,036.6</b>	<b>\$8,036.6</b>	<b>\$8,036.6</b>	<b>\$8,036.6</b>	<b>\$8,036.6</b>	<b>\$8,036.6</b>	<b>\$9,952.9</b>	<b>\$10,238.1</b>	<b>\$10,213.1</b>	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Station #1 - Headquarters, Alcona, 8th Line	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	0.46	\$1,300,000
Station #2 - Lefroy, Ardill St	0.15	0.15	0.15	0.15	0.15	0.15	0.15	1.21	1.21	1.21	1.21	\$1,300,000
Station #3 - Stroud, Yonge & Victoria St	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$1,300,000
Station #4 - Cookstown, King St	0.10	0.10	0.10	0.10	0.10	0.31	0.31	0.31	0.31	0.31	0.31	\$1,300,000
<b>Total (ha)</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.30</b>	<b>1.51</b>	<b>1.51</b>	<b>2.57</b>	<b>2.57</b>	<b>2.57</b>	<b>2.57</b>	
<b>Total (\$000)</b>	<b>\$1,690.0</b>	<b>\$1,690.0</b>	<b>\$1,690.0</b>	<b>\$1,690.0</b>	<b>\$1,690.0</b>	<b>\$1,963.0</b>	<b>\$1,963.0</b>	<b>\$3,341.0</b>	<b>\$3,341.0</b>	<b>\$3,341.0</b>	<b>\$3,341.0</b>	

FURNITURE & EQUIPMENT Station Name	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Fightfighters - Full Time	12	12	12	12	12	12	16	16	20	28
Firefighters - Volunteer	80	80	80	80	96	96	80	80	80	80
Fire Prevention/Training Officer	1	1	1	1	1	2	2	2	2	2
Personal Fire Fighter Equipment	\$693,000	\$693,000	\$693,000	\$693,000	\$805,000	\$812,000	\$742,000	\$742,000	\$784,000	\$868,000
Communications Equipment	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$145,000	\$211,000	\$211,000	\$211,000
Other Station Equipment	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000	\$485,000	\$500,000	\$525,000	\$573,000	\$573,000
Big Bay Point Tower	\$74,000	\$74,000	\$74,000	\$74,000	\$74,000	\$90,000	\$90,000	\$125,000	\$125,000	\$125,000
Firefighting Equipment on trucks	\$384,052	\$384,052	\$384,052	\$384,052	\$446,121	\$450,000	\$450,000	\$485,000	\$500,000	\$511,000
Excess Capacity									(\$12,902)	(\$12,902)
<b>Total (\$000)</b>	<b>\$1,781.1</b>	<b>\$1,781.1</b>	<b>\$1,781.1</b>	<b>\$1,781.1</b>	<b>\$1,955.1</b>	<b>\$1,982.0</b>	<b>\$1,927.0</b>	<b>\$2,088.0</b>	<b>\$2,180.1</b>	<b>\$2,275.1</b>

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APPENDIX B.2  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

VEHICLES Vehicle Type	# of Vehicles										UNIT COST (\$/vehicle)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Tanker 3000 Gallon	1	1	1	1	1	1	1	1	1	1	\$400,000
Tanker 1500 Gallon	4	4	4	4	4	4	4	4	5	5	\$325,000
Pumpers	4	4	4	4	4	4	4	4	4	4	\$600,000
Rescue (Van Type)	1	1	1	1	1	1	1	1	1	1	\$135,000
Rescue Boat	1	1	1	1	1	1	1	1	1	1	\$250,000
50' Telesquirt	1	1	1	1	1	1	1	1	1	1	\$900,000
Utility Pick Up	1	1	1	1	2	3	5	6	6	7	\$50,000
Rescue/Pumper (Custom)	1	1	1	1	1	1	1	2	2	2	\$750,000
Smoke House	1	1	1	1	1	1	1	1	1	1	\$75,000
Fire Prevention vehicle	1	1	1	1	1	1	1	1	1	1	\$50,000
100' Ladder Truck	-	-	-	1	1	1	1	1	1	1	\$1,600,000
Enclosed Trailer	-	-	-	-	-	1	1	1	1	1	\$10,000
Excess Capacity								(\$661,100)	(\$661,100)	(\$745,550)	
<b>Total (#)</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>18</b>	<b>20</b>	<b>22</b>	<b>25</b>	<b>25</b>	<b>26</b>	
<b>Total (\$000)</b>	<b>\$6,310.0</b>	<b>\$6,310.0</b>	<b>\$6,310.0</b>	<b>\$7,910.0</b>	<b>\$7,960.0</b>	<b>\$8,020.0</b>	<b>\$8,120.0</b>	<b>\$8,583.9</b>	<b>\$8,583.9</b>	<b>\$8,549.4</b>	



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TABLE 1

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
FIRE SERVICES

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

Buildings	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$8,036.6	\$9,952.9	\$10,238.1	\$10,213.1
Land	\$1,690.0	\$1,690.0	\$1,690.0	\$1,690.0	\$1,690.0	\$1,963.0	\$1,963.0	\$3,341.0	\$3,341.0	\$3,341.0
Furniture & Equipment	\$1,781.1	\$1,781.1	\$1,781.1	\$1,781.1	\$1,955.1	\$1,982.0	\$1,927.0	\$2,088.0	\$2,180.1	\$2,275.1
Vehicles	\$6,310.0	\$6,310.0	\$6,310.0	\$7,910.0	\$7,960.0	\$8,020.0	\$8,120.0	\$8,583.9	\$8,583.9	\$8,549.4
<b>Total (\$000)</b>	<b>\$17,817.7</b>	<b>\$17,817.7</b>	<b>\$17,817.7</b>	<b>\$19,417.7</b>	<b>\$19,641.7</b>	<b>\$20,001.6</b>	<b>\$20,046.6</b>	<b>\$23,965.8</b>	<b>\$24,343.1</b>	<b>\$24,378.6</b>

SERVICE LEVEL (\$/capita & employment)	Average Service Level										
Buildings	\$211.54	\$209.44	\$207.36	\$205.31	\$199.19	\$193.29	\$187.58	\$225.46	\$225.10	\$218.08	\$208.23
Land	\$44.48	\$44.04	\$43.61	\$43.17	\$41.89	\$47.21	\$45.82	\$75.68	\$73.46	\$71.34	\$53.07
Furniture & Equipment	\$46.88	\$46.42	\$45.95	\$45.50	\$48.46	\$47.67	\$44.98	\$47.30	\$47.93	\$48.58	\$46.97
Vehicles	\$166.09	\$164.44	\$162.81	\$202.07	\$197.29	\$192.90	\$189.53	\$194.45	\$188.73	\$182.56	\$184.09
<b>Total (\$/pop &amp; emp)</b>	<b>\$469.00</b>	<b>\$464.34</b>	<b>\$459.73</b>	<b>\$496.06</b>	<b>\$486.82</b>	<b>\$481.07</b>	<b>\$467.91</b>	<b>\$542.89</b>	<b>\$535.21</b>	<b>\$520.55</b>	<b>\$492.36</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
FIRE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$492.36
Net Population & Employment Growth 2018 - 2027	16,732
Maximum Allowable Funding Envelope	\$8,238,168
Less: Uncommitted Excess Capacity	\$1,320,401
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$6,917,767</b>

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$24,378,604
Inventory Using Average Service Level	\$23,058,204
Excess Capacity	\$1,320,401
Excess Capacity	Uncommitted

APPENDIX B.2  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE 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	0% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>2.0 FIRE SERVICES</b>										
<b>2.1 Committed Excess Capacity - Fire</b>										
2.1.1 Deputy Chief Duty Vehicle	2018	\$ 43,458	\$ -	\$ 43,458	\$ -	\$ -	\$ 43,458	\$ 43,458	\$ -	\$ -
2.1.2 BBP Fire Hall - Pumper Truck	2018	\$ 583,388	\$ -	\$ 583,388	\$ -	\$ -	\$ 583,388	\$ 583,388	\$ -	\$ -
2.1.3 Outfit 4 Firefighters - FT	2018	\$ 12,902	\$ -	\$ 12,902	\$ -	\$ -	\$ 12,902	\$ 12,902	\$ -	\$ -
2.1.4 Training Officer Duty Vehicle	2018	\$ 34,254	\$ -	\$ 34,254	\$ -	\$ -	\$ 34,254	\$ 34,254	\$ -	\$ -
2.1.5 Outfit 2017 SLC Deputy Chief	2018	\$ 54,288	\$ -	\$ 54,288	\$ -	\$ -	\$ 54,288	\$ 54,288	\$ -	\$ -
2.1.6 Outfit 2017 SLC Operations Technologist	2018	\$ 30,162	\$ -	\$ 30,162	\$ -	\$ -	\$ 30,162	\$ -	\$ 30,162	\$ -
Subtotal Committed Excess Capacity - Fire		\$ 758,452	\$ -	\$ 758,452	\$ -	\$ -	\$ 758,452	\$ 728,290	\$ 30,162	\$ -
<b>2.2 Buildings, Land and Furnishings</b>										
2.2.1 Lefroy Station (Station 2) Replacement - Outstanding Debt	2018	\$ 2,194,817	\$ -	\$ 2,194,817	\$ -	\$ -	\$ 2,194,817	\$ 659,927	\$ 1,534,890	\$ -
2.2.2 Cookstown Station Replacement - Outstanding Debt	2018	\$ 1,721,727	\$ -	\$ 1,721,727	\$ -	\$ -	\$ 1,721,727	\$ -	\$ 1,721,727	\$ -
2.2.3 Big Bay Point Station (Station 5) - Outstanding Debt	2018	\$ 7,160,000	\$ -	\$ 7,160,000	\$ -	\$ -	\$ 7,160,000	\$ -	\$ 2,663,288	\$ 4,496,712
2.2.4 Station Equipment for BBP Fire Hall	2018	\$ 218,000	\$ -	\$ 218,000	\$ -	\$ -	\$ 218,000	\$ -	\$ -	\$ 218,000
2.2.5 Station 6 - Innisfil Heights (9,000 sq.ft.)	2026	\$ 6,098,000	\$ -	\$ 6,098,000	\$ -	\$ -	\$ 6,098,000	\$ -	\$ -	\$ 6,098,000
Subtotal Buildings, Land and Furnishings		\$ 17,392,544	\$ -	\$ 17,392,544	\$ -	\$ -	\$ 17,392,544	\$ 659,927	\$ 5,919,905	\$ 10,812,712
<b>2.3 Vehicles</b>										
2.3.1 BBP Fire Hall - Tanker Truck	2018	\$ 350,000	\$ -	\$ 350,000	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
2.3.2 Big Bay Point - Utility Vehicle	2018	\$ 59,700	\$ -	\$ 59,700	\$ -	\$ -	\$ 59,700	\$ -	\$ 59,700	\$ -
2.3.3 New Pumper Truck - Station 6	2025	\$ 691,000	\$ -	\$ 691,000	\$ -	\$ -	\$ 691,000	\$ -	\$ -	\$ 691,000
2.3.4 Tanker Truck - Station #6	2025	\$ 285,000	\$ -	\$ 285,000	\$ -	\$ -	\$ 285,000	\$ -	\$ -	\$ 285,000
2.3.5 Utility Vehicle - Station #6	2026	\$ 39,000	\$ -	\$ 39,000	\$ -	\$ -	\$ 39,000	\$ -	\$ -	\$ 39,000
2.3.6 Fire Inspector vehicle	2019	\$ 44,000	\$ -	\$ 44,000	\$ -	\$ -	\$ 44,000	\$ -	\$ 44,000	\$ -
2.3.7 Fire Boat	2019	\$ 316,000	\$ -	\$ 316,000	\$ -	\$ -	\$ 316,000	\$ -	\$ 316,000	\$ -
Subtotal Vehicles		\$ 1,784,700	\$ -	\$ 1,784,700	\$ -	\$ -	\$ 1,784,700	\$ -	\$ 769,700	\$ 1,015,000

APPENDIX B.2  
TABLE 2TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE 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	0% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>2.0 FIRE SERVICES</b>										
<b>2.4 Equipment and Gear</b>										
2.4.1 Improved Radio Communications in BBP	2018	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
2.4.2 Outfit 2018 SLC Firefighters	2018	\$ 98,000	\$ -	\$ 98,000	\$ -	\$ -	\$ 98,000	\$ -	\$ 98,000	\$ -
2.4.3 Equipment for Additional Firefighters (8)	2019	\$ 84,000	\$ -	\$ 84,000	\$ -	\$ -	\$ 84,000	\$ -	\$ -	\$ 84,000
2.4.4 Equipment for Additional Firefighters (20)	2021	\$ 210,000	\$ -	\$ 210,000	\$ -	\$ -	\$ 210,000	\$ -	\$ -	\$ 210,000
2.4.5 Bunker Gear Extractor (Washing) Machines	2019	\$ 22,000	\$ -	\$ 22,000	\$ -	\$ -	\$ 22,000	\$ -	\$ -	\$ 22,000
2.4.6 Air Cylinder Filling Station	2019	\$ 78,000	\$ -	\$ 78,000	\$ -	\$ -	\$ 78,000	\$ -	\$ -	\$ 78,000
2.4.7 Pumper Testing Unit	2023	\$ 104,000	\$ -	\$ 104,000	\$ 67,786	\$ -	\$ 36,214	\$ -	\$ -	\$ 36,214
Subtotal Equipment and Gear		\$ 696,000	\$ -	\$ 696,000	\$ 67,786	\$ -	\$ 628,214	\$ -	\$ 198,000	\$ 430,214
<b>TOTAL FIRE SERVICES</b>		<b>\$ 20,631,696</b>	<b>\$ -</b>	<b>\$ 20,631,696</b>	<b>\$ 67,786</b>	<b>\$ -</b>	<b>\$ 20,563,910</b>	<b>\$ 1,388,217</b>	<b>\$ 6,917,767</b>	<b>\$ 12,257,927</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$6,156,813
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		<b>\$368</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$760,954
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		<b>\$5.47</b>

2018 - 2027 Net Funding Envelope	\$6,917,767
Reserve Fund Balance	
Balance as at December 31, 2017	\$1,388,217

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APPENDIX B.2  
TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>FIRE SERVICES</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	(\$5,374.0)	(\$5,352.8)	(\$4,963.7)	(\$4,515.3)	(\$3,938.7)	(\$3,285.5)	(\$2,548.4)	(\$1,718.8)	(\$790.3)	
<b>2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Fire Services: Non Inflated	\$5,836.4	\$320.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$6,156.8</b>
- Fire Services: Inflated	\$5,836.4	\$326.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$6,163.2</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	<b>16,746</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$606.2	\$638.2	\$671.7	\$709.0	\$810.8	\$854.8	\$902.1	\$953.0	\$1,005.5	\$828.5	<b>\$7,979.8</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$295.6)	(\$294.4)	(\$273.0)	(\$248.3)	(\$216.6)	(\$180.7)	(\$140.2)	(\$94.5)	(\$43.5)	<b>(\$1,786.8)</b>
- Interest on In-year Transactions	(\$143.8)	\$5.4	\$11.8	\$12.4	\$14.2	\$15.0	\$15.8	\$16.7	\$17.6	\$14.5	<b>(\$20.5)</b>
<b>TOTAL REVENUE</b>	<b>\$462.4</b>	<b>\$348.1</b>	<b>\$389.1</b>	<b>\$448.4</b>	<b>\$576.6</b>	<b>\$653.1</b>	<b>\$737.2</b>	<b>\$829.5</b>	<b>\$928.6</b>	<b>\$799.5</b>	<b>\$6,172.5</b>
CLOSING CASH BALANCE	(\$5,374.0)	(\$5,352.8)	(\$4,963.7)	(\$4,515.3)	(\$3,938.7)	(\$3,285.5)	(\$2,548.4)	(\$1,718.8)	(\$790.3)	\$9.3	

<b>2018 Adjusted Charge Per Capita</b>	<b>\$433</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.2  
TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
FIRE SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>FIRE SERVICES</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	(\$661.05)	(\$655.37)	(\$604.02)	(\$544.85)	(\$476.83)	(\$399.88)	(\$313.92)	(\$217.32)	(\$109.41)	
<b>2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Fire Services (New Projects): Non Inflate	\$721.4	\$39.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$761.0</b>
- Fire Services (New Projects): Inflated	\$721.4	\$40.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$761.7</b>
<b>NEW NON-RESIDENTIAL DEVELOPMENT</b>											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	<b>139,080</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$78.0	\$81.7	\$85.9	\$90.8	\$96.3	\$101.4	\$106.1	\$111.9	\$117.8	\$115.4	<b>\$985.3</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$36.4)	(\$36.0)	(\$33.2)	(\$30.0)	(\$26.2)	(\$22.0)	(\$17.3)	(\$12.0)	(\$6.0)	<b>(\$219.0)</b>
- Interest on In-year Transactions	(\$17.7)	\$0.7	\$1.5	\$1.6	\$1.7	\$1.8	\$1.9	\$2.0	\$2.1	\$2.0	<b>(\$2.5)</b>
<b>TOTAL REVENUE</b>	<b>\$60.3</b>	<b>\$46.1</b>	<b>\$51.4</b>	<b>\$59.2</b>	<b>\$68.0</b>	<b>\$76.9</b>	<b>\$86.0</b>	<b>\$96.6</b>	<b>\$107.9</b>	<b>\$111.4</b>	<b>\$763.7</b>
CLOSING CASH BALANCE	(\$661.0)	(\$655.4)	(\$604.0)	(\$544.8)	(\$476.8)	(\$399.9)	(\$313.9)	(\$217.3)	(\$109.4)	\$2.0	

**2018 Adjusted Charge Per Square Metre \$6.44**

**Allocation of Capital Program**

Residential Sector	89%
Non-Residential Sector	11%

**Rates for 2018**

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

**APPENDIX B.3**

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***POLICE SERVICES***

**APPENDIX B.3****POLICE SERVICES**

Policing for the Town of Innisfil is provided by the South Simcoe Police Service (SSPS) through a joint contract between the Towns of Innisfil and Bradford West Gwillimbury. The service level calculations, development-related capital program and per capita development charge rates have been calculated based on the total growth requirements of only the Town of Innisfil.

**TABLE 1      2008-2017 HISTORICAL SERVICE LEVELS**

The ten-year historical inventory of capital assets for police services includes land and building for the Innisfil headquarters with a total replacement value of \$6.57 million. This amount accounts for excess capacity associated with the portion of the Innisfil headquarters building that is proposed to be funded through the 2018 Development Charges by-law.

Currently, other SSPS buildings include a 160 square foot storage container, with the Town's share valued at \$1,600. Innisfil's share of station equipment, towers and generators adds \$187,900 to the inventory, while Innisfil's share of personal police equipment and communications equipment adds a further \$933,800 to the inventory. Finally, the police vehicles allocated to the Town of Innisfil add another \$605,700 to the service level.

The current replacement value of the Town of Innisfil's share of police capital infrastructure including buildings, land, vehicles and equipment is approximately \$8.30 million. This has provided a ten-year average historical service level of \$181.18 per capita and employment. This average historical service level multiplied by the ten-year forecast growth in net population and employment, results in a ten-year maximum allowable funding envelope of \$3.03 million (16,732 population & employment growth X historic service level of \$181.18/capita and employment).

No uncommitted excess capacity has been identified, therefore the full maximum allowable funding envelope of \$3.03 million brought forward to the DC calculation.

**TABLE 2      2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM &  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The police capital program recovers mainly for the debt related to the SSPS Innisfil headquarters. The principal payments have been included in the capital program in the amount of \$1.64 million.

It is anticipated that the South Simcoe Police Service will be hiring 24 new police officers over the ten-year planning period. The outfitting cost for these officers is included in the capital program. Other items such as electronic surveillance, tasers, radars, and radio towers bring the total cost of vehicles and equipment to \$1.40 million.

Finally, the capital program recovers for the negative balance in the police DC reserve fund in the amount of \$140,400.

Altogether, the ten-year capital forecast for police amounts to \$3.19 million, of which \$701,700 is attributed to Bradford West Gwillimbury's share. A ten per cent reduction is not required for this service. A benefit to existing share of \$7,000 is included and applied to truck/vehicle scales. No post-period benefit is identified for Police Services.

The 2018-2027 DC costs eligible for recovery amount to \$2.48 million. As shown in Table 2, this amount is allocated 89 per cent or \$2.21 million, against new residential development, and 11 per cent, or \$272,500, against non-residential development. This yields an unadjusted development charge of \$132 per capita and \$1.96 per square metre.

**TABLE 3      CASH FLOW ANALYSIS**

After cash flow consideration, the residential charge increases to \$152 per capita and the non-residential charge increases to \$2.25 per square metre. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the police services development charge.

<b>POLICE SERVICES SUMMARY</b>						
10-year Hist.	2018 - 2027		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$181.18	\$3,186,397	\$2,477,707	\$132	\$1.96	<b>\$152</b>	<b>\$2.25</b>



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APPENDIX B.3  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
POLICE SERVICES

POLICE HEADQUARTERS - INNISFIL OFFICE Facility Name	# of Hectares / Square Feet										UNIT COST (\$/ha / sq.ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Land (ha)	0.50	0.50	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$1,300,000
Building (sq.ft.)	7,300	7,300	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	16,500	\$310
Excess Capacity			(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	(5,363)	\$310
Equipment (\$)	\$1,022,000	\$1,022,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$2,310,000	\$140
<b>Total (\$000)</b>	<b>\$3,935.0</b>	<b>\$3,935.0</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	<b>\$6,568.5</b>	

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Portable @ Innisfil Office	-	-	-	-	-	-	-	-	-	-	-	\$90
Storage Containers (3) @ Innisfil Office	960	960	-	-	-	-	-	-	-	-	-	\$22
Storage Containers	-	-	-	-	-	-	-	-	-	-	160	\$20
Sub-Station - Outlet Mall	369	369	369	369	369	369	369	-	-	-	-	\$240
Sub-Station - Cookstown Library	-	-	-	-	-	-	-	-	-	-	-	\$240
Dissette St. Temporary Location	1,478	-	-	-	-	-	-	-	-	-	-	\$240
<b>Total (sq.ft.)</b>	<b>2,807</b>	<b>1,329</b>	<b>369</b>	<b>369</b>	<b>369</b>	<b>369</b>	<b>369</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>160</b>	
<b>Total South Simcoe (\$000)</b>	<b>\$464.8</b>	<b>\$110.1</b>	<b>\$88.6</b>	<b>\$88.6</b>	<b>\$88.6</b>	<b>\$88.6</b>	<b>\$88.6</b>	<b>\$88.6</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$3.2</b>	
<b>Innisfil Share @50%</b>	<b>\$232.4</b>	<b>\$55.0</b>	<b>\$44.3</b>	<b>\$44.3</b>	<b>\$44.3</b>	<b>\$44.3</b>	<b>\$44.3</b>	<b>\$44.3</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$1.6</b>	

EQUIPMENT Facility Name	Total Value of & Equipment (\$)										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Radio Tower	2	2	2	2	2	2	2	2	2	2	4	\$92,000
Radio Tower	1	1	1	2	2	2	2	2	2	2	-	\$132,000
Generators	3	3	-	-	-	-	-	-	-	-	2	\$5,300
New Generator	1	1	1	1	1	1	1	1	1	1	1	\$27,000
<b>Total South Simcoe (\$000)</b>	<b>\$358.9</b>	<b>\$358.9</b>	<b>\$343.0</b>	<b>\$475.0</b>	<b>\$475.0</b>	<b>\$475.0</b>	<b>\$475.0</b>	<b>\$475.0</b>	<b>\$475.0</b>	<b>\$475.0</b>	<b>\$375.8</b>	
<b>Innisfil Share @50%</b>	<b>\$179.5</b>	<b>\$179.5</b>	<b>\$171.5</b>	<b>\$237.5</b>	<b>\$237.5</b>	<b>\$237.5</b>	<b>\$237.5</b>	<b>\$237.5</b>	<b>\$237.5</b>	<b>\$237.5</b>	<b>\$187.9</b>	

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APPENDIX B.3  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
POLICE SERVICES

PERSONAL POLICE EQUIPMENT Equipment Type	Total Value of Equipment (\$)										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Number of Officers	59	62	66	67	68	67	67	74	82	92	
Personal Police Equipment	\$236,000	\$248,000	\$264,000	\$268,000	\$272,000	\$268,000	\$268,000	\$296,000	\$328,000	\$368,000	\$4,000
Communications Equipment	\$961,700	\$1,010,600	\$1,075,800	\$1,092,100	\$1,108,400	\$1,092,100	\$1,092,100	\$1,206,200	\$1,336,600	\$1,499,600	\$16,300
<b>Total South Simcoe (\$000)</b>	<b>\$1,197.7</b>	<b>\$1,258.6</b>	<b>\$1,339.8</b>	<b>\$1,360.1</b>	<b>\$1,380.4</b>	<b>\$1,360.1</b>	<b>\$1,360.1</b>	<b>\$1,502.2</b>	<b>\$1,664.6</b>	<b>\$1,867.6</b>	
Innisfil Share @50%	\$598.9	\$629.3	\$669.9	\$680.1	\$690.2	\$680.1	\$680.1	\$751.1	\$832.3	\$933.8	

53.31%

VEHICLES Vehicle Type	Total # of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Paddy Wagons	1	1	1	1	1	1	1	1	1	1	\$50,000
Marine Unit - New Boat	1	1	1	1	1	1	1	1	1	1	\$277,000
Marine Unit - Personal Water Craft (2)	2	2	2	2	2	2	2	2	2	2	\$16,000
Mobile Command Post - Trailer	1	1	1	1	1	1	1	1	1	1	\$21,000
Court Services Car	3	3	3	3	3	3	3	3	3	3	\$31,000
Community Services Car	3	3	3	3	3	3	3	3	3	3	\$32,000
Snowmobiles (2)	2	2	2	2	2	2	2	2	2	2	\$15,000
Motorcycles	1	1	1	1	1	1	1	1	1	1	\$27,000
Bicycles	9	9	9	9	9	9	9	9	4	4	\$1,100
Chevy Tahoe	1	1	1	1	1	1	1	1	-	-	\$53,000
Chevy Savana	2	2	1	-	-	-	-	-	-	-	\$44,000
Honda Odyssey	1	1	1	1	-	-	-	-	-	-	\$42,000
Honda Pilot	2	3	3	1	-	-	-	-	-	-	\$42,000
Ford Escape	-	-	-	-	1	1	1	1	-	-	\$40,000
Honda Accord	-	-	-	-	3	3	3	3	-	-	\$41,000
Identification Unit - Van	-	-	-	1	1	1	1	1	1	1	\$40,000
Training Unit - Truck	-	-	-	-	-	-	1	1	1	1	\$40,000
3 Destination Cars	-	-	-	-	-	-	-	-	3	3	\$31,000
Senior Officers X 3	-	-	-	-	-	-	-	-	3	3	\$33,000
Staff Sergeant X 2 (on call and shared)	-	-	-	-	-	-	-	-	2	2	\$33,000
CIB X 2, Support Service Truck	-	-	-	-	-	-	-	-	3	3	\$31,000
Incident Command Post	-	-	-	1	1	1	1	1	1	1	\$150,000
<b>Total (#)</b>	<b>29.0</b>	<b>30.0</b>	<b>29.0</b>	<b>28.0</b>	<b>30.0</b>	<b>30.0</b>	<b>31.0</b>	<b>31.0</b>	<b>32.0</b>	<b>32.0</b>	
<b>Total South Simcoe (\$000)</b>	<b>\$902.9</b>	<b>\$944.9</b>	<b>\$900.9</b>	<b>\$962.9</b>	<b>\$1,041.9</b>	<b>\$1,041.9</b>	<b>\$1,081.9</b>	<b>\$1,081.9</b>	<b>\$1,211.4</b>	<b>\$1,211.4</b>	
Innisfil Share @50%	\$451.5	\$472.5	\$450.5	\$481.5	\$521.0	\$521.0	\$541.0	\$541.0	\$605.7	\$605.7	

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APPENDIX B.3  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
POLICE SERVICES

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

Police Headquarters - Innisfil Office	\$3,935.0	\$3,935.0	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5	\$6,568.5
Buildings	\$232.4	\$55.0	\$44.3	\$44.3	\$44.3	\$44.3	\$44.3	\$0.0	\$0.0	\$1.6
Equipment	\$179.5	\$179.5	\$171.5	\$237.5	\$237.5	\$237.5	\$237.5	\$237.5	\$237.5	\$187.9
Personal Police Equipment	\$598.9	\$629.3	\$669.9	\$680.1	\$690.2	\$680.1	\$680.1	\$751.1	\$832.3	\$933.8
Vehicles	\$451.5	\$472.5	\$450.5	\$481.5	\$521.0	\$521.0	\$541.0	\$541.0	\$605.7	\$605.7
<b>Total (\$000)</b>	<b>\$5,397.2</b>	<b>\$5,271.2</b>	<b>\$7,904.6</b>	<b>\$8,011.8</b>	<b>\$8,061.4</b>	<b>\$8,051.3</b>	<b>\$8,071.3</b>	<b>\$8,098.1</b>	<b>\$8,244.0</b>	<b>\$8,297.5</b>

SERVICE LEVEL (\$/capita & employment)

Average  
Service  
Level

Police Headquarters - Innisfil Office	\$103.6	\$102.5	\$169.5	\$167.8	\$162.8	\$158.0	\$153.3	\$148.8	\$144.4	\$140.3	\$145.1
Buildings	\$6.1	\$1.4	\$1.1	\$1.1	\$1.1	\$1.1	\$1.0	\$0.0	\$0.0	\$0.0	\$1.3
Equipment	\$4.7	\$4.7	\$4.4	\$6.1	\$5.9	\$5.7	\$5.5	\$5.4	\$5.2	\$4.0	\$5.2
Personal Police Equipment	\$15.8	\$16.4	\$17.3	\$17.4	\$17.1	\$16.4	\$15.9	\$17.0	\$18.3	\$19.9	\$17.1
Vehicles	\$11.9	\$12.3	\$11.6	\$12.3	\$12.9	\$12.5	\$12.6	\$12.3	\$13.3	\$12.9	\$12.5
<b>Total (\$/capita &amp; employment)</b>	<b>\$142.06</b>	<b>\$137.37</b>	<b>\$203.95</b>	<b>\$204.67</b>	<b>\$199.80</b>	<b>\$193.65</b>	<b>\$188.39</b>	<b>\$183.44</b>	<b>\$181.25</b>	<b>\$177.18</b>	<b>\$181.18</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
POLICE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$181.18
Net Population & Employment Growth 2018 - 2027	16,732
Maximum Allowable Funding Envelope	\$3,031,504
Less: Uncommitted Excess Capacity	\$0
<b>Maximum Allowable Funding Envelope</b>	<b>\$3,031,504</b>

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$8,297,477
Inventory Using Average Service Level	\$8,485,022
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.3  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
POLICE 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	0% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>3.0 POLICE SERVICES</b>										
<b>3.1 Recovery of SSPS Building Debt</b>										
3.1.1 Principle Payment	2018	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.2 Principle Payment	2019	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.3 Principle Payment	2020	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.4 Principle Payment	2021	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.5 Principle Payment	2022	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.6 Principle Payment	2023	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.7 Principle Payment	2024	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.8 Principle Payment	2025	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.9 Principle Payment	2026	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ -	\$ 133,000	\$ -	\$ 133,000	\$ -
3.1.10 Principle Payment	2027	\$ 445,639	\$ -	\$ 445,639	\$ -	\$ -	\$ 445,639	\$ -	\$ 445,639	\$ -
Subtotal Recovery of SSPS Building Debt		\$ 1,642,639	\$ -	\$ 1,642,639	\$ -	\$ -	\$ 1,642,639	\$ -	\$ 1,642,639	\$ -

APPENDIX B.3  
TABLE 2

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
POLICE 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	0% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>3.0 POLICE SERVICES</b>										
<b>3.2 Vehicles &amp; Equipment</b>										
3.2.1 Outfitting for Officers (24)	Various	\$ 487,200	\$ 243,600	\$ 243,600	\$ -	\$ -	\$ 243,600	\$ -	\$ 243,600	\$ -
3.2.2 Truck/Vehicle Scales	2018	\$ 14,000	\$ 7,000	\$ 7,000	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 3,500	\$ -
3.2.3 Truck/Vehicle Scales	2019	\$ 14,000	\$ 7,000	\$ 7,000	\$ 3,500	\$ -	\$ 3,500	\$ -	\$ 3,500	\$ -
3.2.4 Tasers - Weapons	Various	\$ 12,000	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -
3.2.5 C 8's - Weapons	Various	\$ 16,800	\$ 8,400	\$ 8,400	\$ -	\$ -	\$ 8,400	\$ -	\$ 8,400	\$ -
3.2.6 Emergency Response Vehicle	2020	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
3.2.7 Paddy Wagon	2020	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
3.2.8 Furniture	Various	\$ 100,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
3.2.9 Intoxilyzer/ASD(s)	2018	\$ 35,379	\$ 17,690	\$ 17,690	\$ -	\$ -	\$ 17,690	\$ -	\$ 17,690	\$ -
3.2.10 All Terrain Vehicle and Trailer	2020	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
3.2.11 Tech Crime Devices	2019	\$ 20,000	\$ 10,000	\$ 10,000	\$ -	\$ -	\$ 10,000	\$ -	\$ 10,000	\$ -
3.2.12 Electronic Surveillance	2020	\$ 30,000	\$ 15,000	\$ 15,000	\$ -	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
3.2.13 Canine Unit	2020	\$ 15,000	\$ 7,500	\$ 7,500	\$ -	\$ -	\$ 7,500	\$ -	\$ 7,500	\$ -
3.2.14 Stationary Radar	Various	\$ 6,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ 3,000	\$ -	\$ 3,000	\$ -
3.2.15 Moving Radar	Various	\$ 11,000	\$ 5,500	\$ 5,500	\$ -	\$ -	\$ 5,500	\$ -	\$ 5,500	\$ -
3.2.16 Screening Device	Various	\$ 12,000	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ 6,000	\$ -	\$ 6,000	\$ -
3.2.17 Radio Tower	2019	\$ 240,000	\$ 120,000	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
3.2.18 Radio Tower	2024	\$ 240,000	\$ 120,000	\$ 120,000	\$ -	\$ -	\$ 120,000	\$ -	\$ 120,000	\$ -
Subtotal Vehicles & Equipment		\$ 1,403,379	\$ 701,690	\$ 701,690	\$ 7,000	\$ -	\$ 694,690	\$ -	\$ 694,690	\$ -
<b>3.3 Recovery of Negative Reserve Fund Balance</b>										
3.3.1 Balance as at December 31, 2017	2018	\$ 140,379	\$ -	\$ 140,379	\$ -	\$ -	\$ 140,379	\$ -	\$ 140,379	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 140,379	\$ -	\$ 140,379	\$ -	\$ -	\$ 140,379	\$ -	\$ 140,379	\$ -
<b>TOTAL POLICE SERVICES</b>		<b>\$ 3,186,397</b>	<b>\$ 701,690</b>	<b>\$ 2,484,707</b>	<b>\$ 7,000</b>	<b>\$ -</b>	<b>\$ 2,477,707</b>	<b>\$ -</b>	<b>\$ 2,477,707</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$2,205,159
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		<b>\$132</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$272,548
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		<b>\$1.96</b>

2018 - 2027 Net Funding Envelope	\$3,031,504
Reserve Fund Balance	
Balance as at December 31, 2017	(\$140,379)

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APPENDIX B.3  
TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
POLICE SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>POLICE SERVICES</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	(\$149.5)	(\$267.5)	(\$343.6)	(\$312.9)	(\$239.1)	(\$140.5)	(\$137.2)	\$11.9	\$192.6	
<b>2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Police Services (New Projects): Non Inflated	\$172.5	\$147.5	\$115.5	\$28.7	\$28.7	\$28.7	\$135.5	\$28.7	\$28.7	\$28.7	<b>\$743.2</b>
- SSPS Debenture Principal Payments <sup>1</sup>	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$118.4	\$396.6	<b>\$1,461.9</b>
- Police Services (New Projects): Inflated	\$290.9	\$268.8	\$238.5	\$148.8	\$149.4	\$150.1	\$271.0	\$151.3	\$152.0	\$430.9	<b>\$2,251.8</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	<b>16,746</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$212.8	\$224.0	\$235.8	\$248.9	\$284.6	\$300.1	\$316.7	\$334.5	\$353.0	\$290.8	<b>\$2,801.2</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$8.2)	(\$14.7)	(\$18.9)	(\$17.2)	(\$13.2)	(\$7.7)	(\$7.5)	\$0.4	\$6.7	<b>(\$80.3)</b>
- Interest on In-year Transactions	(\$2.1)	(\$1.2)	(\$0.1)	\$1.8	\$2.4	\$2.6	\$0.8	\$3.2	\$3.5	(\$3.9)	<b>\$7.0</b>
- Interest Payments for SSPS Debenture <sup>2</sup>	(\$69.3)	(\$63.7)	(\$58.6)	(\$52.2)	(\$46.6)	(\$40.9)	(\$35.5)	(\$29.7)	(\$24.3)	(\$38.5)	<b>(\$459.2)</b>
<b>TOTAL REVENUE</b>	<b>\$141.3</b>	<b>\$150.9</b>	<b>\$162.4</b>	<b>\$179.6</b>	<b>\$223.2</b>	<b>\$248.7</b>	<b>\$274.3</b>	<b>\$300.4</b>	<b>\$332.7</b>	<b>\$255.2</b>	<b>\$2,268.6</b>
CLOSING CASH BALANCE	(\$149.5)	(\$267.5)	(\$343.6)	(\$312.9)	(\$239.1)	(\$140.5)	(\$137.2)	\$11.9	\$192.6	\$16.8	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2018 Adjusted Charge Per Capita</b>	<b>\$152</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.3  
TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
POLICE SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>POLICE SERVICES</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$17.56)	(\$31.25)	(\$39.69)	(\$34.78)	(\$27.05)	(\$16.45)	(\$18.07)	(\$1.98)	\$17.72	
<b>2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Police Services (New Projects): Non Infla	\$21.3	\$18.2	\$14.3	\$3.5	\$3.5	\$3.5	\$16.7	\$3.5	\$3.5	\$3.5	<b>\$91.9</b>
- SSPS Debenture Principal Payments <sup>1</sup>	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$14.6	\$49.0	<b>\$180.7</b>
- Police Services (New Projects): Inflated	\$36.0	\$33.2	\$29.5	\$18.4	\$18.5	\$18.5	\$33.5	\$18.7	\$18.8	\$53.3	<b>\$278.3</b>
<b>NEW NON-RESIDENTIAL DEVELOPMENT</b>											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	<b>139,080</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$27.2	\$28.5	\$30.0	\$31.7	\$33.6	\$35.4	\$37.1	\$39.1	\$41.2	\$40.3	<b>\$344.1</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$1.0)	(\$1.7)	(\$2.2)	(\$1.9)	(\$1.5)	(\$0.9)	(\$1.0)	(\$0.1)	\$0.6	<b>(\$9.7)</b>
- Interest on In-year Transactions	(\$0.2)	(\$0.1)	\$0.0	\$0.2	\$0.3	\$0.3	\$0.1	\$0.4	\$0.4	(\$0.4)	<b>\$0.9</b>
- Interest Payments for SSPS Debenture <sup>2</sup>	(\$8.6)	(\$7.9)	(\$7.2)	(\$6.4)	(\$5.8)	(\$5.1)	(\$4.4)	(\$3.7)	(\$3.0)	(\$4.8)	<b>(\$56.8)</b>
<b>TOTAL REVENUE</b>	<b>\$18.4</b>	<b>\$19.5</b>	<b>\$21.0</b>	<b>\$23.3</b>	<b>\$26.2</b>	<b>\$29.1</b>	<b>\$31.9</b>	<b>\$34.8</b>	<b>\$38.5</b>	<b>\$35.8</b>	<b>\$278.6</b>
CLOSING CASH BALANCE	(\$17.6)	(\$31.3)	(\$39.7)	(\$34.8)	(\$27.1)	(\$16.5)	(\$18.1)	(\$2.0)	\$17.7	\$0.3	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2018 Adjusted Charge Per Square Metre</b>	<b>\$2.25</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.4**

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***PARKS AND RECREATION***



**APPENDIX B.4****PARKS AND RECREATION**

The Town of Innisfil Parks and Recreation Department is responsible for the recreation and leisure needs of the community, including the provision and maintenance of arenas, facilities, parks, recreation services and programs to the residents of Innisfil. The Town operates a number of recreational facilities, playgrounds, and sports fields, as well as an estimated 270 hectares of parkland.

**TABLE 1      2008-2017 HISTORICAL SERVICE LEVELS**

The ten-year historical inventory of Indoor Recreation capital assets includes 297,700 square feet of indoor recreation building space accommodated within the Innisfil Recreation Complex (140,400 square feet), other major facilities, as well as shared spaces in churches, schools and other public facilities. After accounting for excess capacity associated with the shares of the facilities to continue to be funded through the 2018 Development Charges by-law, 264,300 of building space remains. The value of the building space included in the inventory is approximately \$69.75 million. While recreational facilities are located within the Cookstown Theatre and Town Hall, these are shown for illustrative purposes only and no dollar value is attributed to these buildings as they are considered to be ineligible under the DCA.

The land associated with the buildings amount to 10.52 hectares, and is valued at \$10.22 million. Once again, no value was attributed to the Cookstown Theatre and Town Hall sites within the inventory. Finally, furniture and equipment associated with indoor recreation facilities has a total value of \$1.76 million.

The Town's developed parkland amounts to 270 hectares in numerous parkettes; neighbourhood, community, and regional parks; road ends and lake access points; opens spaces; linear parks; and walkways. The total value of parkland development is \$17.94 million. The Town also has a number of park amenities such as a variety of sports fields (soccer pitches, baseball diamonds) and various ball courts, playgrounds, skate and bike parks, park bridges, pathways, water parks, walkways and trails; these types of above base amenities are valued at a total of \$12.73 million. Other park facilities such as docks, park buildings (washrooms, pavilions, concessions, storage buildings) and parking areas are also included in the service level calculation, at a total value of \$15.40 million.

The 2017 full replacement value of the inventory of capital assets for the Parks and Recreation Department amounts to \$127.80 million, including \$81.73 for indoor recreation and \$46.07 million for parks. The combined ten-year historical average service level is \$3,549.56 per capita.

The historical service level multiplied by the ten-year forecast of net population growth results in a ten-year maximum allowable funding envelope of \$51.78 million (14,588 net population growth X historical service level of \$3,549.56/capita).

There is no excess capacity identified in the parks and recreation inventory, and therefore no reduction has been made to the funding envelope. The parks and recreation funding envelope 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 \$46.60 million.

**TABLE 2        2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM &  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The 2018-2027 development-related capital program for parks and recreation amounts to \$80.17 million. It includes new parks development and facilities as well as the recovery of past commitments. It includes the recovery of the Innisfil Recreation Complex (IRC) debentures, Cookstown Community Centre debentures and Cookstown Park debentures. The debentures amount to \$12.79 million and it is noted that these payments need not be reduced by the ten per cent as this reduction has been made in prior DC by-laws.

Two planned major facilities, the Rizzardo Health & Wellness Hub and a new indoor soccer facility, are included in the capital program at a total cost of \$6.20 million. Various parks development and facility projects are planned for the ten-year period at a gross cost of \$60.59 million. Finally, new equipment is included at \$37,000.

No grants or subsidies have been identified for the parks and recreation capital program, and as such the net capital cost remains at \$80.17 million. Replacement or benefit to existing shares amount to \$7.23 million. The legislated ten per cent discount is applied to the new projects and totals \$6.02million. This reduces the DC eligible costs to \$66.93 million, of which \$4.19 is recovered for with the existing reserve fund balance. A post period benefit share of \$16.13 million will not be recovered under this DC by-law, but is eligible for consideration in future development charge studies.

The 2018-2027 DC costs eligible for recovery amount to \$46.60 million, which is allocated entirely against future residential development in the Town of Innisfil. This results in an unadjusted development charge of \$2,783 per capita.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow consideration, the residential charge increases to \$3,104 per capita. The increase reflects the front-ended nature of the capital program.

The following table summarizes the calculation of the parks and recreation development charge:

<b>PARKS AND RECREATION SUMMARY</b>						
10-year Hist. Service Level per capita	2018 - 2027		Unadjusted		Adjusted	
	Development-Related Capital Program		Development Charge		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$3,549.56	\$80,167,415	\$46,602,883	\$2,783	\$0.00	<b>\$3,104</b>	<b>\$0.00</b>

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TABLE 1

**TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
INDOOR RECREATION**

MAJOR FACILITIES Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Knock Community Centre (580980020)	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	1,260	\$190
Cookstown Theatre (580600063)	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	5,060	\$0
Stroud Arena (580940004)	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	50,400	\$300
Innisfil Recreational Complex (580640233)	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	140,425	\$360
Excess Capacity	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	(32,429)	\$360
Town Hall (580640233)	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	41,268	\$0
Churchill Community Centre (580630157)	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	5,300	\$190
Lefroy Arena (580650407)	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	33,400	\$300
Cookstown Community Centre	-	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	3,400	\$500
Excess Capacity		(961)	(961)	(961)	(961)	(961)	(961)	(961)	(961)	(961)	(961)	\$500
<b>Other Facilities</b>												
Cookstown United Church	300	300	300	300	300	300	-	-	-	-	-	\$190
Country Concessions	125	125	125	125	125	125	-	-	-	-	-	\$190
Cookstown Public School Gym	611	611	611	611	611	611	-	-	-	-	-	\$190
Cookstown Public School Library	614	614	614	614	614	614	-	-	-	-	-	\$190
Killarney Beach Public School	618	618	618	618	618	618	-	-	-	-	-	\$190
Nantyr Shores High School Gym	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	3,719	\$190
Sunnybrae Public School Gym	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	\$190
Holy Cross Separate School Gym	787	787	787	787	787	787	787	787	787	787	787	\$190
Grange Hall	450	450	450	450	450	450	450	450	450	450	450	\$190
Yujo Martial Arts	156	156	156	156	156	156	-	-	-	-	-	\$190
Rankin Residence (Folk Art Studio)	88	88	88	88	88	88	-	-	-	-	-	\$190
Alcona Glen School Gym	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$190
Lake Simcoe Public School	-	-	-	-	-	-	-	-	-	-	4,273	\$190
Goodfellow Public School	-	-	-	-	-	-	3,486	3,486	3,486	3,486	3,486	\$190
<b>Total (sq.ft.)</b>	<b>256,632</b>	<b>259,071</b>	<b>259,071</b>	<b>259,071</b>	<b>259,071</b>	<b>259,071</b>	<b>260,045</b>	<b>260,045</b>	<b>260,045</b>	<b>260,045</b>	<b>264,318</b>	
<b>Total (\$000)</b>	<b>\$67,535.1</b>	<b>\$68,754.5</b>	<b>\$68,754.5</b>	<b>\$68,754.5</b>	<b>\$68,754.5</b>	<b>\$68,754.5</b>	<b>\$68,939.6</b>	<b>\$68,939.6</b>	<b>\$68,939.6</b>	<b>\$68,939.6</b>	<b>\$69,751.4</b>	

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TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
INDOOR RECREATION

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Knock Community Centre (580980020)	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$1,300,000
Cookstown Theatre (580600063)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$0
Stroud Arena (580940004)	3.29	3.29	3.29	3.29	3.29	3.29	3.29	3.29	3.29	3.29	\$1,300,000
Innisfil Recreational Complex (580640233)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$1,300,000
Town Hall (580640233)	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$0
Churchill Community Centre (580630157)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$1,300,000
Lefroy Arena (580650407)	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	\$1,300,000
<b>Total (ha)</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	<b>10.52</b>	
<b>Total (\$000)</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>	<b>\$10,218.0</b>

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Knock Community Centre (580980020)	\$11,900	\$12,700	\$12,700	\$13,200	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800	\$13,800
Stroud Arena (580940004)	\$279,000	\$281,000	\$281,000	\$287,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000	\$288,000
Innisfil Recreational Complex (580640233)	\$1,051,000	\$1,051,000	\$1,051,000	\$1,062,000	\$1,168,000	\$1,168,000	\$1,168,000	\$1,168,000	\$1,168,000	\$1,168,000
Churchill Community Centre (580630157)	\$82,000	\$82,000	\$82,000	\$84,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000	\$85,000
Lefroy Arena (580650407)	\$179,000	\$181,000	\$181,000	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000	\$184,000
Alcona Glen School	\$19,000	\$20,000	\$20,000	\$21,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000	\$22,000
<b>Total (\$000)</b>	<b>\$1,621.9</b>	<b>\$1,627.7</b>	<b>\$1,627.7</b>	<b>\$1,651.2</b>	<b>\$1,760.8</b>	<b>\$1,760.8</b>	<b>\$1,760.8</b>	<b>\$1,760.8</b>	<b>\$1,760.8</b>	<b>\$1,760.8</b>

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TABLE 1

**TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
INDOOR RECREATION**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
<b>Historic Population</b>	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

**INVENTORY SUMMARY (\$000)**

Major Facilities	\$67,535.1	\$68,754.5	\$68,754.5	\$68,754.5	\$68,754.5	\$68,754.5	\$68,939.6	\$68,939.6	\$68,939.6	\$69,751.4
Land	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0	\$10,218.0
Furniture & Equipment	\$1,621.9	\$1,627.7	\$1,627.7	\$1,651.2	\$1,760.8	\$1,760.8	\$1,760.8	\$1,760.8	\$1,760.8	\$1,760.8
<b>Total (\$000)</b>	<b>\$79,375.0</b>	<b>\$80,600.2</b>	<b>\$80,600.2</b>	<b>\$80,623.7</b>	<b>\$80,733.3</b>	<b>\$80,733.3</b>	<b>\$80,918.4</b>	<b>\$80,918.4</b>	<b>\$80,918.4</b>	<b>\$81,730.2</b>

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

											Average Service Level
Major Facilities	\$2,124.68	\$2,142.15	\$2,121.46	\$2,100.85	\$2,037.41	\$1,976.44	\$1,922.57	\$1,865.35	\$1,810.01	\$1,777.56	\$1,987.85
Land	\$321.46	\$318.36	\$315.28	\$312.22	\$302.79	\$293.73	\$284.96	\$276.48	\$268.27	\$260.40	\$295.39
Furniture & Equipment	\$51.03	\$50.71	\$50.22	\$50.45	\$52.18	\$50.62	\$49.10	\$47.64	\$46.23	\$44.87	\$49.31
<b>Total (\$/capita)</b>	<b>\$2,497.17</b>	<b>\$2,511.22</b>	<b>\$2,486.97</b>	<b>\$2,463.52</b>	<b>\$2,392.38</b>	<b>\$2,320.79</b>	<b>\$2,256.63</b>	<b>\$2,189.47</b>	<b>\$2,124.51</b>	<b>\$2,082.83</b>	<b>\$2,332.55</b>

**TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2008 - 2017	\$2,332.55
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$34,027,239
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$3,402,724
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$30,624,515</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2017	\$81,730,225
Inventory Using Average Service Level	\$91,529,262
Excess Capacity	\$0
Excess Capacity:	

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INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
PARKLAND DEVELOPMENT

PARKETTES Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
10th Line Beach Park (580800272)	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$100,000
12th Line Park (740010043)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$100,000
Ashwood Avenue Park (580740125)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$100,000
Cookstown Gazebo (581410184)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$100,000
Ireton Street Park (580800301)	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$100,000
Orm Membry Park (580530415)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$100,000
Pitt Street Park (580850037)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$100,000
<b>Total (ha)</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	<b>3.00</b>	
<b>Total (\$000)</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	<b>\$300.0</b>	

NEIGHBOURHOOD PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Alcona Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Andrade Memorial Park (589950215)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Anna Maria Park (740090084)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$100,000
Aspen Street Park (740000050)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Belle Ewart Park (580660025)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$100,000
Church Street Park (580650265)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$100,000
Circle Park (580530070)	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$100,000
Coral Woods Park (580630065)	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$100,000
Crossroads Park (589940042)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$100,000
Dempster Street Park (580960068)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$100,000
Fennell's Corner Park (580500029)	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	\$100,000
Hastings Avenue Park (580710181)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$100,000
Huron Court Park (589930002)	-	-	-	-	-	2.30	2.30	2.30	2.30	2.30	2.30	\$100,000
Kidd's Lane Park (TBD)	-	-	-	-	-	-	-	1.70	1.70	1.70	1.70	\$100,000
Knock Community Park (580980144)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$100,000
Lawrence Avenue Park (580950148)	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	2.50	\$100,000

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
PARKLAND DEVELOPMENT

NEIGHBOURHOOD PARKS Park Name Continued	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Linda Street Park (580850235)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$100,000
Nantyr Park (580690091)	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$100,000
Previn Court Park (580690412)	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	\$100,000
Saint John's Road Park (580690671)	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$100,000
Meadows of Stroud Park (580930240)	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$100,000
Trinity Street Park (740070043)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$100,000
Warrington Way Park (580750215)	-	-	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$100,000
Webster Boulevard Park (740110244)	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	4.60	\$100,000
<b>Total (ha)</b>	<b>35.20</b>	<b>35.20</b>	<b>36.20</b>	<b>36.20</b>	<b>36.20</b>	<b>38.50</b>	<b>38.50</b>	<b>40.20</b>	<b>40.20</b>	<b>40.20</b>	
<b>Total (\$000)</b>	<b>\$3,520.0</b>	<b>\$3,520.0</b>	<b>\$3,620.0</b>	<b>\$3,620.0</b>	<b>\$3,620.0</b>	<b>\$3,850.0</b>	<b>\$3,850.0</b>	<b>\$4,020.0</b>	<b>\$4,020.0</b>	<b>\$4,020.0</b>	

COMMUNITY PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Cookstown Fairground (580600290)	-	-	-	-	-	-	4.60	4.60	4.60	4.60	\$100,000
Excess Capacity							(1.13)	(1.13)	(1.13)	(1.13)	\$100,000
Innisfil Recreation Complex (580640233)	23.71	23.71	23.71	23.71	23.71	23.71	23.71	23.71	23.71	23.71	\$100,000
Lefroy Arena Park (580650407)	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	0.59	\$100,000
Stroud Arena Park (580940038)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$100,000
<b>Total (ha)</b>	<b>25.90</b>	<b>25.90</b>	<b>25.90</b>	<b>25.90</b>	<b>25.90</b>	<b>25.90</b>	<b>29.37</b>	<b>29.37</b>	<b>29.37</b>	<b>29.37</b>	
<b>Total (\$000)</b>	<b>\$2,590.0</b>	<b>\$2,590.0</b>	<b>\$2,590.0</b>	<b>\$2,590.0</b>	<b>\$2,590.0</b>	<b>\$2,590.0</b>	<b>\$2,937.3</b>	<b>\$2,937.3</b>	<b>\$2,937.3</b>	<b>\$2,937.3</b>	

REGIONAL PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Centennial Park (580630176)	39.40	39.40	39.40	39.40	39.40	39.40	39.40	39.40	39.40	39.40	\$100,000
Cookstown Memorial Park (580600233)	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$100,000
South Innisfil Arboretum (580530008)	20.10	20.10	20.10	20.10	20.10	20.10	20.10	20.10	20.10	20.10	\$100,000
Innisfil Beach Park (740030157)	27.60	27.60	27.60	27.60	27.60	27.60	27.60	27.60	27.60	27.60	\$100,000
<b>Total (ha)</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	<b>87.90</b>	
<b>Total (\$000)</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	<b>\$8,790.0</b>	



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ROAD ENDS/LAKE ACCESS Park Name	# of Hectares										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
20th Sideroad Roadend (580890001)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$20,000
Guest Road Roadend (580880001)	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$20,000
30th Side Road North Roadend (580870229)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$20,000
Alcina Avenue Roadend (580870108)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Algonquin Avenue Roadend (580870112)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
Irwin Street Roadend (580870183)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$20,000
Big Bay Point Roadend (580870002)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
30th Side Road South Roadend (580860001)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$20,000
13th Line Roadend (580850002)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$20,000
Mapleview Drive Roadend (580840002)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Lockhart Road Roadend (580810001)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
Purvis Street Access Point (580800246)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
9th Line Roadend (740060003)	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$20,000
Roberts Road (580760267)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Eastern Avenue Roadend (580710116)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
Center Street Roadend (580710118)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$20,000
Northern Street Roadend (580710120)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
25th Sideroad Roadend (580710001)	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$20,000
Simcoe Street Access Point (580720355)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$20,000
7th Line Roadend (580720002)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Moyer Avenue Roadend (580700226)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Edgewood Avenue Roadend (580700029)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Woodgreen Avenue Roadend (580700057)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Roslyn Avenue Roadend (580700129)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Bayview Avenue Roadend (580700133)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000

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ROAD ENDS/LAKE ACCESS Park Name Continued	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
6th Line Roadend (580700002)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Saint John's Road Roadend (580680071)	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$20,000
1421 Maple Road Access Point (580680117)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
1387 Maple Road Access Point (580680125)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Dudley Road Roadend (580680143)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Belle Aire Beach Road Roadend (589890280)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$20,000
Ewart Street Roadend (580670001)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$20,000
Frederick Street Roadend (580670277)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
Little Cedar Avenue Roadend (580670183)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
Chapman Street Roadend (580670028)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$20,000
Alfred Street Roadend (580670095)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Robinson Street Roadend (580670246)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
Arnold Street Roadend (580670002)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Evans Place Roadend (580660032)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$20,000
Isabella Street Roadend (580660056)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$20,000
Cumberland Street Roadend (580660124)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Killarney Beach Road Roadend (580660002)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
3rd Line Roadend (580550002)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$20,000
2nd Line Roadend (580540002)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$20,000
Wood Street Roadend (580530153)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$20,000
North Shore Drive Roadend (580530319)	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$20,000
Lakeshore Boulevard Roadend (580530188)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$20,000
Shore Acres Drive Roadend (580530002)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$20,000
Lindy Road Roadend (580520130)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Poplar Road Roadend (580520211)	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$20,000
Gilford Road Roadend (580520208)	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$20,000
<b>Total (ha)</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	<b>4.88</b>	
<b>Total (\$000)</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	<b>\$97.6</b>	

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
PARKLAND DEVELOPMENT

OPEN SPACE Park Name	# of Hectares of Parkettes										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Bowman Street (580980225)	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$17,000
Forest Valley Drive (580620164)	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	2.67	\$17,000
Forest Valley Drive (580620197)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Innisfil Heights Crescent (580620089)	6.68	6.68	6.68	6.68	6.68	6.68	6.68	6.68	6.68	6.68	\$17,000
Thomas Street (580980061)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$17,000
Thomas Street (580980062)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$17,000
01st Line (580490015)	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	0.71	\$17,000
Evelyn Street (581420076 - part #1)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Evelyn Street (581420076 - part #2)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$17,000
Riley Street (581420196)	-	-	-	-	-	-	-	0.08	0.08	0.08	\$17,000
Victoria Street West (581410171)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
10th Line (580930312)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Innisfil Beach Road (580640229)	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	1.78	\$17,000
Innisfil Beach Road (580940351)	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	0.56	\$17,000
Cairns Gate (580630104)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
John Street (580580042)	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	0.23	\$17,000
Yonge Street (580630159)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
13th Line (580840186)	20.23	20.23	20.23	20.23	20.23	20.23	20.23	20.23	20.23	20.23	\$17,000
30th Sideroad (580870018)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$17,000
East Street (580850141)	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$17,000
Kimberley Street (580850276)	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$17,000
Whitecap Drive (580890069)	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	\$17,000
Wilkinson Street (580900064)	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$17,000
25th Sideroad (580790043)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$17,000
Henderson Drive (580810057)	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$17,000
Ireton Street (580800197)	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	\$17,000
Oak Street (589980063)	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	1.34	\$17,000
9th Line (740060102)	-	-	-	-	-	0.17	0.17	0.17	0.17	0.17	\$17,000
Abram Court (580750484)	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	0.65	\$17,000
Abram Court (580751118)	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$17,000
Abram Court (580751119)	-	-	-	-	-	-	-	0.12	0.12	0.12	\$17,000
Abram Court (580751120)	-	-	-	-	-	-	-	0.05	0.05	0.05	\$17,000
Abram Court (580751121)	-	-	-	-	-	-	-	0.04	0.04	0.04	\$17,000
Abram Court (580751122)	-	-	-	-	-	-	-	0.05	0.05	0.05	\$17,000
Abram Court (580751123)	-	-	-	-	-	-	-	2.92	2.92	2.92	\$17,000
Alderslea Crescent (740030190)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000

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TOWN OF INNISFIL  
 INVENTORY OF CAPITAL ASSETS  
 PARKS AND RECREATION  
 PARKLAND DEVELOPMENT

OPEN SPACE Park Name Continued	# of Hectares of Parkettes										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Benson Street (580750957)	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$17,000
Benson Street (580751177)	9.06	9.06	9.06	9.06	9.06	9.06	9.06	9.06	9.06	9.06	\$17,000
Benson Street (589940044)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Chalmers Crescent (580940083)	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$17,000
Chappell Court (580760321)	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$17,000
Corrie Street (589950103)	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	0.28	\$17,000
Goodfellow Avenue (740040003)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$17,000
Goodfellow Avenue (740050080)	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$17,000
Innisfil Beach Road (580750568)	-	-	-	-	0.15	0.15	0.15	0.15	0.15	0.15	\$17,000
Jans Boulevard (589940043)	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	3.38	\$17,000
Leslie Drive (580750088)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Leslie Drive (580750090)	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$17,000
Oriole Crescent (589940007)	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$17,000
Oriole Crescent (589940008)	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$17,000
Oriole Crescent (589940111)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Reid Street (740050030)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$17,000
Reid Street (740050087)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Rose Lane (740060019)	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$17,000
Rose Lane (740080146)	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$17,000
Webster Boulevard (580750792)	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	1.79	\$17,000
Webster Boulevard (580750804)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Whitewood Crescent (580750960)	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	1.41	\$17,000
7th Line (580690820)	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	1.47	\$17,000
7th Line (740090085)	4.59	4.59	4.59	4.59	4.59	4.59	4.59	4.59	4.59	4.59	\$17,000
7th Line (740090096)	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	0.82	\$17,000
Adams Road (580720322)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$17,000
Booth Avenue (580690821)	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	3.25	\$17,000
Booth Avenue (580690980)	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	1.59	\$17,000
Ceresino Crescent (580741123)	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	0.41	\$17,000
Corm Street (580740723)	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$17,000
Dale Road (580741888)	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	0.88	\$17,000
Dale Road (580741889)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
PARKLAND DEVELOPMENT

OPEN SPACE Park Name	# of Hectares of Parkettes										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Galloway Street (580741714)	-	-	-	-	-	-	-	0.56	0.56	0.56	\$17,000
Galloway Street (580741715)	-	-	-	-	-	-	-	0.05	0.05	0.05	\$17,000
Gibson Street (580741719)	-	-	-	-	-	-	-	0.20	0.20	0.20	\$17,000
Lilac Drive (580720443)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Lowrie Street (580740998)	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$17,000
Saint John's Road (580691012)	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$17,000
Saint Paul Road (580730060)	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$17,000
Swan Street (580741001)	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	\$17,000
Webster Boulevard (580741482)	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	1.87	\$17,000
Webster Boulevard (740110250)	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	3.46	\$17,000
20th Sideroad (580650634)	-	-	-	-	-	-	-	-	0.51	0.51	\$17,000
20th Sideroad (580650636)	-	-	-	-	-	-	-	-	0.01	0.01	\$17,000
Barry Avenue (580660186)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
Little Cedar Avenue (580670165)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Little Cedar Avenue (580670171)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$17,000
10th Line (580800215)	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	0.19	\$17,000
Guest Road (580890099)	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	0.98	\$17,000
Fennell's Corner (580500031)	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$17,000
Shore Acres Drive (580520324)	-	-	-	-	-	-	-	0.31	0.31	0.31	\$17,000
<b>Total (ha)</b>	<b>83.88</b>	<b>83.88</b>	<b>83.88</b>	<b>83.88</b>	<b>84.03</b>	<b>84.20</b>	<b>84.20</b>	<b>88.58</b>	<b>89.10</b>	<b>89.10</b>	
<b>Total (\$000)</b>	<b>\$1,426.0</b>	<b>\$1,426.0</b>	<b>\$1,426.0</b>	<b>\$1,426.0</b>	<b>\$1,428.5</b>	<b>\$1,431.4</b>	<b>\$1,431.4</b>	<b>\$1,505.9</b>	<b>\$1,514.7</b>	<b>\$1,514.7</b>	

LINEAR PARKS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Trans Canada Trail (581420046)	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	0.38	\$17,000
Trans Canada Trail (581420004)	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	\$17,000
Trans Canada Trail (581420023)	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	3.61	\$17,000
Trans Canada Trail (581410184)	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$17,000
Trans Canada Trail (581410289)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$17,000
Trans Canada Trail (581410113)	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$17,000
Trans Canada Trail (580990046)	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	8.09	\$17,000
<b>Total (ha)</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	<b>14.95</b>	
<b>Total (\$000)</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	<b>\$254.2</b>	

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
PARKLAND DEVELOPMENT

WALKWAYS Park Name	# of Hectares of Developed Area										UNIT COST (\$/ha)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Cloverhill Crescent (580480099)	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$17,000
Sunnybrae Avenue (580930399)	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	0.08	\$17,000
Lawrence Avenue (580950144)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Dempster Avenue (580960052)	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$17,000
Benson Street (580750955)	-	-	-	-	-	-	-	-	-	-	0.02	\$17,000
Coleman Crescent (580750962)	-	-	-	-	-	-	0.02	0.02	0.02	0.02	0.02	\$17,000
Leslie Drive (589950132)	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$17,000
Carrie Street (589950090)	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	0.02	\$17,000
Gina Street (580740573)	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$17,000
Mill Street (580740003)	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	1.01	\$17,000
Romina Court (580740435)	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Westmount Avenue (580741271)	-	-	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$17,000
Mcfadden Street (580741718)	-	-	-	-	-	-	-	0.02	0.02	0.02	0.02	\$17,000
<b>Total (ha)</b>	<b>1.44</b>	<b>1.44</b>	<b>1.45</b>	<b>1.45</b>	<b>1.45</b>	<b>1.45</b>	<b>1.47</b>	<b>1.49</b>	<b>1.49</b>	<b>1.51</b>		
<b>Total (\$000)</b>	<b>\$24.5</b>	<b>\$24.5</b>	<b>\$24.7</b>	<b>\$24.7</b>	<b>\$24.7</b>	<b>\$24.7</b>	<b>\$25.0</b>	<b>\$25.3</b>	<b>\$25.3</b>	<b>\$25.7</b>		

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**TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
PARKS AND RECREATION  
PARKLAND DEVELOPMENT**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

**INVENTORY SUMMARY (\$000)**

Parkettes	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0	\$300.0
Neighbourhood Parks	\$3,520.0	\$3,520.0	\$3,620.0	\$3,620.0	\$3,620.0	\$3,850.0	\$3,850.0	\$4,020.0	\$4,020.0	\$4,020.0
Community Parks	\$2,590.0	\$2,590.0	\$2,590.0	\$2,590.0	\$2,590.0	\$2,590.0	\$2,937.3	\$2,937.3	\$2,937.3	\$2,937.3
Regional Parks	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0	\$8,790.0
Road Ends/Lake Access	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6	\$97.6
Open Space	\$1,426.0	\$1,426.0	\$1,426.0	\$1,426.0	\$1,428.5	\$1,431.4	\$1,431.4	\$1,505.9	\$1,514.7	\$1,514.7
Linear Parks	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2	\$254.2
Walkways	\$24.5	\$24.5	\$24.7	\$24.7	\$24.7	\$24.7	\$25.0	\$25.3	\$25.3	\$25.7
<b>Total (\$000)</b>	<b>\$17,002.2</b>	<b>\$17,002.2</b>	<b>\$17,102.4</b>	<b>\$17,102.4</b>	<b>\$17,104.9</b>	<b>\$17,337.8</b>	<b>\$17,685.5</b>	<b>\$17,930.3</b>	<b>\$17,939.1</b>	<b>\$17,939.4</b>

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

**Average  
Service  
Level**

Parkettes	\$9.44	\$9.35	\$9.26	\$9.17	\$8.89	\$8.62	\$8.37	\$8.12	\$7.88	\$7.65	\$8.67
Neighbourhood Parks	\$110.74	\$109.67	\$111.70	\$110.61	\$107.27	\$110.67	\$107.37	\$108.77	\$105.55	\$102.45	\$108.48
Community Parks	\$81.48	\$80.70	\$79.92	\$79.14	\$76.75	\$74.45	\$81.92	\$79.48	\$77.12	\$74.86	\$78.58
Regional Parks	\$276.54	\$273.87	\$271.22	\$268.59	\$260.48	\$252.68	\$245.13	\$237.84	\$230.78	\$224.01	\$254.11
Road Ends/Lake Access	\$3.07	\$3.04	\$3.01	\$2.98	\$2.89	\$2.81	\$2.72	\$2.64	\$2.56	\$2.49	\$2.82
Open Space	\$44.86	\$44.43	\$44.00	\$43.57	\$42.33	\$41.15	\$39.92	\$40.75	\$39.77	\$38.60	\$41.94
Linear Parks	\$8.00	\$7.92	\$7.84	\$7.77	\$7.53	\$7.31	\$7.09	\$6.88	\$6.67	\$6.48	\$7.35
Walkways	\$0.77	\$0.76	\$0.76	\$0.75	\$0.73	\$0.71	\$0.70	\$0.69	\$0.67	\$0.65	\$0.72
<b>Total (\$/capita)</b>	<b>\$534.90</b>	<b>\$529.73</b>	<b>\$527.70</b>	<b>\$522.58</b>	<b>\$506.87</b>	<b>\$498.40</b>	<b>\$493.21</b>	<b>\$485.15</b>	<b>\$470.99</b>	<b>\$457.17</b>	<b>\$502.67</b>

**TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION  
PARKLAND DEVELOPMENT**

**10-Year Funding Envelope Calculation**

10 Year Average Service Level 2008 - 2017	\$502.67
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$7,332,950
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$733,295
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$6,599,655</b>

**Excess Capacity Calculation**

Total Value of Inventory in 2017	\$17,939,447
Inventory Using Average Service Level	\$19,724,771
Excess Capacity	\$0

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TOWN OF INNISFIL  
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PARK FACILITIES

SOCCER PITCHES Park Name	# of Soccer Pitches										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>Major</b>											
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$320,000
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$320,000
Innisfil Recreation Complex (580640233)	-	4	4	4	4	4	4	4	4	4	\$404,000
Excess Capacity		(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	(1.0)	\$404,000
Previn Court Park (580690412)	1	1	1	1	1	1	1	1	1	1	\$320,000
<b>Minor Unlighted</b>											
Trinity Street Park (740070043)	1	1	1	1	1	1	1	1	1	1	\$101,000
Andrade Memorial Park (589950215)	1	1	1	1	1	1	1	1	1	1	\$101,000
Hastings Avenue Park (580710181)	1	1	1	1	1	1	1	1	1	1	\$101,000
Nantyr Park (580690091)	1	1	1	1	1	1	1	1	1	1	\$101,000
Saint John's Road Park (580690671)	1	1	1	1	1	1	1	1	1	1	\$101,000
Webster Boulevard Park (740110244)	1	1	1	1	1	1	1	1	1	1	\$101,000
Huron Court Park (589930002)	-	-	-	-	-	1	1	1	1	1	\$101,000
<b>Mini</b>											
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$34,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	\$34,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	\$34,000
Meadows of Stroud Park (580930240)	1	1	1	1	1	1	1	1	1	1	\$34,000
<b>Total (#)</b>	<b>13</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	<b>17</b>	
<b>Total (\$000)</b>	<b>\$1,702.0</b>	<b>\$2,907.0</b>	<b>\$2,907.0</b>	<b>\$2,907.0</b>	<b>\$2,907.0</b>	<b>\$3,008.0</b>	<b>\$3,008.0</b>	<b>\$3,008.0</b>	<b>\$3,008.0</b>	<b>\$3,008.0</b>	



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TOWN OF INNISFIL  
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PARK FACILITIES

BASEBALL DIAMONDS Park Name	# of Baseball Diamonds										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>Unlit</b>											
Dempster Street Park (580960068)	1	1	1	1	1	1	1	1	1	1	\$146,000
Pitt Street Park (580850037)	1	1	1	1	1	1	1	1	1	1	\$146,000
Church Street Park (580650265)	1	1	1	1	1	1	1	1	1	1	\$146,000
Knock Community Park (580980144)	1	1	1	1	1	1	1	1	1	1	\$146,000
Stroud Arena Park (580940038)	1	1	1	1	1	1	1	1	1	1	\$146,000
Innisfil Beach Park (740030157)	-	-	1	1	1	1	1	1	1	1	\$146,000
Nantyr Park (580690091)	1	1	1	1	1	1	1	1	1	1	\$146,000
<b>Lit</b>											
Fennell's Corner Park (580500029)	1	1	1	1	1	1	1	1	1	1	\$520,000
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	\$520,000
Innisfil Recreation Complex (580640233)		2	2	2	2	2	2	2	2	2	\$520,000
Excess Capacity		(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	(0.5)	\$520,000
<b>Total (#)</b>	<b>8</b>	<b>9</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	<b>10</b>	
<b>Total (\$000)</b>	<b>\$1,916.0</b>	<b>\$2,691.5</b>	<b>\$2,837.5</b>	<b>\$2,837.5</b>	<b>\$2,837.5</b>	<b>\$2,837.5</b>	<b>\$2,837.5</b>	<b>\$2,837.5</b>	<b>\$2,837.5</b>	<b>\$2,837.5</b>	

TENNIS COURTS Park Name	# of Tennis Courts										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Innisfil Beach Park (740030157)	4	4	4	4	4	4	4	4	4	4	\$90,000
Crossroads Park (589940042)	1	1	1	1	1	1	1	1	1	1	\$90,000
Crossroads Park (589940042)	1	1	1	1	1	1	1	1	1	1	\$90,000
<b>Total (#)</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	
<b>Total (\$000)</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	<b>\$540.0</b>	

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PARK FACILITIES

BASKETBALL COURTS Park Name	# of Basketball Courts										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	1	\$36,000
Centennial Park (580630176)	1	1	1	1	1	1	1	1	1	1	1	\$36,000
Huron Court Park (589930002)	-	-	-	-	-	1	1	1	1	1	1	\$36,000
Cookstown Fairground (580600290)	-	-	-	-	-	-	1	1	1	1	1	\$36,000
12th Line Park (740010043)	1	1	1	1	1	1	1	1	1	1	1	\$36,000
Belle Ewart Park (580660025)	1	1	1	1	1	1	1	1	1	1	1	\$36,000
Crossroads Park (589940042)	1	1	1	1	1	1	1	1	1	1	1	\$36,000
Hastings Avenue Park (580710181)	1	1	1	1	1	1	1	1	1	1	1	\$36,000
<b>Total (#)</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>6</b>	<b>7</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	<b>8</b>	
<b>Total (\$000)</b>	<b>\$216.0</b>	<b>\$216.0</b>	<b>\$216.0</b>	<b>\$216.0</b>	<b>\$216.0</b>	<b>\$252.0</b>	<b>\$288.0</b>	<b>\$288.0</b>	<b>\$288.0</b>	<b>\$288.0</b>	<b>\$288.0</b>	

BEACH VOLLEYBALL COURTS Park Name	# of Volleyball Courts										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Centennial Park (580630176)	1	1	1	1	1	1	1	1	1	1	1	\$30,000
<b>Total (#)</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	
<b>Total (\$000)</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	<b>\$60.0</b>	

PLAYGROUNDS Park Name	# of Play Equipment										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
10th Line Beach Park (580800272)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Anna Maria Park (740090084)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Aspen Street Park (740000050)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Belle Ewart Park (580660025)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Dempster Street Park (580960068)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Linda Street Park (580850235)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Church Street Park (580650265)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Innisfil Beach Park (740030157)	1	1	1	1	1	1	1	1	1	1	1	\$122,000
Kidd's Lane Park (TBD)	-	-	-	-	-	-	-	1	1	1	1	\$122,000
Nantyr Park (580690091)	1	1	1	1	1	1	1	1	1	1	1	\$122,000

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PLAYGROUNDS Park Name	# of Play Equipment										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Andrade Memorial Park (589950215)	1	1	1	1	1	1	1	1	1	1	\$122,000
Stroud Arena Park (580940038)	1	1	1	1	1	1	1	1	1	1	\$122,000
Lawrence Avenue Park (580950148)	1	1	1	1	1	1	1	1	1	1	\$122,000
Coral Woods Park (580630065)	1	1	1	1	1	1	1	1	1	1	\$122,000
Ashwood Avenue Park (580740125)	1	1	1	1	1	1	1	1	1	1	\$122,000
12th Line Park (740010043)	1	1	1	1	1	1	1	1	1	1	\$122,000
Centennial Park (580630176)	1	1	1	1	1	1	1	1	1	1	\$122,000
Meadows of Stroud Park (580930240)	1	1	1	1	1	1	1	1	1	1	\$122,000
Orm Membry Park (580530415)	1	1	1	1	1	1	1	1	1	1	\$122,000
Fennell's Corner Park (580500029)	1	1	1	1	1	1	1	1	1	1	\$122,000
Ireton Street Park (580800301)	1	1	1	1	1	1	1	1	1	1	\$122,000
Previn Court Park (580690412)	1	1	1	1	1	1	1	1	1	1	\$122,000
Previn Court Park (580690412)	1	1	1	1	1	1	1	1	1	1	\$122,000
Webster Boulevard Park (740110244)	1	1	1	1	1	1	1	1	1	1	\$122,000
Cookstown Fairground (580600290)	-	-	-	-	-	-	1	1	1	1	\$122,000
Pitt Street Park (580850037)	1	1	1	1	1	1	1	1	1	1	\$122,000
Warrington Way Park (580750215)	-	-	1	1	1	1	1	1	1	1	\$122,000
Huron Court Park (589930002)	-	-	-	-	-	2	2	2	2	2	\$122,000
<b>Total (#)</b>	<b>25</b>	<b>25</b>	<b>26</b>	<b>26</b>	<b>26</b>	<b>28</b>	<b>29</b>	<b>30</b>	<b>30</b>	<b>30</b>	
<b>Total (\$000)</b>	<b>\$3,050.0</b>	<b>\$3,050.0</b>	<b>\$3,172.0</b>	<b>\$3,172.0</b>	<b>\$3,172.0</b>	<b>\$3,416.0</b>	<b>\$3,538.0</b>	<b>\$3,660.0</b>	<b>\$3,660.0</b>	<b>\$3,660.0</b>	

SKATE/BIKE PARKS Park Name	# of Skate/Bike Parks										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Stroud Arena Park (580940038)	1	1	1	1	1	1	1	1	1	1	\$234,000
Lefroy Arena Park (580650407)	1	1	1	1	1	1	1	1	1	1	\$234,000
<b>Total (#)</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	
<b>Total (\$000)</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	<b>\$468.0</b>	

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BRIDGES Park Name	# of Linear Feet										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>Steel</b>											
Innisfil Beach Park (740030157)	43	43	43	43	43	43	43	43	43	43	\$2,200
Innisfil Beach Park (740030157)	43	43	43	43	43	43	43	43	43	43	\$2,200
Innisfil Beach Park (740030157)	20	20	20	20	20	20	20	20	20	20	\$2,200
Innisfil Beach Park (740030157)	16	16	16	16	16	16	16	16	16	16	\$2,200
Swan Street (580741001)	17	17	17	17	17	17	17	17	17	17	\$2,200
<b>Wood</b>											
Trans Canada Trail (581420023)	55	55	55	55	55	55	55	55	55	55	\$1,900
Trans Canada Trail (581420023)	69	69	69	69	69	69	69	69	69	69	\$1,900
<b>Total (#)</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>263</b>	<b>263</b>	
<b>Total (\$000)</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	<b>\$541.4</b>	

PATHWAYS Park Name	# of Linear Metres										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>Paved</b>											
Cookstown Fairground (580600290)	-	-	-	-	-	-	290	290	290	290	\$120
Kidd's Lane Park (TBD)	-	-	-	-	-	-	-	285	285	285	\$120
Meadows of Stroud Park (580930240)	500	500	500	500	500	500	500	500	500	500	\$120
Coral Woods Park (580630065)	180	180	180	180	180	180	180	180	180	180	\$120
Linda Street Park (580850235)	180	180	180	180	180	180	180	180	180	180	\$120
Ireton Street Park (580800301)	50	50	50	50	50	50	50	50	50	50	\$120
10th Line Beach Park (580800272)	37	37	37	37	37	37	37	37	37	37	\$120
Huron Court Park (589930002)	-	-	-	-	-	405	405	405	405	405	\$120
Crossroads Park (589940042)	210	210	210	210	210	210	210	210	210	210	\$120
Warrington Way Park (580750215)	-	-	250	250	250	250	250	250	250	250	\$120
Webster Boulevard Park (740110244)	165	165	165	165	165	165	165	165	165	165	\$120
Ashwood Avenue Park (580740125)	110	110	110	110	110	110	110	110	110	110	\$120
Nantyr Park (580690091)	110	110	110	110	110	110	110	110	110	110	\$120
Previn Court Park (580690412)	640	640	640	640	640	640	640	640	640	640	\$120
Lefroy Arena Park (580650407)	30	30	30	30	30	30	30	30	30	30	\$120
Orm Membry Park (580530415)	50	50	50	50	50	50	50	50	50	50	\$120

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PATHWAYS Park Name	# of Linear Metres										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>Stone</b>											
Cookstown Memorial Park (580600233)	15	15	15	15	15	15	15	15	15	15	\$46
Coral Woods Park (580630065)	25	25	25	25	25	25	25	25	25	25	\$46
10th Line Beach Park (580800272)	7	7	7	7	7	7	7	7	7	7	\$46
Webster Boulevard Park (740110244)	400	400	400	400	400	400	400	400	400	400	\$46
Anna Maria Park (740090084)	120	120	120	120	120	120	120	120	120	120	\$46
Nantyr Park (580690091)	30	30	30	30	30	30	30	30	30	30	\$46
Belle Ewart Park (580660025)	210	210	210	210	210	210	210	210	210	210	\$46
Church Street Park (580650265)	425	425	425	425	425	425	425	425	425	425	\$46
Orm Membry Park (580530415)	5	5	5	5	5	5	5	5	5	5	\$46
<b>Woodchip</b>											
10th Line Beach Park (580800272)	95	95	95	95	95	95	95	95	95	95	\$28
<b>Total (#)</b>	<b>3,594</b>	<b>3,594</b>	<b>3,844</b>	<b>3,844</b>	<b>3,844</b>	<b>4,249</b>	<b>4,539</b>	<b>4,824</b>	<b>4,824</b>	<b>4,824</b>	
<b>Total (\$000)</b>	<b>\$331.0</b>	<b>\$331.0</b>	<b>\$361.0</b>	<b>\$361.0</b>	<b>\$361.0</b>	<b>\$409.6</b>	<b>\$444.4</b>	<b>\$478.6</b>	<b>\$478.6</b>	<b>\$478.6</b>	

WATER PARKS/SPLASH PADS Pool Name	# of Waterplay Facilities										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Cookstown Fairground (580600290)	-	-	-	-	-	-	1	1	1	1	\$416,000
<b>Total (#)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	
<b>Total (\$000)</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$416.0</b>	<b>\$416.0</b>	<b>\$416.0</b>	<b>\$416.0</b>	

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PARK FACILITIES

WALKWAYS (PAVED) Park Name	# of Linear Metres										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Cloverhill Crescent (580480099)	63	63	63	63	63	63	63	63	63	63	63	\$120
Sunnybrae Avenue (580930399)	140	140	140	140	140	140	140	140	140	140	140	\$120
Lawrence Avenue (580950144)	135	135	135	135	135	135	135	135	135	135	135	\$120
Dempster Avenue (580960052)	84	84	84	84	84	84	84	84	84	84	84	\$120
Benson Street (580750955)	34	34	34	34	34	34	34	34	34	34	34	\$120
Coleman Crescent (580750962)	41	41	41	41	41	41	41	41	41	41	41	\$120
Leslie Drive (589950132)	35	35	35	35	35	35	35	35	35	35	35	\$120
Carrie Street (589950090)	41	41	41	41	41	41	41	41	41	41	41	\$120
Gina Street (580740573)	61	61	61	61	61	61	61	61	61	61	61	\$120
Mill Street (580740003)	78	78	78	78	78	78	78	78	78	78	78	\$120
Romina Court (580740435)	39	39	39	39	39	39	39	39	39	39	39	\$120
Westmount Avenue (580741271)	40	40	40	40	40	40	40	40	40	40	40	\$120
Mcfadden Street (580741718)	44	44	44	44	44	44	44	44	44	44	44	\$120
<b>Total (#)</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	<b>835</b>	
<b>Total (\$000)</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	<b>\$100.2</b>	

TRAILS (STONE) Park Name	# of Linear Metres										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Trans Canada Trail (581420046)	153	153	153	153	153	153	153	153	153	153	153	\$46
Trans Canada Trail (581420004)	568	568	568	568	568	568	568	568	568	568	568	\$46
Trans Canada Trail (581420023)	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	1,597	\$46
Trans Canada Trail (581410184)	318	318	318	318	318	318	318	318	318	318	318	\$46
Trans Canada Trail (581410289)	88	88	88	88	88	88	88	88	88	88	88	\$46
Trans Canada Trail (581410112)	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	1,183	\$46
Trans Canada Trail (580990046)	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	3,321	\$46
<b>Total (#)</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	<b>7,228</b>	
<b>Total (\$000)</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	<b>\$332.5</b>	

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**TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
PARK FACILITIES**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

**INVENTORY SUMMARY (\$000)**

Soccer Pitches	\$1,702.0	\$2,907.0	\$2,907.0	\$2,907.0	\$2,907.0	\$3,008.0	\$3,008.0	\$3,008.0	\$3,008.0	\$3,008.0
Baseball Diamonds	\$1,916.0	\$2,691.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5	\$2,837.5
Tennis Courts	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0	\$540.0
Basketball Courts	\$216.0	\$216.0	\$216.0	\$216.0	\$216.0	\$252.0	\$288.0	\$288.0	\$288.0	\$288.0
Beach Volleyball Courts	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0
Playgrounds	\$3,050.0	\$3,050.0	\$3,172.0	\$3,172.0	\$3,172.0	\$3,416.0	\$3,538.0	\$3,660.0	\$3,660.0	\$3,660.0
Skate/Bike Parks	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0	\$468.0
Bridges	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4	\$541.4
Pathways	\$331.0	\$331.0	\$361.0	\$361.0	\$361.0	\$409.6	\$444.4	\$478.6	\$478.6	\$478.6
Water Parks/Splash Pads	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$416.0	\$416.0	\$416.0	\$416.0
Walkways (Paved)	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2	\$100.2
Trails (Stone)	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5	\$332.5
<b>Total (\$000)</b>	<b>\$9,257.1</b>	<b>\$11,237.5</b>	<b>\$11,535.5</b>	<b>\$11,535.5</b>	<b>\$11,535.5</b>	<b>\$11,965.1</b>	<b>\$12,573.9</b>	<b>\$12,730.1</b>	<b>\$12,730.1</b>	<b>\$12,730.1</b>

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

Average  
Service  
Level

Soccer Pitches	\$53.55	\$90.57	\$89.70	\$88.82	\$86.14	\$86.47	\$83.89	\$81.39	\$78.97	\$76.66	\$81.62
Baseball Diamonds	\$60.28	\$83.86	\$87.55	\$86.70	\$84.08	\$81.57	\$79.13	\$76.78	\$74.50	\$72.31	\$78.68
Tennis Courts	\$16.99	\$16.82	\$16.66	\$16.50	\$16.00	\$15.52	\$15.06	\$14.61	\$14.18	\$13.76	\$15.61
Basketball Courts	\$6.80	\$6.73	\$6.66	\$6.60	\$6.40	\$7.24	\$8.03	\$7.79	\$7.56	\$7.34	\$7.12
Beach Volleyball Courts	\$1.89	\$1.87	\$1.85	\$1.83	\$1.78	\$1.72	\$1.67	\$1.62	\$1.58	\$1.53	\$1.73
Playgrounds	\$95.95	\$95.03	\$97.87	\$96.92	\$94.00	\$98.20	\$98.67	\$99.03	\$96.09	\$93.27	\$96.50
Skate/Bike Parks	\$14.72	\$14.58	\$14.44	\$14.30	\$13.87	\$13.45	\$13.05	\$12.66	\$12.29	\$11.93	\$13.53
Bridges	\$17.03	\$16.87	\$16.71	\$16.54	\$16.04	\$15.56	\$15.10	\$14.65	\$14.21	\$13.80	\$15.65
Pathways	\$10.41	\$10.31	\$11.14	\$11.03	\$10.70	\$11.77	\$12.39	\$12.95	\$12.57	\$12.20	\$11.55
Water Parks/Splash Pads	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$11.60	\$11.26	\$10.92	\$10.60	\$4.44
Walkways (Paved)	\$3.15	\$3.12	\$3.09	\$3.06	\$2.97	\$2.88	\$2.79	\$2.71	\$2.63	\$2.55	\$2.90
Trails (Stone)	\$10.46	\$10.36	\$10.26	\$10.16	\$9.85	\$9.56	\$9.27	\$9.00	\$8.73	\$8.47	\$9.61
<b>Total (\$/capita)</b>	<b>\$291.23</b>	<b>\$350.12</b>	<b>\$355.94</b>	<b>\$352.48</b>	<b>\$341.83</b>	<b>\$343.95</b>	<b>\$350.66</b>	<b>\$344.45</b>	<b>\$334.23</b>	<b>\$324.42</b>	<b>\$338.93</b>

**TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION  
PARK FACILITIES**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$338.93
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$4,944,311
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$494,431
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$4,449,880</b>

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$12,730,118
Inventory Using Average Service Level	\$13,299,613
Excess Capacity	\$0
Excess Capacity:	

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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
OTHER PARK FACILITIES

SPECIAL FACILITIES Name	# of Facilities										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
30th Side Road North Dock	1	1	1	1	1	1	1	1	1	1	\$560,000
Innisfil Beach Park Dock	1	1	1	1	1	1	1	1	1	1	\$560,000
Isabella Street Dock	1	1	1	1	1	1	1	1	1	1	\$560,000
Picnic Tables	120	120	120	124	124	128	128	132	132	140	\$530
Electronic sign IRC complex	-	-	-	-	2	2	2	2	2	2	\$76,000
Gateway Sign	-	-	-	-	1	1	1	1	1	1	\$180,000
<b>Total (#)</b>	<b>123</b>	<b>123</b>	<b>123</b>	<b>127</b>	<b>130</b>	<b>134</b>	<b>134</b>	<b>138</b>	<b>138</b>	<b>146</b>	
<b>Total (\$000)</b>	<b>\$1,743.6</b>	<b>\$1,743.6</b>	<b>\$1,743.6</b>	<b>\$1,745.7</b>	<b>\$2,077.7</b>	<b>\$2,079.8</b>	<b>\$2,079.8</b>	<b>\$2,082.0</b>	<b>\$2,082.0</b>	<b>\$2,086.2</b>	

OTHER SPECIAL FACILITIES Name	# of Facilities										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>Innisfil Beach Park</b>											
Pavillion East	1	1	1	1	1	1	1	1	1	1	\$168,000
Pavillion West	1	1	1	1	1	1	1	1	1	1	\$84,000
Washrooms	2	2	2	2	2	3	3	3	4	4	\$280,000
Restaurant Concession	1	1	1	1	1	1	1	1	1	1	\$252,000
Storage Garage Compound	1	1	1	1	1	1	1	1	1	1	\$432,000
Boat Launch	1	1	1	1	1	1	1	1	1	1	\$135,000
Grand Stand	1	1	1	1	1	1	1	1	1	-	\$337,000
Gatehouse	1	1	1	1	1	1	1	1	1	1	\$252,000
Portable Bleachers	1	1	1	1	1	1	1	1	1	2	\$2,100
Excess Capacity										(1)	\$2,100
<b>Centennial Park</b>											
Pavillion	1	1	1	1	1	1	1	1	1	1	\$168,000
Washrooms	1	1	1	1	1	1	1	1	1	1	\$280,000
Storage Building	1	1	1	1	1	1	1	1	1	1	\$13,000
Gatehouse	1	1	1	1	1	1	1	1	1	1	\$34,000
Belle Ewart pavilion	-	-	-	-	1	1	1	1	1	1	\$95,000
Cookstown quanset hut	-	-	-	-	1	1	1	1	1	1	\$123,000
Cookstown concession	-	-	-	-	1	1	1	1	1	1	\$112,000
Cookstown gazebo	-	1	1	1	1	1	1	1	1	1	\$56,000
<b>Total (#)</b>	<b>14</b>	<b>15</b>	<b>15</b>	<b>15</b>	<b>18</b>	<b>19</b>	<b>19</b>	<b>19</b>	<b>20</b>	<b>19</b>	
<b>Total (\$000)</b>	<b>\$2,717.1</b>	<b>\$2,773.1</b>	<b>\$2,773.1</b>	<b>\$2,773.1</b>	<b>\$3,103.1</b>	<b>\$3,383.1</b>	<b>\$3,383.1</b>	<b>\$3,383.1</b>	<b>\$3,663.1</b>	<b>\$3,326.1</b>	



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TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PARKS AND RECREATION  
OTHER PARK FACILITIES

PARKING AREA FOR PARK FACILITIES Park Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
<b>Paved &amp; Lit</b>											
Previn Court Park (580690412)	12,916	12,916	12,916	12,916	12,916	12,916	12,916	12,916	12,916	12,916	\$17
<b>Paved</b>											
Innisfil Beach Park (740030157)	-	-	-	-	288,473	288,473	288,473	288,473	288,473	288,473	\$15
10th Line (580800215)	20,451	20,451	20,451	20,451	20,451	20,451	20,451	20,451	20,451	20,451	\$15
Guest Road (580890099)	13,993	13,993	13,993	13,993	13,993	13,993	13,993	13,993	13,993	13,993	\$15
Huron Court Park (589930002)	-	-	-	-	-	12,917	12,917	12,917	12,917	12,917	\$15
Shore Acres Drive (580520324)	-	-	-	-	-	-	-	-	28,578	28,578	\$15
Excess Capacity	-	-	-	-	-	-	-	-	(17,233)	(17,233)	\$15
<b>Unpaved</b>											
Innisfil Beach Park (740030157)	251,876	251,876	251,876	251,876	251,876	251,876	251,876	251,876	251,876	251,876	\$12
Centennial Park (580630176)	25,833	25,833	25,833	25,833	25,833	25,833	25,833	25,833	25,833	25,833	\$12
Fennell's Corner (580500031)	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	16,146	\$12
Dempster Street Park (580960068)	7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	7,868	\$12
Belle Ewart Park (580660025)	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	7,534	\$12
Nantyr Park (580690091)	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	\$12
Saint John's Road Park (580690671)	19,375	19,375	19,375	19,375	19,375	19,375	19,375	19,375	19,375	19,375	\$12
Trans Canada Trail (580990046)	11,302	11,302	11,302	11,302	11,302	11,302	11,302	11,302	11,302	11,302	\$12
30th Side Road North Roadend (580870229)	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	3,229	\$12
12th Line Park (740010043)	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	7,535	\$12
Coral Woods Park (580630065)	6,458	6,458	6,458	6,458	6,458	6,458	6,458	6,458	6,458	6,458	\$12
South Innisfil Arboretum (580530008)	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	11,840	\$12
<b>Total (sq.ft.)</b>	<b>428,196</b>	<b>428,196</b>	<b>428,196</b>	<b>428,196</b>	<b>716,669</b>	<b>729,586</b>	<b>729,586</b>	<b>729,586</b>	<b>740,931</b>	<b>740,931</b>	
<b>Total (\$000)</b>	<b>\$5,419.3</b>	<b>\$5,419.3</b>	<b>\$5,419.3</b>	<b>\$5,419.3</b>	<b>\$9,626.4</b>	<b>\$9,814.8</b>	<b>\$9,814.8</b>	<b>\$9,814.8</b>	<b>\$9,980.2</b>	<b>\$9,980.2</b>	

PARKING METERS	# of Meters and Machines										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Innisfil Beach Park (740030157)	0	0	0	0	0	5	5	5	6	6	\$1.000
Shore Acres Drive Roadend (580530002)	0	0	0	0	0	0	0	0	1	1	\$1.000
Guest Road Roadend (580880001)	0	0	0	0	0	0	0	0	1	1	\$1.000
<b>Total (#)</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>0</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>8</b>	<b>8</b>	
<b>Total (\$000)</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$5.0</b>	<b>\$5.0</b>	<b>\$5.0</b>	<b>\$8.0</b>	<b>\$8.0</b>	

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TABLE 1

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
PARKS AND RECREATION  
OTHER PARK FACILITIES

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

INVENTORY SUMMARY (\$000)

Special Facilities	\$1,743.6	\$1,743.6	\$1,743.6	\$1,745.7	\$2,077.7	\$2,079.8	\$2,079.8	\$2,082.0	\$2,082.0	\$2,086.2
Other Special Facilities	\$2,717.1	\$2,773.1	\$2,773.1	\$2,773.1	\$3,103.1	\$3,383.1	\$3,383.1	\$3,383.1	\$3,663.1	\$3,326.1
Parking Area For Park Facilities	\$5,419.3	\$5,419.3	\$5,419.3	\$5,419.3	\$9,626.4	\$9,814.8	\$9,814.8	\$9,814.8	\$9,980.2	\$9,980.2
Parking Meters	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.0	\$5.0	\$5.0	\$8.0	\$8.0
<b>Total (\$000)</b>	<b>\$9,880.0</b>	<b>\$9,936.0</b>	<b>\$9,936.0</b>	<b>\$9,938.1</b>	<b>\$14,807.2</b>	<b>\$15,282.7</b>	<b>\$15,282.7</b>	<b>\$15,284.8</b>	<b>\$15,733.3</b>	<b>\$15,400.5</b>

SERVICE LEVEL (\$/capita)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	Average Service Level
Special Facilities	\$54.85	\$54.32	\$53.80	\$53.34	\$61.57	\$59.79	\$58.00	\$56.33	\$54.66	\$53.17	\$55.98
Other Special Facilities	\$85.48	\$86.40	\$85.57	\$84.73	\$91.95	\$97.25	\$94.35	\$91.54	\$96.17	\$84.76	\$89.82
Parking Area For Park Facilities	\$170.49	\$168.85	\$167.22	\$165.59	\$285.26	\$282.14	\$273.71	\$265.57	\$262.03	\$254.34	\$229.52
Parking Meters	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.14	\$0.14	\$0.14	\$0.21	\$0.20	\$0.08
<b>Total (\$/capita)</b>	<b>\$310.83</b>	<b>\$309.57</b>	<b>\$306.58</b>	<b>\$303.67</b>	<b>\$438.78</b>	<b>\$439.32</b>	<b>\$426.20</b>	<b>\$413.57</b>	<b>\$413.08</b>	<b>\$392.47</b>	<b>\$375.41</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION  
OTHER PARK FACILITIES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$375.41
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$5,476,481
Less: Uncommitted Excess Capacity	\$669,429
Less: 10% Legislated Reduction	\$480,705
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$4,326,347</b>

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$15,400,517
Inventory Using Average Service Level	\$14,731,088
Excess Capacity	\$669,429
Excess Capacity:	

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**TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
PARKS AND RECREATION  
PARKS**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

**INVENTORY SUMMARY (\$000)**

Parkland	\$17,002.2	\$17,002.2	\$17,102.4	\$17,102.4	\$17,104.9	\$17,337.8	\$17,685.5	\$17,930.3	\$17,939.1	\$17,939.4
Park Facilities	\$9,257.1	\$11,237.5	\$11,535.5	\$11,535.5	\$11,535.5	\$11,965.1	\$12,573.9	\$12,730.1	\$12,730.1	\$12,730.1
Special Facilities	\$9,880.0	\$9,936.0	\$9,936.0	\$9,938.1	\$14,807.2	\$15,282.7	\$15,282.7	\$15,284.8	\$15,733.3	\$15,400.5
<b>Total (\$000)</b>	<b>\$36,139.3</b>	<b>\$38,175.7</b>	<b>\$38,573.9</b>	<b>\$38,576.0</b>	<b>\$43,447.6</b>	<b>\$44,585.6</b>	<b>\$45,542.1</b>	<b>\$45,945.2</b>	<b>\$46,402.5</b>	<b>\$46,070.1</b>

<b>SERVICE LEVEL (\$/capita)</b>											<b>Average Service Level</b>
Parkland	\$534.90	\$529.73	\$527.70	\$522.58	\$506.87	\$498.40	\$493.21	\$485.15	\$470.99	\$457.17	\$502.67
Park Facilities	\$291.23	\$350.12	\$355.94	\$352.48	\$341.83	\$343.95	\$350.66	\$344.45	\$334.23	\$324.42	\$338.93
Special Facilities	\$310.83	\$309.57	\$306.58	\$303.67	\$438.78	\$439.32	\$426.20	\$413.57	\$413.08	\$392.47	\$375.41
<b>Total (\$/capita)</b>	<b>\$1,136.96</b>	<b>\$1,189.42</b>	<b>\$1,190.22</b>	<b>\$1,178.72</b>	<b>\$1,287.49</b>	<b>\$1,281.67</b>	<b>\$1,270.07</b>	<b>\$1,243.17</b>	<b>\$1,218.30</b>	<b>\$1,174.06</b>	<b>\$1,217.01</b>

**TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2008 - 2017	\$1,217.01
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$17,753,742
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$1,775,374
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$15,978,368</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2017	\$46,070,082
Inventory Using Average Service Level	\$47,755,472
Excess Capacity	\$0
Excess Capacity	Uncommitted

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APPENDIX B.4  
TABLE 1

**TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
PARKS AND RECREATION**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240

**INVENTORY SUMMARY (\$000)**

Indoor Recreation	\$79,375.0	\$80,600.2	\$80,600.2	\$80,623.7	\$80,733.3	\$80,733.3	\$80,918.4	\$80,918.4	\$80,918.4	\$81,730.2
Parks	\$36,139.3	\$38,175.7	\$38,573.9	\$38,576.0	\$43,447.6	\$44,585.6	\$45,542.1	\$45,945.2	\$46,402.5	\$46,070.1
<b>Total (\$000)</b>	<b>\$115,514.2</b>	<b>\$118,775.9</b>	<b>\$119,174.1</b>	<b>\$119,199.7</b>	<b>\$124,180.9</b>	<b>\$125,318.9</b>	<b>\$126,460.4</b>	<b>\$126,863.6</b>	<b>\$127,320.9</b>	<b>\$127,800.3</b>

SERVICE LEVEL (\$/capita)											Average Service Level
Indoor Recreation	\$2,497.17	\$2,511.22	\$2,486.97	\$2,463.52	\$2,392.38	\$2,320.79	\$2,256.63	\$2,189.47	\$2,124.51	\$2,082.83	\$2,332.55
Parks	\$1,136.96	\$1,189.42	\$1,190.22	\$1,178.72	\$1,287.49	\$1,281.67	\$1,270.07	\$1,243.17	\$1,218.30	\$1,174.06	\$1,217.01
<b>Total (\$/capita)</b>	<b>\$3,634.12</b>	<b>\$3,700.65</b>	<b>\$3,677.19</b>	<b>\$3,642.24</b>	<b>\$3,679.87</b>	<b>\$3,602.46</b>	<b>\$3,526.70</b>	<b>\$3,432.64</b>	<b>\$3,342.81</b>	<b>\$3,256.89</b>	<b>\$3,549.56</b>

**TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS AND RECREATION**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2008 - 2017	\$3,549.56
Net Population Growth 2018 - 2027	14,588
Maximum Allowable Funding Envelope	\$51,780,981
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$5,178,098
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$46,602,883</b>

<b>Excess Capacity Calculation</b>	
Total Value of Inventory in 2017	\$127,800,307
Inventory Using Average Service Level	\$139,284,734
Excess Capacity	\$0
Excess Capacity	Uncommitted

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS AND RECREATION

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	2018-2027	Post 2027
<b>4.0 PARKS AND RECREATION</b>										
<b>4.1 Committed Excess Capacity - Parks &amp; Rec</b>										
4.1.1 Active Innisfil Master Plan Implementation	2018	\$ 550,447	\$ -	\$ 550,447	\$ 275,223	\$ 27,522	\$ 247,701	\$ 247,701	\$ -	\$ -
Subtotal Committed Excess Capacity - Parks & Rec		\$ 550,447	\$ -	\$ 550,447	\$ 275,223	\$ 27,522	\$ 247,701	\$ 247,701	\$ -	\$ -
<b>4.2 Recovery of IRC Debt<sup>1</sup></b>										
4.2.1 Principle Payment	2018	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ 988,000	\$ -	\$ -
4.2.2 Principle Payment	2019	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.3 Principle Payment	2020	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.4 Principle Payment	2021	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.5 Principle Payment	2022	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.6 Principle Payment	2023	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.7 Principle Payment	2024	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.8 Principle Payment	2025	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.9 Principle Payment	2026	\$ 988,000	\$ -	\$ 988,000	\$ -	\$ -	\$ 988,000	\$ -	\$ 988,000	\$ -
4.2.10 Principle Payment	2027	\$ 3,310,458	\$ -	\$ 3,310,458	\$ -	\$ -	\$ 3,310,458	\$ -	\$ 3,310,458	\$ -
Subtotal Recovery of IRC Debt <sup>1</sup>		\$ 12,202,458	\$ -	\$ 12,202,458	\$ -	\$ -	\$ 12,202,458	\$ 988,000	\$ 11,214,458	\$ -
<b>4.3 Recovery of Cookstown CC Debt<sup>1</sup></b>										
4.3.1 Principle Payment	2018	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ 38,446	\$ -	\$ -
4.3.2 Principle Payment	2019	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.3 Principle Payment	2020	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.4 Principle Payment	2021	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.5 Principle Payment	2022	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.6 Principle Payment	2023	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.7 Principle Payment	2024	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.8 Principle Payment	2025	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.9 Principle Payment	2026	\$ 38,446	\$ -	\$ 38,446	\$ -	\$ -	\$ 38,446	\$ -	\$ 38,446	\$ -
4.3.10 Principle Payment	2027	\$ 128,818	\$ -	\$ 128,818	\$ -	\$ -	\$ 128,818	\$ -	\$ 128,818	\$ -
Subtotal Recovery of Cookstown CC Debt <sup>1</sup>		\$ 474,829	\$ -	\$ 474,829	\$ -	\$ -	\$ 474,829	\$ 38,446	\$ 436,383	\$ -
<b>4.4 Recovery of Cookstown Park Debt<sup>1</sup></b>										
4.4.1 Principle Payment	2018	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ 9,014	\$ -	\$ -
4.4.2 Principle Payment	2019	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.3 Principle Payment	2020	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.4 Principle Payment	2021	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.5 Principle Payment	2022	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.6 Principle Payment	2023	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.7 Principle Payment	2024	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.8 Principle Payment	2025	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.9 Principle Payment	2026	\$ 9,014	\$ -	\$ 9,014	\$ -	\$ -	\$ 9,014	\$ -	\$ 9,014	\$ -
4.4.10 Principle Payment	2027	\$ 30,202	\$ -	\$ 30,202	\$ -	\$ -	\$ 30,202	\$ -	\$ 30,202	\$ -
Subtotal Recovery of Cookstown Park Debt <sup>1</sup>		\$ 111,327	\$ -	\$ 111,327	\$ -	\$ -	\$ 111,327	\$ 9,014	\$ 102,314	\$ -

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS AND RECREATION

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	2018-2027	Post 2027
<b>4.0 PARKS AND RECREATION</b>										
<b>4.5 Major Facilities</b>										
4.5.1 Rizzardo Health & Wellness Hub	2018	\$ 2,200,000	\$ -	\$ 2,200,000	\$ -	\$ 220,000	\$ 1,980,000	\$ 1,980,000	\$ -	\$ -
4.5.2 Indoor Soccer Facility	2022	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -	\$ 400,000	\$ 3,600,000	\$ -	\$ 3,600,000	\$ -
Subtotal Major Facilities		\$ 6,200,000	\$ -	\$ 6,200,000	\$ -	\$ 620,000	\$ 5,580,000	\$ 1,980,000	\$ 3,600,000	\$ -
<b>4.6 Park Development and Facilities</b>										
4.6.1 Road Ends Program - Implement Parks & Recreation MP Recommendations	2018	\$ 132,000	\$ -	\$ 132,000	\$ 66,000	\$ 6,600	\$ 59,400	\$ 59,400	\$ -	\$ -
4.6.2 Town Campus - Walking Trails	2018	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ 102,375	\$ -	\$ -
4.6.3 Town Campus - Walking Trails	2019	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.4 Town Campus - Walking Trails	2020	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.5 Town Campus - Walking Trails	2021	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.6 Town Campus - Walking Trails	2022	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.7 Town Campus - Walking Trails	2023	\$ 227,500	\$ -	\$ 227,500	\$ 113,750	\$ 11,375	\$ 102,375	\$ -	\$ 102,375	\$ -
4.6.8 IBP Children's Play Area - Exp (Water Play Area Alcona)	2018	\$ 542,447	\$ -	\$ 542,447	\$ -	\$ 54,245	\$ 488,202	\$ 488,202	\$ -	\$ -
4.6.9 Trail Program - Implement Trails Master Plan	2018	\$ 505,458	\$ -	\$ 505,458	\$ 252,729	\$ 25,273	\$ 227,456	\$ 227,456	\$ -	\$ -
4.6.10 Alcona Capital Parkette	2018	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ 15,000	\$ 135,000	\$ 47,706	\$ 87,294	\$ -
4.6.11 Innisville West - New Park	2019	\$ 1,375,000	\$ -	\$ 1,375,000	\$ -	\$ 137,500	\$ 1,237,500	\$ -	\$ 1,237,500	\$ -
4.6.12 Trail Program - Implement Trails Master Plan	2019	\$ 927,464	\$ -	\$ 927,464	\$ 463,732	\$ 46,373	\$ 417,359	\$ -	\$ 417,359	\$ -
4.6.13 Meadows of Stroud Park - Multipurpose Court and Improvements	2019	\$ 300,828	\$ -	\$ 300,828	\$ -	\$ 30,083	\$ 270,745	\$ -	\$ 270,745	\$ -
4.6.14 Innisfil Beach Park - Trail System Expansion and Fitness Equipment	2020	\$ 536,800	\$ -	\$ 536,800	\$ -	\$ 53,680	\$ 483,120	\$ -	\$ 483,120	\$ -
4.6.15 Town Square	2019	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -	\$ 500,000	\$ 4,500,000	\$ -	\$ 4,500,000	\$ -
4.6.16 Operational Greenhouse	2019	\$ 336,813	\$ -	\$ 336,813	\$ 211,598	\$ 12,521	\$ 112,693	\$ -	\$ 112,693	\$ -
4.6.17 Sleeping Lion - New Park	2019	\$ 1,523,750	\$ -	\$ 1,523,750	\$ -	\$ 152,375	\$ 1,371,375	\$ -	\$ 1,371,375	\$ -
4.6.18 Innisfil Beach Park - New Pavilion	2020	\$ 610,000	\$ -	\$ 610,000	\$ -	\$ 61,000	\$ 549,000	\$ -	\$ 549,000	\$ -
4.6.19 Innisfil Beach Park - Hydro & Water Service Expansion	2020	\$ 264,000	\$ -	\$ 264,000	\$ -	\$ 26,400	\$ 237,600	\$ -	\$ 237,600	\$ -
4.6.20 Innisfil Beach Park- Docking System	2019	\$ 2,438,000	\$ -	\$ 2,438,000	\$ -	\$ 243,800	\$ 2,194,200	\$ -	\$ 2,194,200	\$ -
4.6.21 9th Line Park Splash Pad	2019	\$ 453,200	\$ -	\$ 453,200	\$ -	\$ 45,320	\$ 407,880	\$ -	\$ 407,880	\$ -
4.6.22 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2019	\$ 339,900	\$ -	\$ 339,900	\$ 169,950	\$ 16,995	\$ 152,955	\$ -	\$ 152,955	\$ -
4.6.23 Alcona Community Park (ORSI Subdivision)	2020	\$ 1,215,396	\$ -	\$ 1,215,396	\$ -	\$ 121,540	\$ 1,093,856	\$ -	\$ 1,093,856	\$ -
4.6.24 Trail Program - Implement Trails Master Plan	2020	\$ 937,792	\$ -	\$ 937,792	\$ 468,896	\$ 46,890	\$ 422,006	\$ -	\$ 422,006	\$ -
4.6.25 Innisfil Beach Park - Skating Rink or Path	2020	\$ 1,213,700	\$ -	\$ 1,213,700	\$ -	\$ 121,370	\$ 1,092,330	\$ -	\$ 1,092,330	\$ -
4.6.26 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2020	\$ 349,800	\$ -	\$ 349,800	\$ 174,900	\$ 17,490	\$ 157,410	\$ -	\$ 157,410	\$ -
4.6.27 Trinity Park - New Pedestrian Bridge & Update Pedestrian Pathway	2020	\$ 344,500	\$ -	\$ 344,500	\$ -	\$ 34,450	\$ 310,050	\$ -	\$ 310,050	\$ -
4.6.28 Alcona Downs 3 Phase 3 Parkette	2020	\$ 69,960	\$ -	\$ 69,960	\$ -	\$ 6,996	\$ 62,964	\$ -	\$ 62,964	\$ -
4.6.29 LSAMI P1 - Trail Connection to GO Station	2020	\$ 462,000	\$ -	\$ 462,000	\$ -	\$ 46,200	\$ 415,800	\$ -	\$ 415,800	\$ -
4.6.30 Innis Village Parkette	2021	\$ 251,856	\$ -	\$ 251,856	\$ -	\$ 25,186	\$ 226,670	\$ -	\$ 226,670	\$ -

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS AND RECREATION

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	2018-2027	Post 2027
<b>4.0 PARKS AND RECREATION</b>										
<b>4.6 Park Development and Facilities</b>										
4.6.31 Trail Program - Implement Trails Master Plan	2021	\$ 940,125	\$ -	\$ 940,125	\$ 470,063	\$ 47,006	\$ 423,056	\$ -	\$ 423,056	\$ -
4.6.32 Cookstown Library & Community Park Phase 3	2021	\$ 323,796	\$ -	\$ 323,796	\$ -	\$ 32,380	\$ 291,416	\$ -	\$ 291,416	\$ -
4.6.33 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2021	\$ 359,700	\$ -	\$ 359,700	\$ 179,850	\$ 17,985	\$ 161,865	\$ -	\$ 161,865	\$ -
4.6.34 Implement Campus Node Master Plan- Phase 1	2021	\$ 984,795	\$ -	\$ 984,795	\$ -	\$ 98,480	\$ 886,316	\$ -	\$ 886,316	\$ -
4.6.35 Implement Innisfil Beach Park Master Plan- Phase 1	2021	\$ 1,231,700	\$ -	\$ 1,231,700	\$ -	\$ 123,170	\$ 1,108,530	\$ -	\$ 1,108,530	\$ -
4.6.36 LSAMI P3- New Park	2022	\$ 526,500	\$ -	\$ 526,500	\$ -	\$ 52,650	\$ 473,850	\$ -	\$ 473,850	\$ -
4.6.37 Sleeping Lion - New Parkette (no. 3)	2022	\$ 686,475	\$ -	\$ 686,475	\$ -	\$ 68,648	\$ 617,828	\$ -	\$ 617,828	\$ -
4.6.38 LSAMI P4 - New Park	2022	\$ 780,000	\$ -	\$ 780,000	\$ -	\$ 78,000	\$ 702,000	\$ -	\$ 702,000	\$ -
4.6.39 Trail Program - Implement Trails Master Plan	2022	\$ 974,625	\$ -	\$ 974,625	\$ 487,313	\$ 48,731	\$ 438,581	\$ -	\$ 438,581	\$ -
4.6.40 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2022	\$ 372,900	\$ -	\$ 372,900	\$ 186,450	\$ 18,645	\$ 167,805	\$ -	\$ 167,805	\$ -
4.6.41 Alcona Downs 4 Parkette	2022	\$ 223,740	\$ -	\$ 223,740	\$ -	\$ 22,374	\$ 201,366	\$ -	\$ 201,366	\$ -
4.6.42 Trail Program - Implement Trails Master Plan	2023	\$ 1,000,500	\$ -	\$ 1,000,500	\$ 500,250	\$ 50,025	\$ 450,225	\$ -	\$ 450,225	\$ -
4.6.43 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2023	\$ 382,800	\$ -	\$ 382,800	\$ 191,400	\$ 19,140	\$ 172,260	\$ -	\$ 172,260	\$ -
4.6.44 Cookstown - Southwest Parkette 1 (VSDI)	2023	\$ 38,280	\$ -	\$ 38,280	\$ -	\$ 3,828	\$ 34,452	\$ -	\$ 34,452	\$ -
4.6.45 Cookstown - Southwest Parkette 2 (VSDI)	2023	\$ 38,280	\$ -	\$ 38,280	\$ -	\$ 3,828	\$ 34,452	\$ -	\$ 34,452	\$ -
4.6.46 Gilford Parkette (Shore Acres)	2023	\$ 191,400	\$ -	\$ 191,400	\$ -	\$ 19,140	\$ 172,260	\$ -	\$ 172,260	\$ -
4.6.47 Big Bay Point Quarry - New Park	2024	\$ 2,047,500	\$ -	\$ 2,047,500	\$ -	\$ 204,750	\$ 1,842,750	\$ -	\$ 1,842,750	\$ -
4.6.48 25th Sideroad & Big Bay Point - New Community Space	2024	\$ 2,681,400	\$ -	\$ 2,681,400	\$ -	\$ 268,140	\$ 2,413,260	\$ -	\$ 2,413,260	\$ -
4.6.49 Trail Program - Implement Trails Master Plan	2024	\$ 1,026,375	\$ -	\$ 1,026,375	\$ 513,188	\$ 51,319	\$ 461,869	\$ -	\$ 461,869	\$ -
4.6.50 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2024	\$ 392,700	\$ -	\$ 392,700	\$ 196,350	\$ 19,635	\$ 176,715	\$ -	\$ 176,715	\$ -
4.6.51 Implement Campus Node Master Plan- Phase 2	2024	\$ 1,008,525	\$ -	\$ 1,008,525	\$ -	\$ 100,853	\$ 907,673	\$ -	\$ 907,673	\$ -
4.6.52 Implement Innisfil Beach Park Master Plan- Phase 2	2024	\$ 1,344,700	\$ -	\$ 1,344,700	\$ -	\$ 134,470	\$ 1,210,230	\$ -	\$ 1,210,230	\$ -
4.6.53 Add 4 additional Baseball fields to Sports Complex	2025	\$ 5,510,400	\$ -	\$ 5,510,400	\$ -	\$ 551,040	\$ 4,959,360	\$ -	\$ 1,569,637	\$ 3,389,723
4.6.54 Trail Program - Implement Trails Master Plan	2025	\$ 1,060,875	\$ -	\$ 1,060,875	\$ 530,438	\$ 53,044	\$ 477,394	\$ -	\$ -	\$ 477,394
4.6.55 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2025	\$ 405,900	\$ -	\$ 405,900	\$ 202,950	\$ 20,295	\$ 182,655	\$ -	\$ -	\$ 182,655
4.6.56 Alfred Street Parkette (Kirsh Lands)	2025	\$ 40,656	\$ -	\$ 40,656	\$ -	\$ 4,066	\$ 36,590	\$ -	\$ -	\$ 36,590
4.6.57 Belle Ewart Lakeview Estates Parkette (Ballymore)	2025	\$ 40,656	\$ -	\$ 40,656	\$ -	\$ 4,066	\$ 36,590	\$ -	\$ -	\$ 36,590
4.6.58 Gilford Park (Innis Green)	2025	\$ 1,402,200	\$ -	\$ 1,402,200	\$ -	\$ 140,220	\$ 1,261,980	\$ -	\$ -	\$ 1,261,980
4.6.59 Sandy Cove Park 1 (Parkbridge Golf Course Lands)	2025	\$ 203,016	\$ -	\$ 203,016	\$ -	\$ 20,302	\$ 182,714	\$ -	\$ -	\$ 182,714
4.6.60 Sandy Cove Park 4 (Teromi Lands)	2025	\$ 284,196	\$ -	\$ 284,196	\$ -	\$ 28,420	\$ 255,776	\$ -	\$ -	\$ 255,776
4.6.61 Trail Program - Implement Trails Master Plan	2026	\$ 1,095,375	\$ -	\$ 1,095,375	\$ -	\$ 109,538	\$ 985,838	\$ -	\$ -	\$ 985,838
4.6.62 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2026	\$ 419,100	\$ -	\$ 419,100	\$ 209,550	\$ 20,955	\$ 188,595	\$ -	\$ -	\$ 188,595
4.6.63 Leonard's Beach Secondary Plan - Alcona North Neighbourhood Park	2027	\$ 2,164,500	\$ -	\$ 2,164,500	\$ -	\$ 216,450	\$ 1,948,050	\$ -	\$ -	\$ 1,948,050
4.6.64 Trail Program - Implement Trails Master Plan	2027	\$ 1,121,250	\$ -	\$ 1,121,250	\$ 560,625	\$ 56,063	\$ 504,563	\$ -	\$ -	\$ 504,563
4.6.65 Road Ends Program - Implement Parks & Recreation Master Plan Recommendations	2027	\$ 429,000	\$ -	\$ 429,000	\$ 214,500	\$ 21,450	\$ 193,050	\$ -	\$ -	\$ 193,050
4.6.66 Alcona South Expansion Parkette 1	2027	\$ 214,500	\$ -	\$ 214,500	\$ -	\$ 21,450	\$ 193,050	\$ -	\$ -	\$ 193,050
4.6.67 Alcona South Expansion NP 1	2027	\$ 2,223,000	\$ -	\$ 2,223,000	\$ -	\$ 222,300	\$ 2,000,700	\$ -	\$ -	\$ 2,000,700
4.6.68 Sandy Cove Park 2 (Parkbridge Johnson Lands)	2027	\$ 2,203,500	\$ -	\$ 2,203,500	\$ -	\$ 220,350	\$ 1,983,150	\$ -	\$ -	\$ 1,983,150
4.6.69 Implement Innisfil Beach Park Master Plan- Phase 3	2027	\$ 1,469,000	\$ -	\$ 1,469,000	\$ -	\$ 146,900	\$ 1,322,100	\$ -	\$ -	\$ 1,322,100
4.6.70 Implement Campus Node Master Plan- Phase 3	2027	\$ 1,101,750	\$ -	\$ 1,101,750	\$ -	\$ 110,175	\$ 991,575	\$ -	\$ -	\$ 991,575
Subtotal Park Development and Facilities		\$ 60,591,354	\$ -	\$ 60,591,354	\$ 6,933,230	\$ 5,365,812	\$ 48,292,311	\$ 925,140	\$ 31,233,079	\$ 16,134,093

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS AND RECREATION

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	2018-2027	Post 2027
<b>4.0 PARKS AND RECREATION</b>										
<b>4.7 Equipment</b>										
4.7.1 Mooring Bouys - 20 units	2019	\$ 37,000	\$ -	\$ 37,000	\$ 18,500	\$ 1,850	\$ 16,650	\$ -	\$ 16,650	\$ -
Subtotal Equipment		\$ 37,000	\$ -	\$ 37,000	\$ 18,500	\$ 1,850	\$ 16,650	\$ -	\$ 16,650	\$ -
<b>TOTAL PARKS AND RECREATION</b>		<b>\$ 80,167,415</b>	<b>\$ -</b>	<b>\$ 80,167,415</b>	<b>\$ 7,226,954</b>	<b>\$ 6,015,185</b>	<b>\$ 66,925,277</b>	<b>\$ 4,188,300</b>	<b>\$ 46,602,883</b>	<b>\$ 16,134,093</b>

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	100%	\$46,602,883
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		<b>\$2,783</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	0%	\$0
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		<b>\$0.00</b>

2018 - 2027 Net Funding Envelope	\$46,602,883
Reserve Fund Balance	
Balance as at December 31, 2017	\$4,188,300



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TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PARKS AND RECREATION  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>PARKS AND RECREATION</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	\$2,678.11	(\$5,445.24)	(\$7,636.27)	(\$7,846.37)	(\$10,784.16)	(\$7,636.08)	(\$10,897.20)	(\$7,691.47)	(\$2,044.04)	
<b>2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Indoor Recreation (New Projects): Non Inflated	\$87.3	\$10,783.7	\$4,926.5	\$3,200.2	\$6,303.8	\$966.0	\$7,012.5	\$1,569.6	\$0.0	\$0.0	<b>\$34,849.7</b>
- IRC Debenture Principal Payments <sup>1</sup>	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$988.0	\$3,310.5	<b>\$12,202.5</b>
- Cookstown CC Debenture Principal Payments <sup>1</sup>	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$38.4	\$128.8	<b>\$474.8</b>
- Cookstown Park Debenture Principal Payments <sup>1</sup>	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$9.0	\$30.2	<b>\$111.3</b>
- Indoor Recreation (New Projects): Inflated	\$1,122.8	\$12,034.9	\$6,161.0	\$4,431.6	\$7,858.9	\$2,102.0	\$8,932.7	\$2,838.5	\$1,035.5	\$3,469.5	<b>\$49,987.2</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	<b>16,746</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$4,345.6	\$4,575.0	\$4,815.0	\$5,082.6	\$5,812.6	\$6,127.6	\$6,466.9	\$6,831.5	\$7,208.2	\$5,939.0	<b>\$57,204.0</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$93.7	(\$299.5)	(\$420.0)	(\$431.6)	(\$593.1)	(\$420.0)	(\$599.3)	(\$423.0)	(\$112.4)	<b>(\$3,205.2)</b>
- Interest on In-year Transactions	\$56.4	(\$205.1)	(\$37.0)	\$11.4	(\$56.3)	\$70.4	(\$67.8)	\$69.9	\$108.0	\$43.2	<b>(\$6.9)</b>
- Interest Payments for IRC Debenture <sup>2</sup>	(\$578.6)	(\$531.4)	(\$489.5)	(\$435.6)	(\$388.6)	(\$341.5)	(\$296.0)	(\$248.2)	(\$202.4)	(\$321.3)	<b>(\$3,833.1)</b>
- Interest Payments for Cookstown CC Debenture <sup>2</sup>	(\$22.5)	(\$20.7)	(\$19.0)	(\$16.9)	(\$15.1)	(\$13.3)	(\$11.5)	(\$9.7)	(\$7.9)	(\$12.5)	<b>(\$149.2)</b>
- Interest Payments for Cookstown Park Debenture <sup>2</sup>	(\$5.3)	(\$4.8)	(\$4.5)	(\$4.0)	(\$3.5)	(\$3.1)	(\$2.7)	(\$2.3)	(\$1.8)	(\$2.9)	<b>(\$35.0)</b>
<b>TOTAL REVENUE</b>	<b>\$3,800.9</b>	<b>\$3,911.5</b>	<b>\$3,970.0</b>	<b>\$4,221.5</b>	<b>\$4,921.1</b>	<b>\$5,250.1</b>	<b>\$5,671.5</b>	<b>\$6,044.2</b>	<b>\$6,682.9</b>	<b>\$5,536.0</b>	<b>\$50,009.7</b>
CLOSING CASH BALANCE	\$2,678.1	(\$5,445.2)	(\$7,636.3)	(\$7,846.4)	(\$10,784.2)	(\$7,636.1)	(\$10,897.2)	(\$7,691.5)	(\$2,044.0)	\$22.5	

Note 1: Debenture principal payments not inflated.

Note 2: Interest on debenture payments not inflated.

<b>2018 Adjusted Charge Per Capita</b>	<b>\$3,104</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	100%
Non-Residential Sector	0%
<b>Rates for 2018</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.5**

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***PUBLIC WORKS***

## APPENDIX B.5

### PUBLIC WORKS

The Public Works Department is responsible for the maintenance of all roads, sidewalks and curbs within the Town boundaries. The capital costs associated with public works functions are accounted for in this section. Information regarding roads and related infrastructure can be found in Appendix C.

#### TABLE 1 2008-2017 HISTORICAL SERVICE LEVELS

The ten-year historical inventory of capital assets for public works includes 98,900 square feet of building space. However, a portion of this space, related to shares of the Operations Centre and Salt Management Facility to be funded through future development charges, has been deemed excess capacity. The remaining 59,800 square feet of space is associated with a replacement value of \$7.78 million.

The 25.8 hectares of land associated with the public works buildings are valued at \$1.03 million, furniture and equipment amounts to \$1.08 million, and the paved surfaces at the yard adds an additional \$5.12 million to the value of the capital assets.

The total value of the public works capital infrastructure is estimated to be \$15.01 million. The ten-year historical average service level is \$287.49 per capita and employee and this, multiplied by the ten-year forecast net population and employment growth (16,732), results in a ten-year maximum allowable funding envelope of \$4.81 million. No ten per cent reduction is required for this service; however an uncommitted excess capacity amount has been calculated at \$1.55 million. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$3.26 million.

#### TABLE 2 2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES

The total 2018–2027 development-related capital program for the Public Works Department amounts to \$6.57 million. This primarily accounts for the recovery of outstanding debt associated with the Salt Management Facility (\$2.22 million) and the Operations Centre (\$3.97 million). There is no replacement share associated with the debt amounts as this has been deducted previously.

The capital program also includes security fencing related to the Operations Centre at a cost of \$94,000. Of this amount, 50 per cent or 47,000 is deemed to be a benefit to existing share. Finally, the capital program recovers for a negative reserve fund balance of \$283,700.

After netting off the replacement shares from the gross project cost, the total DC eligible costs for the capital program are reduced to \$6.52 million. No ten per cent reduction shares are identified in this service. However, due to funding envelope restrictions an amount of \$3.26 million is deemed as a post period benefit share. This share is development-related, but cannot be recovered through this by-law process. The costs will be examined for recovery in the next DC by-law update, subject to service level restrictions.

The 2018–2027 DC costs eligible for recovery amount to \$3.26 million and is allocated 89 percent, or \$2.91 million, against new residential development, and 11 per cent, or \$359,100, against non-residential development. This yields an unadjusted development charge of \$173 per capita and \$2.58 per square metre.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential calculated charge increases to \$205 per capita and the non-residential charge increases to \$3.05 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the public works development charge.

PUBLIC WORKS SUMMARY						
10-year Hist. Service Level per pop & emp	2018 - 2027		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$287.49	\$6,566,819	\$3,264,254	\$173	\$2.58	<b>\$205</b>	<b>\$3.05</b>

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TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Shop	12,264	12,264	12,264	12,264	12,264	12,264	12,264	-	-	-	\$310
Winter Storage Shed	512	512	512	512	512	512	512	-	-	-	\$90
Sand Dome	9,500	9,500	9,500	9,500	9,500	9,500	9,500	-	-	-	\$60
Coverall	3,050	3,050	3,050	3,050	3,050	3,050	3,050	3,250	3,250	3,250	\$44
Salt/Patch Coverall	3,108	3,108	3,108	3,108	3,108	3,108	3,108	2,880	2,880	2,880	\$44
Operations Centre (including Fleet Shop)								32,775	32,775	32,775	\$235
Excess Capacity								(16,885)	(16,885)	(16,885)	\$235
Salt Management Facility								60,000	60,000	60,000	\$100
Excess Capacity								(22,212)	(22,212)	(22,212)	\$100
<b>Total (#)</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>28,434</b>	<b>59,808</b>	<b>59,808</b>	<b>59,808</b>	
<b>Total (\$000)</b>	<b>\$4,688.9</b>	<b>\$4,688.9</b>	<b>\$4,688.9</b>	<b>\$4,688.9</b>	<b>\$4,688.9</b>	<b>\$4,688.9</b>	<b>\$4,688.9</b>	<b>\$7,782.8</b>	<b>\$7,782.8</b>	<b>\$7,782.8</b>	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Roads Depot Yard	0.94	0.94	0.94	0.94	0.94	0.94	0.94	-	-	-	\$700,000
Gravel Pit	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	8.00	-	\$300,000
Operations Center								2.30	2.30	2.30	\$40,000
Salt Management Facility								23.50	23.50	23.50	\$40,000
<b>Total (ha)</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>8.94</b>	<b>33.80</b>	<b>33.80</b>	<b>25.80</b>	
<b>Total (\$000)</b>	<b>\$3,058.0</b>	<b>\$3,058.0</b>	<b>\$3,058.0</b>	<b>\$3,058.0</b>	<b>\$3,058.0</b>	<b>\$3,058.0</b>	<b>\$3,058.0</b>	<b>\$3,432.0</b>	<b>\$3,432.0</b>	<b>\$1,032.0</b>	

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APPENDIX B.5  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
PUBLIC WORKS

PAVED SURFACE Facility Name	# of Square Metres										UNIT COST (\$/sq.m.)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Parking Lots/Asphalt Surfaces	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	9,425	25,600	25,600	\$200
<b>Total (ha)</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>9,425</b>	<b>25,600</b>	<b>25,600</b>	
<b>Total (\$000)</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$1,885.0</b>	<b>\$5,120.0</b>	<b>\$5,120.0</b>	

FURNITURE AND EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Total Roads Depot Yard	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000	\$429,000	\$0	\$0	\$0
Fuel Systems	\$269,000	\$277,000	\$277,000	\$285,000	\$285,000	\$285,000	\$285,000	\$387,000	\$387,000	\$398,000
Winter Liquid Storage System	\$27,000	\$28,000	\$28,000	\$29,000	\$29,000	\$29,000	\$29,000	\$0	\$0	\$0
Towers - Churchill	\$149,000	\$153,000	\$153,000	\$158,000	\$158,000	\$158,000	\$158,000	\$162,000	\$167,000	\$172,000
Operations Centre (including Fleet Shop)								\$385,000	\$385,000	\$385,000
Salt Management Facility								\$120,000	\$120,000	\$120,000
<b>Total (\$000)</b>	<b>\$874.0</b>	<b>\$887.0</b>	<b>\$887.0</b>	<b>\$901.0</b>	<b>\$901.0</b>	<b>\$901.0</b>	<b>\$901.0</b>	<b>\$1,054.0</b>	<b>\$1,059.0</b>	<b>\$1,075.0</b>

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APPENDIX B.5  
TABLE 1

**TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
PUBLIC WORKS**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

**INVENTORY SUMMARY (\$000)**

Buildings	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$4,688.9	\$7,782.8	\$7,782.8	\$7,782.8
Land	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,058.0	\$3,432.0	\$3,432.0	\$1,032.0
Paved Surface	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$1,885.0	\$5,120.0	\$5,120.0
Furniture And Equipment	\$874.0	\$887.0	\$887.0	\$901.0	\$901.0	\$901.0	\$901.0	\$1,054.0	\$1,059.0	\$1,075.0
<b>Total (\$000)</b>	<b>\$10,505.9</b>	<b>\$10,518.9</b>	<b>\$10,518.9</b>	<b>\$10,532.9</b>	<b>\$10,532.9</b>	<b>\$10,532.9</b>	<b>\$10,532.9</b>	<b>\$14,153.8</b>	<b>\$17,393.8</b>	<b>\$15,009.8</b>

SERVICE LEVEL (\$/pop & emp)											Average Service Level
Buildings	\$123.42	\$122.20	\$120.98	\$119.79	\$116.21	\$112.78	\$109.44	\$176.30	\$171.11	\$166.18	\$133.84
Land	\$80.49	\$79.69	\$78.90	\$78.12	\$75.79	\$73.55	\$71.38	\$77.74	\$75.46	\$22.04	\$71.32
Paved Surface	\$49.62	\$49.12	\$48.64	\$48.16	\$46.72	\$45.34	\$44.00	\$42.70	\$112.57	\$109.33	\$59.62
Furniture And Equipment	\$23.01	\$23.12	\$22.89	\$23.02	\$22.33	\$21.67	\$21.03	\$23.88	\$23.28	\$22.95	\$22.72
<b>Total (\$/pop &amp; emp)</b>	<b>\$276.54</b>	<b>\$274.13</b>	<b>\$271.41</b>	<b>\$269.08</b>	<b>\$261.06</b>	<b>\$253.33</b>	<b>\$245.85</b>	<b>\$320.62</b>	<b>\$382.42</b>	<b>\$320.50</b>	<b>\$287.49</b>

**TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
PUBLIC WORKS**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$287.49
Net Population & Employment Growth 2018 - 2027	16,732
Maximum Allowable Funding Envelope	\$4,810,283
Less: Uncommitted Excess Capacity	\$1,546,028
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$3,264,254</b>

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$15,009,760
Inventory Using Average Service Level	\$13,463,732
Excess Capacity	\$1,546,028
Excess Capacity	Uncommitted

TOWN OF INNISFIL  
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		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>5.0 PUBLIC WORKS</b>										
<b>5.1 Buildings and Land</b>										
5.1.1 Salt Management Facility - Outstanding Debt	2018	\$ 2,221,196	\$ -	\$ 2,221,196	\$ -	\$ -	\$ 2,221,196	\$ -	\$ 1,069,677	\$ 1,151,519
5.1.2 Operations Centre - Outstanding Debt	2018	\$ 3,967,889	\$ -	\$ 3,967,889	\$ -	\$ -	\$ 3,967,889	\$ -	\$ 1,910,844	\$ 2,057,045
5.1.3 Operations Centre - Security Fencing	2019	\$ 94,000	\$ -	\$ 94,000	\$ 47,000	\$ -	\$ 47,000	\$ -	\$ -	\$ 47,000
Subtotal Buildings and Land		\$ 6,283,085	\$ -	\$ 6,283,085	\$ 47,000	\$ -	\$ 6,236,085	\$ -	\$ 2,980,520	\$ 3,255,565
<b>5.2 Recovery of Negative Reserve Fund Balance</b>										
5.2.1 Balance as at December 31, 2017	2018	\$ 283,734	\$ -	\$ 283,734	\$ -	\$ -	\$ 283,734	\$ -	\$ 283,734	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 283,734	\$ -	\$ 283,734	\$ -	\$ -	\$ 283,734	\$ -	\$ 283,734	\$ -
<b>TOTAL PUBLIC WORKS</b>		<b>\$ 6,566,819</b>	<b>\$ -</b>	<b>\$ 6,566,819</b>	<b>\$ 47,000</b>	<b>\$ -</b>	<b>\$ 6,519,819</b>	<b>\$ -</b>	<b>\$ 3,264,254</b>	<b>\$ 3,255,565</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$2,905,186
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		<b>\$173</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$359,068
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		<b>\$2.58</b>

2018 - 2027 Net Funding Envelope	\$3,264,254
Reserve Fund Balance Balance as at December 31, 2017	(\$283,734)



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TABLE 3

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

<b>PUBLIC WORKS</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$2,690.19)	(\$2,530.76)	(\$2,346.39)	(\$2,133.86)	(\$1,860.61)	(\$1,551.16)	(\$1,201.90)	(\$808.91)	(\$368.96)	
<b>2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Public Works: Non Inflated	\$2,905.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$2,905.2</b>
- Public Works: Inflated	\$2,905.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$2,905.2</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	<b>16,746</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$287.0	\$302.1	\$318.0	\$335.7	\$383.9	\$404.7	\$427.1	\$451.2	\$476.1	\$392.2	<b>\$3,778.0</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$148.0)	(\$139.2)	(\$129.1)	(\$117.4)	(\$102.3)	(\$85.3)	(\$66.1)	(\$44.5)	(\$20.3)	<b>(\$852.1)</b>
- Interest on In-year Transactions	(\$72.0)	\$5.3	\$5.6	\$5.9	\$6.7	\$7.1	\$7.5	\$7.9	\$8.3	\$6.9	<b>(\$10.9)</b>
<b>TOTAL REVENUE</b>	<b>\$215.0</b>	<b>\$159.4</b>	<b>\$184.4</b>	<b>\$212.5</b>	<b>\$273.3</b>	<b>\$309.4</b>	<b>\$349.3</b>	<b>\$393.0</b>	<b>\$439.9</b>	<b>\$378.8</b>	<b>\$2,915.0</b>
CLOSING CASH BALANCE	(\$2,690.2)	(\$2,530.8)	(\$2,346.4)	(\$2,133.9)	(\$1,860.6)	(\$1,551.2)	(\$1,201.9)	(\$808.9)	(\$369.0)	\$9.8	

<b>2018 Adjusted Charge Per Capita</b>	<b>\$205</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 3

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

<b>PUBLIC WORKS</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$331.03)	(\$309.86)	(\$285.49)	(\$257.44)	(\$225.20)	(\$188.74)	(\$147.94)	(\$102.15)	(\$50.99)	
<b>2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Public Works: Non Inflated	\$359.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$359.1</b>
- Public Works: Inflated	\$359.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$359.1</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	<b>139,080</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$36.9	\$38.7	\$40.7	\$43.0	\$45.6	\$48.0	\$50.3	\$53.0	\$55.8	\$54.6	<b>\$466.6</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$18.2)	(\$17.0)	(\$15.7)	(\$14.2)	(\$12.4)	(\$10.4)	(\$8.1)	(\$5.6)	(\$2.8)	<b>(\$104.4)</b>
- Interest on In-year Transactions	(\$8.9)	\$0.7	\$0.7	\$0.8	\$0.8	\$0.8	\$0.9	\$0.9	\$1.0	\$1.0	<b>(\$1.3)</b>
TOTAL REVENUE	\$28.0	\$21.2	\$24.4	\$28.1	\$32.2	\$36.5	\$40.8	\$45.8	\$51.2	\$52.8	<b>\$360.8</b>
CLOSING CASH BALANCE	(\$331.0)	(\$309.9)	(\$285.5)	(\$257.4)	(\$225.2)	(\$188.7)	(\$147.9)	(\$102.2)	(\$51.0)	\$1.8	

<b>2018 Adjusted Charge Per Square Metre</b>	<b>\$3.05</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.6**

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***MUNICIPAL FLEET***

## **APPENDIX B.6**

### **MUNICIPAL FLEET**

This section deals with the Town-wide municipal fleet and equipment for all DC-eligible services, with the exception of the Fire and Police Departments which maintain their own rolling stock. Included in this category are vehicles for By-law, Building, Parks, and Roads Services.

#### **TABLE 1      2008-2017 HISTORICAL SERVICE LEVELS**

The ten-year historical inventory of capital assets for municipal fleet includes 253 vehicles and small equipment items with a total replacement value of \$12.84 million. The ten-year historical average service level is \$287.80 per capita and employment and this, multiplied by the ten-year forecast net population and employment growth (16,732), results in a ten-year maximum allowable of \$4.82 million.

The required ten per cent reduction as per the DCA of \$481,500 is deducted, although no uncommitted excess capacity has been identified. The resulting discounted maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$4.33 million.

#### **TABLE 2      2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

The total 2018–2027 development-related capital program for the municipal fleet amounts to \$6.70 million.

The first section of projects is recovery for prior commitments, in other words, these are shares of prior projects that were deemed to be post period benefit in prior DC Studies, and now the Town intends to recover those costs through this by-law process. In total, there are 25 vehicles and related equipment items, in the amount of \$2.44 million, that had post period benefit shares in the 2014 DC Study which the Town is now recovering for.

The second grouping of fleet projects is net additions to the Town-wide fleet. In total, it is anticipated that the Town will add 44 new vehicles and related equipment items to the Town-wide fleet over the ten-year planning period. These 44 items amount to \$4.12 million.

Finally, the municipal fleet reserve fund balance is in a negative position of \$143,900, and this will be recovered through future DCs.

No replacement shares have been identified for this service and the required ten percent reduction of \$654,900 is netted of the capital cost, with the exception of the negative reserve fund balance and the recovery of the Sports Turf Vacuum & De-Thatcher costs, as the ten per cent reduction had been accounted for previously.

A portion of the municipal fleet capital program, \$1.72 million, is deemed as a post-period benefit, and will not be recovered under these development charges but is eligible for consideration in future development charge studies, subject to service level restrictions.

The 2018–2027 DC costs eligible for recovery amount to \$4.33 million is allocated 89 percent, or \$3.86 million, against new residential development, and 11 per cent, or \$476,700, against non-residential development. This yields an unadjusted development charge of \$230 per capita and \$3.43 per square metre.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential calculated charge increases to \$266 per capita and the non-residential charge increases to \$3.96 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

The following table summarizes the calculation of the municipal fleet development charge:

<b>MUNICIPAL FLEET SUMMARY</b>						
10-year Hist.	2018 - 2027		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$287.80	\$6,703,969	\$4,333,923	\$230	\$3.43	<b>\$266</b>	<b>\$3.96</b>

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APPENDIX B.6  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

BY-LAW Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 07-56 Ford Ranger	1	1	1	1	1	1	1	1	-	-	\$40,000
Unit 11-136 Ford Escape	-	-	-	1	1	1	1	1	1	1	\$37,000
Unit 15-56 Chevrolet Equinox	-	-	-	-	-	-	-	-	1	1	\$37,000
<b>Total (#)</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>2</b>	<b>3</b>	<b>2</b>	<b>2</b>	
<b>Total (\$000)</b>	<b>\$40.0</b>	<b>\$40.0</b>	<b>\$40.0</b>	<b>\$77.0</b>	<b>\$77.0</b>	<b>\$77.0</b>	<b>\$77.0</b>	<b>\$114.0</b>	<b>\$74.0</b>	<b>\$74.0</b>	

BUILDING SERVICES Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 12-98 Ford Escape	-	-	-	1	1	1	1	1	1	1	\$37,000
Unit 11-135 Ford Escape	-	-	-	1	1	1	1	1	1	1	\$37,000
Unit 09-61 Ford Ranger	-	1	1	1	1	1	1	1	1	1	\$40,000
Unit 08-50 Ford Ranger	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 07-59 Ford Ranger	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 99-60 Ford Ranger	1	1	-	-	-	-	-	-	-	-	\$40,000
Unit 99-61 Ford Ranger	1	1	1	-	-	-	-	-	-	-	\$40,000
Unit 96-50 Ford F150	1	1	-	-	-	-	-	-	-	-	\$40,000
Unit 15-58 Chevrolet Equinox			-	-	-	-	-	1	1	1	\$37,000
Unit 15-60 Chevrolet equinox			-	-	-	-	-	1	1	1	\$37,000
15-63 Ford F150			-	-	-	-	-	1	1	1	\$40,000
<b>Total (#)</b>	<b>5</b>	<b>6</b>	<b>4</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>5</b>	<b>8</b>	<b>8</b>	<b>8</b>	
<b>Total (\$000)</b>	<b>\$200.0</b>	<b>\$240.0</b>	<b>\$160.0</b>	<b>\$194.0</b>	<b>\$194.0</b>	<b>\$194.0</b>	<b>\$194.0</b>	<b>\$308.0</b>	<b>\$308.0</b>	<b>\$308.0</b>	

ECDB VEHICLES & EQUIPMENT	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 16-83 Chevrolet Traverse	-	-	-	-	-	-	-	-	1	1	\$40,000
Unit 12-153 Trailer	-	-	-	-	1	1	1	1	1	1	\$18,000
<b>Total (#)</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>-</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>1</b>	<b>2</b>	<b>2</b>	<b>\$0</b>
<b>Total (\$000)</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$18.0</b>	<b>\$18.0</b>	<b>\$18.0</b>	<b>\$18.0</b>	<b>\$58.0</b>	<b>\$58.0</b>	<b>\$0</b>

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TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

PARKS Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 04-01 Kubota RTV 900	1	1	1	1	1	1	1	-	-	-	\$38,500
Unit 92-15 GMC 3500	1	1	-	-	-	-	-	-	-	-	\$75,000
Unit 97-24 GMC Van	1	1	1	1	1	1	1	1	-	-	\$45,000
Unit 96-25 Ford F150	1	1	1	-	-	-	-	-	-	-	\$40,000
Unit 00-29 GMC Van	1	1	1	1	1	-	-	-	-	-	\$45,000
Unit 04-38 2004 Ford F250	1	1	1	1	1						\$60,000
Unit 97-40 Ford F150	1	1	1	1	1	1	1	1	-	-	\$40,000
Unit 97-41 GMC 1500	1	1	1	1	1	1	1	1	-	-	\$40,000
Unit 86-42 GMC 3500	-	-	-	-	-	-	-	-	-	-	\$75,000
Unit 06-43 Dodge Ram 2500	1	1	1	1	1	1	1	1	1	-	\$60,000
Unit 89-44 Ford F550	1	1	-	-	-	-	-	-	-	-	\$75,000
Unit 04-45 Ford F550	-	1	1	1	1	1	-	-	-	-	\$75,000
Unit 07-46 Dodge Ram 1500	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 03-47 Kubota Tractor	1	1	1	1	1	1	-	-	-	-	\$50,000
Unit 07-49 Toro Grounds Master 7210	1	1	1	1	1	1	1	1	-	-	\$90,000
Unit 96-52 Ford Econoline	1	1	-	-	-	-	-	-	-	-	\$45,000
Unit 72-66 Zamboni Ice Resurfacer	1	1	1	1	1	1	1	-	-	-	\$100,000
Unit 97-73 Trailer	1	1	1	1	1	1	1	1	1	-	\$15,000
Unit 05-82 Madvac	1	1	1	1	1	1	1	1	-	-	\$55,000
Unit 06-83 Ford F150	-	-	-	-	-	-	-	-	-	-	\$40,000
Unit 06-84 Kubota Zero Turn	1	1	1	1	1	1	1	-	-	-	\$25,000
Unit 06-85 Kubota Zero Turn	1	1	1	1	1	1	1	-	-	-	\$25,000
Unit 06-86 John Deere Zero Turn	1	1	1	1	1	-					\$25,000
Unit 07-90 Massie Zero Turn	1	1	1	1	1	-	-	-	-	-	\$25,000
Unit 07-91 Massie Zero Turn	1	1	1	1	1						\$25,000
Unit 07-93 Ford Water Truck	1	1	1	1	1	1	1	1	1	1	\$90,000
Unit 99-04 Kubota Tractor	1	1	1	1	1	1	1	1	-	-	\$50,000
Unit 99-75 Land Pride Wide Area Cutter	1	1	1	1	1	1	1	1	-	-	\$25,000
Unit 06-127 Bannerman Ball Diamond Groomer	1	1	1	1	1	1	1	1	1	-	\$7,500
Unit 99-65 Olympia Ice Resurfacer	1	1	1	1	1	1	1	-	-	-	\$100,000
Unit 08-67 SkyJack Scissor Lift	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 07-95 Zamboni Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Unit 07-65 Zamboni Ice Resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Unit 07-96 Zamboni Ice resurfacer	1	1	1	1	1	1	1	1	1	1	\$100,000
Unit 03-64 Olympia Ice Resurfacer	1	1	1	1	1	1	-	-	-	-	\$100,000
Unit 08-97B Industrial Spray Cart	1	1	1	1	1	1	1	1	1	1	\$25,000
Unit 09-15 Ford F250	-	1	1	1	1	1	1	1	1	1	\$60,000
Unit 09-24 Ford F250	-	1	1	1	1	1	1	1	1	1	\$60,000
Unit 09-40 Ford F150	-	1	1	1	1	1	1	1	1	1	\$40,000
Unit 06-43 Dodge Ram 2500	1	1	1	1	1	1	1	1	1	-	\$60,000
Unit 09-108 Ford 450	-	1	1	1	1	1	1	1	1	1	\$75,000
Unit 11-138 Zamboni Ice Resurfacer	-	-	-	1	1	1	1	1	1	1	\$100,000
Unit 10-124 Ford F250	-	-	1	1	1	1	1	1	1	1	\$60,000

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TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

PARKS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Unit 12-29 Dodge Ram 1500	-	-	-	-	1	1	1	1	1	1	1	\$40,000
Unit 12-150 Ford F450 W/Haul-All & Fassi Crane	-	-	-	-	1	1	1	1	1	1	1	\$140,000
Unit 12-151 Dodge Ram 1500	-	-	-	-	1	1	1	1	1	1	1	\$40,000
Unit 14-154 Trailer	-	-	-	-	-	-	1	1	1	1	1	\$20,000
Unit 11- 119 Toro Grounds Master 7210	-	-	-	1	1	1	1	1	1	1	1	\$50,000
Unit 10-118 Toro Grounds Master 4700D	-	-	1	1	1	1	1	1	1	1	1	\$85,000
Unit 11-125 Toro Workman HDX-D	-	-	-	1	1	1	1	1	1	1	1	\$40,000
Unit 09-105 Toro Z-Master	-	1	1	1	1	1	1	1	1	1	1	\$25,000
Unit 09-106 Toro Z-Master	-	1	1	1	1	1	1	1	1	1	1	\$25,000
Unit 09-107 Trailer	-	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 09 - 110 Toro Grounds Master 7210	-	1	1	1	1	1	1	1	1	1	1	\$50,000
Unit 09-111 Toro Workman HDX-D	-	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 09-112 Kubota B3030	-	1	1	1	1	1	1	1	1	1	1	\$40,000
Unit 09-113 Trailer	-	1	1	1	1	1	1	1	1	1	1	\$10,000
Unit 10-116 Toro Grounds Master 7210	-	-	1	1	1	1	1	1	1	1	1	\$50,000
Unit 10-117 Toro Grounds Master 7210	-	-	1	1	1	1	1	1	1	1	1	\$50,000
Unit 11-123 Toro Grounds Master 7210	-	-	-	1	1	1	1	1	1	1	1	\$50,000
Unit 10-120 Turfco CR10	-	-	1	1	1	1	1	1	1	1	1	\$35,000
Unit 10-121 John Deere 400X	-	-	1	1	1	1	1	1	1	1	1	\$45,000
Unit 10-122 Redexim Aerator	-	-	1	1	1	1	1	1	1	1	1	\$30,000
Unit 11-139 Verti-Cut VC-220	-	-	-	1	1	1	1	1	1	1	1	\$35,000
Unit 12-140 Jacobsen HR9016	-	-	-	1	1	1	1	1	1	1	1	\$130,000
Unit 12-141 Jacobsen Turfcat 628D	-	-	-	-	-	1	1	1	1	1	1	\$30,000
Unit 14-155 Ford F250	-	-	-	-	-	-	1	1	1	1	1	\$60,000
Unit 15-38 Chevrolet Silverado 2500	-	-	-	-	-	-	-	1	1	1	1	\$65,000
Unit 16-43 Chevrolet Silverado 2500	-	-	-	-	-	-	-	-	1	1	1	\$65,000
Unit 17-46 Ford F150	-	-	-	-	-	-	-	-	-	1	1	\$40,000
Unit 17-93 Ford F550	-	-	-	-	-	-	-	-	-	1	1	\$75,000
Unit 13-47 Kubota M7040	-	-	-	-	-	1	1	1	1	1	1	\$60,000
Unit 13-99 Kubota L5740	-	-	-	-	-	1	1	1	1	1	1	\$55,000
Unit 14-148 Yamaha Viking YX70ME	-	-	-	-	-	-	1	1	1	1	1	\$25,000
Unit 14-156 Toro Grounds Master 7210	-	-	-	-	-	-	1	1	1	1	1	\$35,000
Unit 14-82 Madvac LN50T	-	-	-	-	-	-	1	1	1	1	1	\$90,000
Unit 15-157 Kubota RTV-X11120D	-	-	-	-	-	-	-	1	1	1	1	\$20,000
Unit 16-41 Jacobsen HR600	-	-	-	-	-	-	-	-	1	1	1	\$75,000
Unit 16-42 Jacobsen HR600	-	-	-	-	-	-	-	-	1	1	1	\$75,000
Unit 16-44 Madvac LR50	-	-	-	-	-	-	-	-	1	1	1	\$90,000
Unit 16-49 Jacobsen HR9016T	-	-	-	-	-	-	-	-	1	1	1	\$130,000
Unit 16-66 Jacobsen HR600	-	-	-	-	-	-	-	-	1	1	1	\$75,000



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TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

PARKS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)	
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017		
Unit 17-201 Trailer	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Unit 17-2-2 Trailer	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Unit 17-203 Trailer	-	-	-	-	-	-	-	-	-	-	1	\$10,000
Unit 17-127 Reist Ball Diamond Groomer	-	-	-	-	-	-	-	-	-	-	1	\$7,500
Unit 10-143 Landpride 315-587M	-	-	1	1	1	1	1	1	1	1	1	\$17,000
Unit 09-110A Rahn Ball Diamond Groomer	-	2	2	2	2	2	2	2	2	2	2	\$5,000
Unit ??-??? Zamboni Ice Edger	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Unit ??-??? Zamboni Ice Edger	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Unit ??-??? Zamboni Ice Edger	1	1	1	1	1	1	1	1	1	1	1	\$7,500
Unit ??-??? Boss Plow	3	3	3	3	3	3	3	3	3	3	3	\$10,000
Unit ??-??? Lely Spreader	1	1	1	1	1	1	1	1	1	1	1	\$5,000
Unit ??-??? SAF Holland Tiller	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Post Hole Auger	1	1	1	1	1	1	1	1	1	1	1	\$6,000
Push Mowers	3	3	3	5	5	5	12	12	12	12	12	\$1,000
Stihl Trimmers	7	7	7	7	7	7	12	12	27	27	27	\$500
Stihl Chainsaws	3	3	3	3	3	3	4	4	13	13	13	\$1,000
Stihl Pole Saw	-	-	-	1	1	1	1	1	5	5	5	\$1,000
Stihl Back Pack Blower	1	1	1	2	2	2	3	4	8	8	8	\$750
Stihl Hand Held Leaf Blower	1	1	1	2	2	2	2	2	3	3	3	\$300
Stihl Hedge Trimmers	1	1	1	1	1	1	1	1	5	5	5	\$450
Push Snow Blowers	1	1	1	1	1	1	2	2	6	6	6	\$2,000
Push Aerator	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Push Sod Edge Cutter	1	1	1	1	1	1	1	1	1	1	1	\$2,000
Push Trimmer	1	1	1	1	1	1	1	1	1	1	1	\$2,000
<b>Total (#)</b>	<b>63</b>	<b>77</b>	<b>82</b>	<b>92</b>	<b>95</b>	<b>93</b>	<b>110</b>	<b>108</b>	<b>148</b>	<b>150</b>		
<b>Total (\$000)</b>	<b>\$1,908.5</b>	<b>\$2,418.5</b>	<b>\$2,595.5</b>	<b>\$2,964.6</b>	<b>\$3,184.6</b>	<b>\$3,149.6</b>	<b>\$3,167.8</b>	<b>\$2,965.1</b>	<b>\$3,163.7</b>	<b>\$3,173.7</b>		

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APPENDIX B.6  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

ROADS Vehical Details	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 85-02 Champion 730A	1	-	-	-	-	-	-	-	-	-	\$400,000
Unit 09-02 Volvo G960	-	1	1	1	1	1	1	1	1	1	\$415,000
Unit 00-03 Champion 730A	1	1	1	1	1	1	1	1	-	-	\$415,000
Unit 95-04 Ford L9000	1	-	-	-	-	-	-	-	-	-	\$270,000
Unit 09-04 International Workstar 7400	-	1	1	1	1	1	1	1	1	1	\$275,000
Unit 99-05 International 20S	1	1	1	1	1	1	1	-	-	-	\$310,000
Unit 10-130 International Workstar 7600	-	-	1	1	1	1	1	1	1	1	\$310,000
Unit 03-06 GMC 1500	1	1	1	1	1	1	1	-	-	-	\$40,000
Unit 87-08 International S1900	1	-	-	-	-	-	-	-	-	-	\$275,000
Unit 08-08 Sterling L9500	1	1	1	1	1	-	-	-	-	-	\$275,000
Unit 99-09 Ford F150	1	1	-	-	-	-	-	-	-	-	\$40,000
Unit 10-09 Ford F150	-	-	1	1	1	1	1	1	1	1	\$40,000
Unit 02-10 Trackless MT5	1	1	1	1	1	1	-	-	-	-	\$160,000
Unit 12-10 Trackless MT6	-	-	-	-	1	1	1	1	1	1	\$160,000
Unit 08-11 Float	1	1	1	1	1	1	1	1	1	1	\$25,000
Unit 99-12 International 2674	1	1	1	1	1	-	-	-	-	-	\$275,000
Unit 10-128 International Workstar 7600	-	-	1	1	1	1	1	1	1	1	\$310,000
Unit 01-13 Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 07-14 Seppi AVS 175	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 05-16 Ford Econoline	1	1	1	1	1	1	1	1	-	-	\$50,000
Unit 04-17 Ford F350	1	1	1	1	1	1	-	-	-	-	\$85,000
Unit 07-18 Trailer	1	1	1	1	1	1	1	1	1	1	\$5,000
Unit 96-19 Ford L9000	1	1	1	1	1	-	-	-	-	-	\$215,000
Unit 08-19 Sterling L8500	-	1	1	1	1	1	1	1	1	1	\$275,000
Unit 04-20 Sterling L8500	1	1	1	1	1	1	1	-	-	-	\$275,000
Unit 04-21 Sterling L8500	1	1	1	1	1	1	1	1	1	1	\$310,000
Unit 05-22 Kubota M5700	1	1	1	1	1	1	1	1	-	-	\$75,000
Unit 03-23 Freightliner FL80	1	1	1	1	1	1	1	1	-	-	\$275,000
Unit 00-28 Volvo W664	1	1	1	1	1	1	1	1	1	-	\$310,000
Unit 02-30 Ford F250	1	1	1	1	-	-	-	-	-	-	\$60,000
Unit 11-30 Dodge Ram 2500	-	-	-	1	1	1	1	1	1	1	\$60,000
Unit 06-31 JCB 271	1	1	1	1	1	-	-	-	-	-	\$200,000
Unit 12-31 Caterpillar 430E	-	-	-	-	1	1	1	1	1	1	\$160,000
Unit 06-32 Case Loader 621DXT	1	1	1	1	1	1	1	1	1	-	\$240,000
Unit 04-33 Ford F450	1	1	1	1	1	1	1	1	-	-	\$140,000
Unit 92-34 Float	1	1	1	1	1	1	1	1	1	1	\$50,000

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APPENDIX B.6  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

ROADS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 06-35 Ford F150	1	1	1	1	-	-	-	-	-	-	\$52,000
Unit 12-35 Dodge Ram 1500	-	-	-	-	1	1	1	1	1	1	\$40,000
Unit 95-36 Thompson Steamer	1	1	1	1	1	1	1	1	1	-	\$20,000
Unit 00-37 GMC 3500	1	1	1	1	-	-	-	-	-	-	\$85,000
Unit 10-37 Ford F450	-	-	1	1	1	1	1	1	1	1	\$90,000
Unit 04-39 Ford F350	1	1	1	1	1	-	-	-	-	-	\$65,000
Unit 12-39 Dodge Ram 2500	-	1	1	1	1	1	1	1	1	1	\$65,000
Unit 03-48 Freightliner FL60	1	1	1	1	1	1	1	-	-	-	\$230,000
Unit 06-80 Trackless MT5	1	1	1	1	1	1	1	1	-	-	\$160,000
Unit 06-81 Bandit M250	1	1	1	1	1	1	1	1	1	1	\$60,000
Unit 06-88 Freightliner M2-112	1	1	1	1	1	1	1	1	1	1	\$310,000
Unit 06-89 Freightliner M2-112	1	1	1	1	1	1	1	1	1	1	\$310,000
Unit 07-92 Freightliner SC-8000	1	1	1	1	1	1	1	1	1	-	\$280,000
Unit 08-100 Magnum 2860	1	1	1	1	1	1	1	1	1	1	\$41,000
Unit 08-101 Thompson Steamer	1	1	1	1	1	1	1	1	1	1	\$20,000
Unit 08-102 Sterling L9500	1	1	1	1	1	1	1	1	1	1	\$505,000
Unit 09-109 Ford F450	-	1	1	1	1	1	1	1	1	1	\$90,000
Unit 10-129 International Workstar 7600	-	-	1	1	1	1	1	1	1	1	\$310,000
Unit 09-131 Trackless MT6	-	1	1	1	1	1	1	1	1	1	\$160,000
Unit 10-132 Dodge Ram 2500	-	-	1	1	1	1	1	1	1	1	\$65,000
Unit 13-06 Ford F150	-	-	-	-	-	1	1	1	1	1	\$40,000
Unit 10-17 Ford F450	-	-	1	1	1	1	1	1	1	1	\$110,000
Unit 13-45 Ford F450	-	-	-	-	-	1	1	1	1	1	\$110,000
Unit 15-16 Chevrolet Silerado 1500	-	-	-	-	-	-	-	1	1	1	\$65,000
Unit 16-146 Ford F150	-	-	-	-	-	-	-	-	1	1	\$40,000
Unit 16-33 Ford F550	-	-	-	-	-	-	-	-	1	1	\$160,000
Unit 16-90 Chevrolet Silverado 2500	-	-	-	-	-	-	-	-	1	1	\$65,000
Unit 16-91 Chevrolet Equinox	-	-	-	-	-	-	-	-	1	1	\$35,000
Unit 17-204 Mitsubishi RVR	-	-	-	-	-	-	-	-	-	1	\$35,000
Unit 13-05 Freightliner 114SD	-	-	-	-	1	1	1	1	1	1	\$310,000
Unit 14-12 Mack GU713	-	-	-	-	-	1	1	1	1	1	\$310,000
Unit 14-20 Western Star 4700SB	-	-	-	-	-	1	1	1	1	1	\$275,000
Unit 14-48 Freightliner 108SD	-	-	-	-	-	-	1	1	1	1	\$240,000
Unit 15-23 Western Star 4700SB	-	-	-	-	-	-	-	1	1	1	\$310,000
Unit 16-149 Western Star 4700SB	-	-	-	-	-	-	-	-	1	1	\$310,000
Unit 16-28 Western Star 4700SB	-	-	-	-	-	-	-	-	1	1	\$310,000

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APPENDIX B.6  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL FLEET

ROADS Vehical Details Continued	# of Vehicles										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Unit 16-92 Freightliner M2-106	-	-	-	-	-	-	-	-	1	1	\$310,000
Unit 17-21 Western Star 4700SB	-	-	-	-	-	-	-	-	-	1	\$310,000
Unit 17-88 Western Star 4700SB	-	-	-	-	-	-	-	-	-	1	\$275,000
Unit 13-22 New Holland TV6070	-	-	-	-	-	1	1	1	1	1	\$160,000
Unit 15-32 John Deere 544K	-	-	-	-	-	-	-	1	1	1	\$226,000
Unit 16-03 Gradall XL3100V	-	-	-	-	-	-	-	-	1	1	\$452,000
Unit 16-86 Caterpillar 289D	-	-	-	-	-	-	-	-	1	1	\$105,000
Unit 15-80 MacLean MV1210	-	-	-	-	-	-	-	1	1	1	\$160,000
Unit 17-205 Trackless MT7	-	-	-	-	-	-	-	-	-	1	\$160,000
Unit 10-114 Portable Traffic Light	-	-	1	1	1	1	1	1	1	1	\$12,000
Unit 10-115 Portable Traffic Light	-	-	1	1	1	1	1	1	1	1	\$12,000
Unit 11-134 Portable Solar Sign Board	-	-	-	1	1	1	1	1	1	1	\$25,000
Unit 15-158 Trailer	-	-	-	-	-	-	-	1	1	1	\$8,000
Unit 16-73 Trailer	-	-	-	-	-	-	-	-	1	1	\$8,000
Unit 12-142 Falcon Hot Patcher	-	-	-	-	-	1	1	1	1	1	\$35,000
Unit 15-145 Falcon Hot Patcher	-	-	-	-	-	-	-	1	1	1	\$35,000
Unit ??-??? Portable Radar Trailer	-	-	-	-	-	-	-	-	1	1	\$12,000
Unit ??-??? Portable Radar Trailer	-	-	-	-	-	-	-	-	1	1	\$12,000
Unit 09-103 Thompson Water Pump		1	1	1	1	1	1	1	1	1	\$45,000
Unit 10-07 New Holland 6739	-	-	1	1	1	1	1	1	1	1	\$12,000
Unit 13-22A Alamo MV24	1	1	1	1	1	1	1	1	1	1	\$15,000
Unit 04-80B Trackless BFB	1	1	1	1	1	1	1	1	1	1	\$35,000
Unit 17-200 Madvac LS100	-	-	-	-	-	-	-	-	1	1	\$155,000
Unit ??-??? Boss Plow	2	2	2	2	2	2	2	2	2	2	\$10,000
Chainsaws Gas	9	9	9	9	9	9	9	9	9	9	\$1,000
Concrete Saw Gas	1	1	1	1	1	2	2	2	4	4	\$6,000
Arc Welder Fixed	1	1	1	1	1	1	1	1	2	2	\$3,000
Oxy/Acet Torch Portable	2	2	2	2	2	2	2	2	3	3	\$1,000
Generator Gas	1	1	1	1	1	1	1	2	2	2	\$60,000
Plate Tamper	1	1	1	1	1	1	1	1	1	1	\$46,000
Unit 17-206 Ford F550	-	-	-	-	-	-	-	-	-	1	\$135,000
Excess Capacity									(875,000)	(940,000)	
<b>Total (#)</b>	<b>59</b>	<b>63</b>	<b>72</b>	<b>74</b>	<b>75</b>	<b>77</b>	<b>76</b>	<b>79</b>	<b>90</b>	<b>91</b>	
<b>Total (\$000)</b>	<b>\$7,149.0</b>	<b>\$7,529.0</b>	<b>\$8,760.0</b>	<b>\$8,845.0</b>	<b>\$9,318.0</b>	<b>\$9,224.0</b>	<b>\$9,219.0</b>	<b>\$9,228.0</b>	<b>\$9,228.0</b>	<b>\$9,228.0</b>	

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APPENDIX B.6  
TABLE 1

**TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
MUNICIPAL FLEET**

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	6,205	6,276	6,348	6,417	6,601	6,790	6,985	7,187	7,395	7,592
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

**INVENTORY SUMMARY (\$000)**

By-Law	\$40.0	\$40.0	\$40.0	\$77.0	\$77.0	\$77.0	\$77.0	\$114.0	\$74.0	\$74.0
Building Services	\$200.0	\$240.0	\$160.0	\$194.0	\$194.0	\$194.0	\$194.0	\$308.0	\$308.0	\$308.0
ECDB	\$0.0	\$0.0	\$0.0	\$0.0	\$18.0	\$18.0	\$18.0	\$18.0	\$58.0	\$58.0
Parks	\$1,908.5	\$2,418.5	\$2,595.5	\$2,964.6	\$3,184.6	\$3,149.6	\$3,167.8	\$2,965.1	\$3,163.7	\$3,173.7
Roads	\$7,149.0	\$7,529.0	\$8,760.0	\$8,845.0	\$9,318.0	\$9,224.0	\$9,219.0	\$9,228.0	\$9,228.0	\$9,228.0
<b>Total (\$000)</b>	<b>\$9,297.5</b>	<b>\$10,227.5</b>	<b>\$11,555.5</b>	<b>\$12,080.6</b>	<b>\$12,791.6</b>	<b>\$12,662.6</b>	<b>\$12,675.8</b>	<b>\$12,633.1</b>	<b>\$12,831.7</b>	<b>\$12,841.7</b>

**Average  
Service  
Level**

**SERVICE LEVEL (\$/pop & emp)**

By-Law	\$1.05	\$1.04	\$1.03	\$1.97	\$1.91	\$1.85	\$1.80	\$2.58	\$1.63	\$1.58	\$1.64
Building Services	\$5.26	\$6.25	\$4.13	\$4.96	\$4.81	\$4.67	\$4.53	\$6.98	\$6.77	\$6.58	\$5.49
ECDB	\$0.00	\$0.00	\$0.00	\$0.00	\$0.45	\$0.43	\$0.42	\$0.41	\$1.28	\$1.24	\$0.42
Parks	\$50.24	\$63.03	\$66.97	\$75.73	\$78.93	\$75.75	\$73.94	\$67.17	\$69.56	\$67.77	\$68.91
Roads	\$188.18	\$196.21	\$226.02	\$225.96	\$230.95	\$221.85	\$215.18	\$209.04	\$202.89	\$197.04	\$211.33
<b>Total (\$/pop &amp; emp)</b>	<b>\$244.73</b>	<b>\$266.54</b>	<b>\$298.15</b>	<b>\$308.62</b>	<b>\$317.04</b>	<b>\$304.56</b>	<b>\$295.87</b>	<b>\$286.17</b>	<b>\$282.12</b>	<b>\$274.21</b>	<b>\$287.80</b>

**TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
MUNICIPAL FLEET**

**10-Year Funding Envelope Calculation**

10 Year Average Service Level 2008 - 2017	\$287.80
Net Population & Employment Growth 2018 - 2041	16,732
Maximum Allowable Funding Envelope	\$4,815,470
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$481,547
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$4,333,923</b>

**Excess Capacity Calculation**

Total Value of Inventory in 2017	\$12,841,650
Inventory Using Average Service Level	\$13,478,250
Excess Capacity	\$0
Excess Capacity	Uncommitted

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
MUNICIPAL FLEET

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	2018-2027	Post 2027
<b>6.0 MUNICIPAL FLEET</b>										
<b>6.1 Committed Excess Capacity - Fleet</b>										
6.1.1 Boom Mower	2018	\$ 92,283	\$ -	\$ 92,283	\$ -	\$ 9,228	\$ 83,055	\$ -	\$ 83,055	\$ -
6.1.2 Snow Blower Tractor Attachment	2018	\$ 39,279	\$ -	\$ 39,279	\$ -	\$ 3,928	\$ 35,351	\$ -	\$ 35,351	\$ -
6.1.3 Additional Street Sweeper (Mechanical)	2018	\$ 321,240	\$ -	\$ 321,240	\$ -	\$ 32,124	\$ 289,116	\$ -	\$ 289,116	\$ -
6.1.4 Sidewalk Machine	2018	\$ 152,504	\$ -	\$ 152,504	\$ -	\$ 15,250	\$ 137,253	\$ -	\$ 137,253	\$ -
6.1.5 Skid Steer Track Machine	2018	\$ 97,771	\$ -	\$ 97,771	\$ -	\$ 9,777	\$ 87,994	\$ -	\$ 87,994	\$ -
6.1.6 Hot Box	2018	\$ 30,324	\$ -	\$ 30,324	\$ -	\$ 3,032	\$ 27,292	\$ -	\$ 27,292	\$ -
6.1.7 New UTV Workman	2018	\$ 15,608	\$ -	\$ 15,608	\$ -	\$ 1,561	\$ 14,047	\$ -	\$ 14,047	\$ -
6.1.8 Sidewalk Vacuum Unit IBR	2018	\$ 98,010	\$ -	\$ 98,010	\$ -	\$ 9,801	\$ 88,209	\$ -	\$ 88,209	\$ -
6.1.9 1 Zero Turn Mower	2018	\$ 30,793	\$ -	\$ 30,793	\$ -	\$ 3,079	\$ 27,713	\$ -	\$ 27,713	\$ -
6.1.10 3/4 Ton Service Truck	2018	\$ 54,276	\$ -	\$ 54,276	\$ -	\$ 5,428	\$ 48,848	\$ -	\$ 48,848	\$ -
6.1.11 Sports Turf Vacuum & De-Thatcher	2018	\$ 10,792	\$ -	\$ 10,792	\$ -	\$ -	\$ 10,792	\$ -	\$ 10,792	\$ -
6.1.12 New Litter Collector for IRC	2018	\$ 70,514	\$ -	\$ 70,514	\$ -	\$ 7,051	\$ 63,463	\$ -	\$ 63,463	\$ -
6.1.13 Additional Tandem Axle Plow/Dump	2018	\$ 306,470	\$ -	\$ 306,470	\$ -	\$ 30,647	\$ 275,823	\$ -	\$ 275,823	\$ -
6.1.14 Additional Tandem Axle 2	2018	\$ 306,571	\$ -	\$ 306,571	\$ -	\$ 30,657	\$ 275,914	\$ -	\$ 275,914	\$ -
6.1.15 Utility Vehicle Rental buy out	2018	\$ 13,854	\$ -	\$ 13,854	\$ -	\$ 1,385	\$ 12,469	\$ -	\$ 12,469	\$ -
6.1.16 New 11 ft Rotary Mower	2018	\$ 68,150	\$ -	\$ 68,150	\$ -	\$ 6,815	\$ 61,335	\$ -	\$ 61,335	\$ -
6.1.17 New 11 ft Rotary Mower	2018	\$ 68,150	\$ -	\$ 68,150	\$ -	\$ 6,815	\$ 61,335	\$ -	\$ 61,335	\$ -
6.1.18 New 11 ft Rotary Mower	2018	\$ 68,150	\$ -	\$ 68,150	\$ -	\$ 6,815	\$ 61,335	\$ -	\$ 61,335	\$ -
6.1.19 Outfit Storm Water Technologist	2018	\$ 26,467	\$ -	\$ 26,467	\$ -	\$ 2,647	\$ 23,820	\$ -	\$ 23,820	\$ -
6.1.20 Mobile Fleet Service Truck	2018	\$ 135,000	\$ -	\$ 135,000	\$ -	\$ 13,500	\$ 121,500	\$ -	\$ 121,500	\$ -
6.1.21 Tandem Axle - Primary Unit	2018	\$ 304,615	\$ -	\$ 304,615	\$ -	\$ 30,462	\$ 274,154	\$ -	\$ 274,154	\$ -
6.1.22 Manager of Operations Vehicle	2018	\$ 33,820	\$ -	\$ 33,820	\$ -	\$ 3,382	\$ 30,438	\$ -	\$ 30,438	\$ -
6.1.23 Three (3) 20 ft Equipment Trailers/Floats	2018	\$ 24,219	\$ -	\$ 24,219	\$ -	\$ 2,422	\$ 21,797	\$ -	\$ 21,797	\$ -
6.1.24 3/4 Ton Pick-up	2018	\$ 53,583	\$ -	\$ 53,583	\$ -	\$ 5,358	\$ 48,225	\$ -	\$ 48,225	\$ -
6.1.25 Service Trailer	2018	\$ 16,575	\$ -	\$ 16,575	\$ -	\$ 1,657	\$ 14,917	\$ -	\$ 14,917	\$ -
Subtotal Committed Excess Capacity - Fleet		\$ 2,439,018	\$ -	\$ 2,439,018	\$ -	\$ 242,823	\$ 2,196,195	\$ -	\$ 2,196,195	\$ -

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
MUNICIPAL FLEET

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	2018-2027	Post 2027
<b>6.0 MUNICIPAL FLEET</b>										
<b>6.2 Town-wide Fleet</b>										
6.2.1 Service Truck with Dump	2018	\$ 79,000	\$ -	\$ 79,000	\$ -	\$ 7,900	\$ 71,100	\$ -	\$ 71,100	\$ -
6.2.2 New 1/2 Ton Pick-Up	2018	\$ 22,423	\$ -	\$ 22,423	\$ -	\$ 2,242	\$ 20,181	\$ -	\$ 20,181	\$ -
6.2.3 New Vehicle	2018	\$ 22,111	\$ -	\$ 22,111	\$ -	\$ 2,211	\$ 19,900	\$ -	\$ 19,900	\$ -
6.2.4 Three Ton Plow/Dump Combination	2018	\$ 247,000	\$ -	\$ 247,000	\$ -	\$ 24,700	\$ 222,300	\$ -	\$ 222,300	\$ -
6.2.5 Road Widener	2018	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ 2,400	\$ 21,600	\$ -	\$ 21,600	\$ -
6.2.6 Brush Chipper	2018	\$ 53,200	\$ -	\$ 53,200	\$ -	\$ 5,320	\$ 47,880	\$ -	\$ 47,880	\$ -
6.2.7 Tandem Axle Plow/Dump	2018	\$ 365,000	\$ -	\$ 365,000	\$ -	\$ 36,500	\$ 328,500	\$ -	\$ 328,500	\$ -
6.2.8 Operations Fork Lift	2018	\$ 67,371	\$ -	\$ 67,371	\$ -	\$ 6,737	\$ 60,634	\$ -	\$ 60,634	\$ -
6.2.9 Operations Tractor	2018	\$ 98,000	\$ -	\$ 98,000	\$ -	\$ 9,800	\$ 88,200	\$ -	\$ 88,200	\$ -
6.2.10 Operations Supervisors Vehicle - Parks & Facilities	2018	\$ 56,200	\$ -	\$ 56,200	\$ -	\$ 5,620	\$ 50,580	\$ -	\$ 50,580	\$ -
6.2.11 Outfit 2018 SLC Buildings	2018	\$ 29,700	\$ -	\$ 29,700	\$ -	\$ 2,970	\$ 26,730	\$ -	\$ 26,730	\$ -
6.2.12 New 1 Ton Dump Truck	2019	\$ 73,000	\$ -	\$ 73,000	\$ -	\$ 7,300	\$ 65,700	\$ -	\$ 65,700	\$ -
6.2.13 New Wide Area Mower	2019	\$ 117,000	\$ -	\$ 117,000	\$ -	\$ 11,700	\$ 105,300	\$ -	\$ 105,300	\$ -
6.2.14 Additional Loader	2020	\$ 233,000	\$ -	\$ 233,000	\$ -	\$ 23,300	\$ 209,700	\$ -	\$ 209,700	\$ -
6.2.15 Additional Tandem Axle Plow/Dump	2021	\$ 386,000	\$ -	\$ 386,000	\$ -	\$ 38,600	\$ 347,400	\$ -	\$ 347,400	\$ -
6.2.16 Additional Sidewalk Machine	2021	\$ 188,000	\$ -	\$ 188,000	\$ -	\$ 18,800	\$ 169,200	\$ -	\$ 169,200	\$ -
6.2.17 Additional 1 ton Service truck	2022	\$ 70,000	\$ -	\$ 70,000	\$ -	\$ 7,000	\$ 63,000	\$ -	\$ 63,000	\$ -
6.2.18 Mini Excavator	2020	\$ 101,000	\$ -	\$ 101,000	\$ -	\$ 10,100	\$ 90,900	\$ -	\$ 75,877	\$ 15,023
6.2.19 Gradall Attachments	2021	\$ 57,000	\$ -	\$ 57,000	\$ -	\$ 5,700	\$ 51,300	\$ -	\$ -	\$ 51,300
6.2.20 Portable Traffic Light - 1 set	2020	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ -	\$ 36,000
6.2.21 Asphalt Roller	2022	\$ 41,000	\$ -	\$ 41,000	\$ -	\$ 4,100	\$ 36,900	\$ -	\$ -	\$ 36,900
6.2.22 Operations Supervisors Vehicles - Roads	2019	\$ 55,000	\$ -	\$ 55,000	\$ -	\$ 5,500	\$ 49,500	\$ -	\$ -	\$ 49,500
6.2.23 Operations Trailer Mounted Pumps	2019	\$ 90,000	\$ -	\$ 90,000	\$ -	\$ 9,000	\$ 81,000	\$ -	\$ -	\$ 81,000
6.2.24 MUT Snow Plow Truck	2021	\$ 74,000	\$ -	\$ 74,000	\$ -	\$ 7,400	\$ 66,600	\$ -	\$ -	\$ 66,600
6.2.25 Operations Stump Grinder	2023	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ -	\$ -	\$ 40,500
6.2.26 Vacuum Sidewalk Sweeper	2023	\$ 105,000	\$ -	\$ 105,000	\$ -	\$ 10,500	\$ 94,500	\$ -	\$ -	\$ 94,500
6.2.27 Additional Hot Box Patcher	2023	\$ 40,000	\$ -	\$ 40,000	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ -	\$ 36,000
6.2.28 MUT Snow Plow Truck	2024	\$ 73,000	\$ -	\$ 73,000	\$ -	\$ 7,300	\$ 65,700	\$ -	\$ -	\$ 65,700
6.2.29 Street Flusher	2024	\$ 265,000	\$ -	\$ 265,000	\$ -	\$ 26,500	\$ 238,500	\$ -	\$ -	\$ 238,500
6.2.30 Additional Single Axle Combination unit	2026	\$ 335,000	\$ -	\$ 335,000	\$ -	\$ 33,500	\$ 301,500	\$ -	\$ -	\$ 301,500

TOWN OF INNISFIL  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
MUNICIPAL FLEET

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	2018-2027	Post 2027
<b>6.0 MUNICIPAL FLEET</b>										
<b>6.2 Town-wide Fleet</b>										
6.2.31 Additional One Ton Dump Truck	2021	\$ 82,000	\$ -	\$ 82,000	\$ -	\$ 8,200	\$ 73,800	\$ -	\$ -	\$ 73,800
6.2.32 Additional 1 Ton Dump Truck / Water Truck	2026	\$ 87,000	\$ -	\$ 87,000	\$ -	\$ 8,700	\$ 78,300	\$ -	\$ -	\$ 78,300
6.2.33 Purchase One(1) 20ft Equipment Trailer/Float	2022	\$ 14,000	\$ -	\$ 14,000	\$ -	\$ 1,400	\$ 12,600	\$ -	\$ -	\$ 12,600
6.2.34 Purchase Two (2) Zero Turns	2022	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ 2,400	\$ 21,600	\$ -	\$ -	\$ 21,600
6.2.35 Purchase One(1) 20ft Equipment Trailer/Float	2027	\$ 13,000	\$ -	\$ 13,000	\$ -	\$ 1,300	\$ 11,700	\$ -	\$ -	\$ 11,700
6.2.36 Additional Zero Turn Mower	2027	\$ 24,000	\$ -	\$ 24,000	\$ -	\$ 2,400	\$ 21,600	\$ -	\$ -	\$ 21,600
6.2.37 Additional One Ton 4WD Crew Cab	2022	\$ 69,000	\$ -	\$ 69,000	\$ -	\$ 6,900	\$ 62,100	\$ -	\$ -	\$ 62,100
6.2.38 Additional One Ton 4WD Crew Cab	2027	\$ 68,000	\$ -	\$ 68,000	\$ -	\$ 6,800	\$ 61,200	\$ -	\$ -	\$ 61,200
6.2.39 Purchase New Utility Vehicle for Town Campus	2021	\$ 23,000	\$ -	\$ 23,000	\$ -	\$ 2,300	\$ 20,700	\$ -	\$ -	\$ 20,700
6.2.40 Additional 11' Mower	2022	\$ 69,000	\$ -	\$ 69,000	\$ -	\$ 6,900	\$ 62,100	\$ -	\$ -	\$ 62,100
6.2.41 Additional 11' Mower	2027	\$ 69,000	\$ -	\$ 69,000	\$ -	\$ 6,900	\$ 62,100	\$ -	\$ -	\$ 62,100
6.2.42 Additional Slope Mower	2020	\$ 35,000	\$ -	\$ 35,000	\$ -	\$ 3,500	\$ 31,500	\$ -	\$ -	\$ 31,500
6.2.43 Operations Fleet Electric Charging Station	2019	\$ 33,000	\$ -	\$ 33,000	\$ -	\$ 3,300	\$ 29,700	\$ -	\$ -	\$ 29,700
6.2.44 Storm Water Pick-up	2024	\$ 59,000	\$ -	\$ 59,000	\$ -	\$ 5,900	\$ 53,100	\$ -	\$ -	\$ 53,100
Subtotal Town-wide Fleet		\$ 4,121,006	\$ -	\$ 4,121,006	\$ -	\$ 412,101	\$ 3,708,905	\$ -	\$ 1,993,782	\$ 1,715,123
<b>6.3 Recovery of Negative Reserve Fund Balance</b>										
6.3.1 Balance as at December 31, 2017	2018	\$ 143,945	\$ -	\$ 143,945	\$ -	\$ -	\$ 143,945	\$ -	\$ 143,945	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 143,945	\$ -	\$ 143,945	\$ -	\$ -	\$ 143,945	\$ -	\$ 143,945	\$ -
<b>TOTAL MUNICIPAL FLEET</b>		<b>\$ 6,703,969</b>	<b>\$ -</b>	<b>\$ 6,703,969</b>	<b>\$ -</b>	<b>\$ 654,923</b>	<b>\$ 6,049,046</b>	<b>\$ -</b>	<b>\$ 4,333,923</b>	<b>\$ 1,715,123</b>

Residential Development Charge Calculation		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$3,857,191
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		<b>\$230</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$476,731
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		<b>\$3.43</b>

2018 - 2027 Net Funding Envelope	\$4,333,923
Reserve Fund Balance Balance as at December 31, 2017	(\$143,945)



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APPENDIX B.6  
TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
MUNICIPAL FLEET  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>MUNICIPAL FLEET</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$2,633.06)	(\$2,536.87)	(\$2,525.64)	(\$2,718.30)	(\$2,422.75)	(\$2,021.71)	(\$1,569.01)	(\$1,059.66)	(\$489.43)	
<b>2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Municipal Fleet: Non Inflated	\$2,935.0	\$152.2	\$254.2	\$459.8	\$56.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$3,857.2</b>
- Municipal Fleet: Inflated	\$2,935.0	\$155.2	\$264.4	\$487.9	\$60.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$3,903.3</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	<b>16,746</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$372.4	\$392.1	\$412.6	\$435.6	\$498.1	\$525.1	\$554.2	\$585.4	\$617.7	\$508.9	<b>\$4,902.1</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$144.8)	(\$139.5)	(\$138.9)	(\$149.5)	(\$133.3)	(\$111.2)	(\$86.3)	(\$58.3)	(\$26.9)	<b>(\$988.7)</b>
- Interest on In-year Transactions	(\$70.5)	\$4.1	\$2.6	(\$1.4)	\$7.7	\$9.2	\$9.7	\$10.2	\$10.8	\$8.9	<b>(\$8.7)</b>
<b>TOTAL REVENUE</b>	<b>\$301.9</b>	<b>\$251.4</b>	<b>\$275.7</b>	<b>\$295.3</b>	<b>\$356.2</b>	<b>\$401.0</b>	<b>\$452.7</b>	<b>\$509.3</b>	<b>\$570.2</b>	<b>\$490.9</b>	<b>\$3,904.7</b>
CLOSING CASH BALANCE	(\$2,633.1)	(\$2,536.9)	(\$2,525.6)	(\$2,718.3)	(\$2,422.7)	(\$2,021.7)	(\$1,569.0)	(\$1,059.7)	(\$489.4)	\$1.5	

<b>2018 Adjusted Charge Per Capita</b>	<b>\$266</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.6  
TABLE 3

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
MUNICIPAL FLEET  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>MUNICIPAL FLEET</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$323.41)	(\$309.64)	(\$306.20)	(\$327.67)	(\$293.09)	(\$245.82)	(\$192.99)	(\$133.61)	(\$67.29)	
<b>2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Municipal Fleet: Non Inflated	\$362.8	\$18.8	\$31.4	\$56.8	\$6.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$476.7</b>
- Municipal Fleet: Inflated	\$362.8	\$19.2	\$32.7	\$60.3	\$7.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$482.4</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	<b>139,080</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$48.0	\$50.2	\$52.8	\$55.8	\$59.2	\$62.3	\$65.2	\$68.8	\$72.4	\$70.9	<b>\$605.6</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$17.8)	(\$17.0)	(\$16.8)	(\$18.0)	(\$16.1)	(\$13.5)	(\$10.6)	(\$7.3)	(\$3.7)	<b>(\$121.0)</b>
- Interest on In-year Transactions	(\$8.7)	\$0.5	\$0.4	(\$0.1)	\$0.9	\$1.1	\$1.1	\$1.2	\$1.3	\$1.2	<b>(\$1.0)</b>
TOTAL REVENUE	\$39.3	\$33.0	\$36.1	\$38.8	\$42.1	\$47.3	\$52.8	\$59.4	\$66.3	\$68.4	<b>\$483.6</b>
CLOSING CASH BALANCE	(\$323.4)	(\$309.6)	(\$306.2)	(\$327.7)	(\$293.1)	(\$245.8)	(\$193.0)	(\$133.6)	(\$67.3)	\$1.2	

<b>2018 Adjusted Charge Per Square Metre</b>	<b>\$3.96</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.7**

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***GENERAL GOVERNMENT***

## APPENDIX B.7

### 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 the DCA, the eligible development-related capital costs for the provision of studies and permitted general government expenditures and are reduced by ten per cent when calculating the development charges.

**TABLE 1      2018 – 2027 DEVELOPMENT-RELATED CAPITAL PROGRAM AND  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2018–2027 development-related gross cost for general government is \$8.22 million. Development-related studies for each service have been included in this capital program. Fire service intends to undertake a master plan every five years and as such, a provision for two studies at a combined cost of \$180,000 has been included. Library services will be undertaking an organizational review, a needs assessment study, two strategic plans, and a master plan for a total of \$231,000. As required under the DCA, development charges studies must be undertaken every five years, thus two studies are included in the capital program, for a total of \$220,000.

Planning studies related to development have also been included for recovery. Such studies include secondary plans, urban design studies, development permit study, land use plans, and Official Plan updates. The planning studies amount to \$2.00 million.

The Parks and Recreation Department also intends to undertake two master plans within this ten-year planning horizon in the amount of \$210,700.

The demand-responsive transit program includes both the study and its implementation in the amount of \$5.23 million.

Finally, the updates to the Town engineering standards have been included for a total cost of \$150,000.

The current position of the general government reserve fund balance is \$592,000. This amount is used to recover various projects in the ten-year capital program.

Recognizing that not all studies under this service are entirely a result of new growth in the Town, “benefit to existing” shares have been netted off the total net costs. The

benefit to existing shares amount to \$4.67 million and this amount will not be recovered through development charges. The legislated ten per cent reduction, \$355,300 is discounted from the capital costs.

The remaining amount of \$2.61 million is eligible for development charges funding in the ten-year planning period. This amount is included in the development charge calculation and is allocated 89 per cent, or \$2.32 million to the residential sector and 11 per cent, or \$286,600 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 \$138 per capita before cash flow adjustments. The non-residential unadjusted charge is \$2.06 per square metre.

### TABLE 3 CASH FLOW ANALYSIS

After cash flow analysis, the residential charge increases very slightly to \$139 per capita and the non-residential charge also increases very slightly to \$2.07 per square metre. This is a reflection of the timing of the capital program and development charges revenues.

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

GENERAL GOVERNMENT SUMMARY					
2018 - 2027		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$8,218,680	\$2,605,473	\$138	\$2.06	<b>\$139</b>	<b>\$2.07</b>

APPENDIX B.7  
TABLE 1

TOWN OF INNISFIL  
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	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>7.0 GENERAL GOVERNMENT</b>										
<b>7.1 Fire Services Studies</b>										
7.1.1 Fire Master Plan	2022	\$ 90,000	\$ -	\$ 90,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
7.1.2 Fire Master Plan	2027	\$ 90,000	\$ -	\$ 90,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
Subtotal Fire Services Studies		\$ 180,000	\$ -	\$ 180,000	\$ 90,000	\$ 9,000	\$ 81,000	\$ -	\$ 81,000	\$ -
<b>7.2 Library Services Studies</b>										
7.2.1 Organizational Review	2022	\$ 36,000	\$ -	\$ 36,000	\$ 18,000	\$ 1,800	\$ 16,200	\$ -	\$ 16,200	\$ -
7.2.2 Updated Needs Assessment Study	2021	\$ 37,000	\$ -	\$ 37,000	\$ 18,500	\$ 1,850	\$ 16,650	\$ -	\$ 16,650	\$ -
7.2.3 Master Plan	2023	\$ 52,000	\$ -	\$ 52,000	\$ 26,000	\$ 2,600	\$ 23,400	\$ -	\$ 23,400	\$ -
7.2.4 Strategic Plan	2022	\$ 53,000	\$ -	\$ 53,000	\$ 26,500	\$ 2,650	\$ 23,850	\$ -	\$ 23,850	\$ -
7.2.5 Strategic Plan	2027	\$ 53,000	\$ -	\$ 53,000	\$ 26,500	\$ 2,650	\$ 23,850	\$ -	\$ 23,850	\$ -
Subtotal Library Services Studies		\$ 231,000	\$ -	\$ 231,000	\$ 115,500	\$ 11,550	\$ 103,950	\$ -	\$ 103,950	\$ -
<b>7.3 Finance Studies</b>										
7.3.1 Development Charges Study	2022	\$ 110,000	\$ -	\$ 110,000	\$ -	\$ 11,000	\$ 99,000	\$ -	\$ 99,000	\$ -
7.3.2 Development Charges Study	2027	\$ 110,000	\$ -	\$ 110,000	\$ -	\$ 11,000	\$ 99,000	\$ -	\$ 99,000	\$ -
Subtotal Finance Studies		\$ 220,000	\$ -	\$ 220,000	\$ -	\$ 22,000	\$ 198,000	\$ -	\$ 198,000	\$ -

APPENDIX B.7  
TABLE 1

TOWN OF INNISFIL  
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	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>7.0 GENERAL GOVERNMENT</b>										
<b>7.4 Planning Studies</b>										
7.4.1 Our Place Official Plan Implementation	2018	\$ 90,000	\$ -	\$ 90,000	\$ 45,000	\$ 4,500	\$ 40,500	\$ 40,500	\$ -	\$ -
7.4.2 Municipal Comprehensive Review	2018	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ 22,500	\$ -	\$ -
7.4.3 Town-Wide Urban Design and Place Making Implementation	2019	\$ 83,000	\$ -	\$ 83,000	\$ 41,500	\$ 4,150	\$ 37,350	\$ 37,350	\$ -	\$ -
7.4.4 Zoning By-Law Update/Town-Wide Development Permit Study	2020	\$ 100,000	\$ -	\$ 100,000	\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
7.4.5 Zoning By-Law Update/Town-Wide Development Permit Study	2021	\$ 68,000	\$ -	\$ 68,000	\$ 34,000	\$ 3,400	\$ 30,600	\$ -	\$ 30,600	\$ -
7.4.6 Our Place Official Plan Update	2023	\$ 43,000	\$ -	\$ 43,000	\$ 21,500	\$ 2,150	\$ 19,350	\$ -	\$ 19,350	\$ -
7.4.7 Our Place Official Plan Update	2024	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.8 Innisfil Beach Road Development Permit Study	2022	\$ 133,000	\$ -	\$ 133,000	\$ -	\$ 13,300	\$ 119,700	\$ -	\$ 119,700	\$ -
7.4.9 Our Place Official Plan Implementation	2019	\$ 19,000	\$ -	\$ 19,000	\$ 9,500	\$ 950	\$ 8,550	\$ 8,550	\$ -	\$ -
7.4.10 Intensification and Infill Study and Guidelines	2020	\$ 52,000	\$ -	\$ 52,000	\$ -	\$ 5,200	\$ 46,800	\$ 46,800	\$ -	\$ -
7.4.11 Intensification and Infill Study and Guidelines	2021	\$ 37,000	\$ -	\$ 37,000	\$ -	\$ 3,700	\$ 33,300	\$ -	\$ 33,300	\$ -
7.4.12 Climate Change Adaptation Strategy and Implementation	2019	\$ 97,000	\$ -	\$ 97,000	\$ 48,500	\$ 4,850	\$ 43,650	\$ -	\$ 43,650	\$ -
7.4.13 Affordable Housing Strategy and Community Improvement Plan	2021	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
7.4.14 Community Hubs Implementation Plan	2021	\$ 46,000	\$ -	\$ 46,000	\$ 23,000	\$ 2,300	\$ 20,700	\$ -	\$ 20,700	\$ -
7.4.15 Alcona Neighbourhoods Action and Implementation Plan	2024	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.16 Alcona Neighbourhoods Action and Implementation Plan	2025	\$ 33,000	\$ -	\$ 33,000	\$ 16,500	\$ 1,650	\$ 14,850	\$ -	\$ 14,850	\$ -
7.4.17 Town-Wide Parking Study	2026	\$ 51,000	\$ -	\$ 51,000	\$ 25,500	\$ 2,550	\$ 22,950	\$ -	\$ 22,950	\$ -
7.4.18 Municipal Comprehensive Review	2026	\$ 43,000	\$ -	\$ 43,000	\$ 21,500	\$ 2,150	\$ 19,350	\$ -	\$ 19,350	\$ -
7.4.19 Place Making Destinations Master Plan and Implementation	2020	\$ 85,000	\$ -	\$ 85,000	\$ 42,500	\$ 4,250	\$ 38,250	\$ (28,149)	\$ 66,399	\$ -
7.4.20 Lefroy Visioning and Implementation	2024	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.21 Lefroy Visioning and Implementation	2025	\$ 41,000	\$ -	\$ 41,000	\$ 20,500	\$ 2,050	\$ 18,450	\$ -	\$ 18,450	\$ -
7.4.22 Town-Wide Zoning By-Law/Development Permit System Update	2025	\$ 102,000	\$ -	\$ 102,000	\$ 51,000	\$ 5,100	\$ 45,900	\$ -	\$ 45,900	\$ -
7.4.23 Town-Wide Zoning By-Law/Development Permit System Update	2026	\$ 79,000	\$ -	\$ 79,000	\$ 39,500	\$ 3,950	\$ 35,550	\$ -	\$ 35,550	\$ -
7.4.24 Commercial Policy Review/Retail Market Analysis	2022	\$ 53,000	\$ -	\$ 53,000	\$ 26,500	\$ 2,650	\$ 23,850	\$ -	\$ 23,850	\$ -
7.4.25 Place Making Community Improvement Plan	2021	\$ 9,000	\$ -	\$ 9,000	\$ 4,500	\$ 450	\$ 4,050	\$ -	\$ 4,050	\$ -
7.4.26 Place Making Community Improvement Plan	2022	\$ 36,000	\$ -	\$ 36,000	\$ 18,000	\$ 1,800	\$ 16,200	\$ -	\$ 16,200	\$ -
7.4.27 Provincial Policy Update Implementation	2020	\$ 33,000	\$ -	\$ 33,000	\$ 16,500	\$ 1,650	\$ 14,850	\$ -	\$ 14,850	\$ -
7.4.28 Innisfil Heights Employment Area Policy Review	2022	\$ 31,000	\$ -	\$ 31,000	\$ -	\$ 3,100	\$ 27,900	\$ -	\$ 27,900	\$ -
7.4.29 Employment Lands Policy Review	2026	\$ 95,000	\$ -	\$ 95,000	\$ 47,500	\$ 4,750	\$ 42,750	\$ -	\$ 42,750	\$ -
7.4.30 Sustainable Development Guidelines and Implementation	2019	\$ 34,000	\$ -	\$ 34,000	\$ 17,000	\$ 1,700	\$ 15,300	\$ 15,300	\$ -	\$ -
7.4.31 Trails and Active Transportation Policy Review and Implementation	2022	\$ 44,000	\$ -	\$ 44,000	\$ 22,000	\$ 2,200	\$ 19,800	\$ -	\$ 19,800	\$ -
7.4.32 Town-Wide Neighbourhood Plan Study and Implementation	2023	\$ 69,000	\$ -	\$ 69,000	\$ 34,500	\$ 3,450	\$ 31,050	\$ -	\$ 31,050	\$ -
7.4.33 Place Making Design and Policy Implementation Review	2027	\$ 42,000	\$ -	\$ 42,000	\$ 21,000	\$ 2,100	\$ 18,900	\$ -	\$ 18,900	\$ -
7.4.34 Place Making Design and Policy Implementation Review	2023	\$ 35,000	\$ -	\$ 35,000	\$ 17,500	\$ 1,750	\$ 15,750	\$ -	\$ 15,750	\$ -
7.4.35 Our Shore Management - Phase 2	2023	\$ 60,000	\$ -	\$ 60,000	\$ 30,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
7.4.36 Trails and Active Transportation Policy Review and Implementation	2024	\$ 33,000	\$ -	\$ 33,000	\$ 16,500	\$ 1,650	\$ 14,850	\$ -	\$ 14,850	\$ -
Subtotal Planning Studies		\$ 2,002,000	\$ -	\$ 2,002,000	\$ 874,500	\$ 112,750	\$ 1,014,750	\$ 187,851	\$ 826,899	\$ -

APPENDIX B.7  
TABLE 1

TOWN OF INNISFIL  
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	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2018-2027	Post 2027
<b>7.0 GENERAL GOVERNMENT</b>										
<b>7.5 Parks and Recreation Studies</b>										
7.5.1 Parks Master Plan	2020	\$ 97,520	\$ -	\$ 97,520	\$ 48,760	\$ 4,876	\$ 43,884	\$ -	\$ 43,884	\$ -
7.5.2 Parks Master Plan	2025	\$ 113,160	\$ -	\$ 113,160	\$ 56,580	\$ 5,658	\$ 50,922	\$ -	\$ 50,922	\$ -
Subtotal Parks and Recreation Studies		\$ 210,680	\$ -	\$ 210,680	\$ 105,340	\$ 10,534	\$ 94,806	\$ -	\$ 94,806	\$ -
<b>7.6 Demand-Responsive Transit Program</b>										
7.6.1 Demand-Responsive Transit Study	2018	\$ 225,000	\$ -	\$ 225,000	\$ 146,652	\$ 7,835	\$ 70,513	\$ 70,513	\$ -	\$ -
7.6.2 Demand-Responsive Transit Implementation	various	\$ 5,000,000	\$ -	\$ 5,000,000	\$ 3,258,933	\$ 174,107	\$ 1,566,960	\$ 313,392	\$ 1,253,568	\$ -
Subtotal Demand-Responsive Transit Program		\$ 5,225,000	\$ -	\$ 5,225,000	\$ 3,405,585	\$ 181,941	\$ 1,637,473	\$ 383,905	\$ 1,253,568	\$ -
<b>7.7 Other Studies</b>										
7.7.1 Update Town Engineering Standards	Various	\$ 150,000	\$ -	\$ 150,000	\$ 75,000	\$ 7,500	\$ 67,500	\$ 20,250	\$ 47,250	\$ -
Subtotal Other Studies		\$ 150,000	\$ -	\$ 150,000	\$ 75,000	\$ 7,500	\$ 67,500	\$ 20,250	\$ 47,250	\$ -
<b>TOTAL GENERAL GOVERNMENT</b>		<b>\$ 8,218,680</b>	<b>\$ -</b>	<b>\$ 8,218,680</b>	<b>\$ 4,665,925</b>	<b>\$ 355,275</b>	<b>\$ 3,197,479</b>	<b>\$ 592,006</b>	<b>\$ 2,605,473</b>	<b>\$ -</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2018 - 2027 DC Eligible Costs	89%	\$2,318,871
10-Year Growth in Population in New Units		16,746
Unadjusted Development Charge Per Capita		<b>\$138</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2018 - 2027 DC Eligible Costs	11%	\$286,602
10-Year Growth in Square Metres		139,080
Unadjusted Development Charge Per Square Metre		<b>\$2.06</b>

Reserve Fund Balance	
Balance as at December 31, 2017	\$592,006



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TABLE 2

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
GENERAL GOVERNMENT  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>GENERAL GOVERNMENT</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	\$80.21	\$131.03	\$114.32	\$101.92	(\$138.89)	(\$113.91)	(\$31.14)	\$7.73	\$70.47	
<b>2018 - 2027 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- General Government: Non Inflated	\$115.8	\$154.6	\$227.1	\$229.5	\$460.2	\$219.5	\$179.5	\$231.6	\$223.1	\$278.0	<b>\$2,318.9</b>
- General Government: Inflated	\$115.8	\$157.7	\$236.3	\$243.6	\$498.1	\$242.3	\$202.1	\$266.0	\$261.4	\$332.2	<b>\$2,555.6</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	<b>16,746</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$194.6	\$204.9	\$215.6	\$227.6	\$260.3	\$274.4	\$289.6	\$305.9	\$322.8	\$266.0	<b>\$2,561.7</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$2.8	\$4.6	\$4.0	\$3.6	(\$7.6)	(\$6.3)	(\$1.7)	\$0.3	\$2.5	<b>\$2.1</b>
- Interest on In-year Transactions	\$1.4	\$0.8	(\$0.6)	(\$0.4)	(\$6.5)	\$0.6	\$1.5	\$0.7	\$1.1	(\$1.8)	<b>(\$3.3)</b>
<b>TOTAL REVENUE</b>	<b>\$196.0</b>	<b>\$208.5</b>	<b>\$219.6</b>	<b>\$231.2</b>	<b>\$257.3</b>	<b>\$267.3</b>	<b>\$284.9</b>	<b>\$304.9</b>	<b>\$324.1</b>	<b>\$266.6</b>	<b>\$2,560.5</b>
CLOSING CASH BALANCE	\$80.2	\$131.0	\$114.3	\$101.9	(\$138.9)	(\$113.9)	(\$31.1)	\$7.7	\$70.5	\$4.9	

<b>2018 Adjusted Charge Per Capita</b>	<b>\$139</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 2

**TOWN OF INNISFIL  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
GENERAL GOVERNMENT  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>GENERAL GOVERNMENT</b>	<b>2018</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	\$10.98	\$18.29	\$17.28	\$16.96	(\$13.96)	(\$12.04)	(\$3.42)	(\$0.43)	\$5.24	
<b>2018 - 2027 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- General Government: Non Inflated	\$14.3	\$19.1	\$28.1	\$28.4	\$56.9	\$27.1	\$22.2	\$28.6	\$27.6	\$34.4	<b>\$286.6</b>
- General Government: Inflated	\$14.3	\$19.5	\$29.2	\$30.1	\$61.6	\$30.0	\$25.0	\$32.9	\$32.3	\$41.1	<b>\$315.9</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	<b>139,080</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$25.1	\$26.3	\$27.6	\$29.2	\$30.9	\$32.6	\$34.1	\$36.0	\$37.9	\$37.1	<b>\$316.8</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$0.4	\$0.6	\$0.6	\$0.6	(\$0.8)	(\$0.7)	(\$0.2)	(\$0.0)	\$0.2	<b>\$0.8</b>
- Interest on In-year Transactions	\$0.2	\$0.1	(\$0.0)	(\$0.0)	(\$0.8)	\$0.0	\$0.2	\$0.1	\$0.1	(\$0.1)	<b>(\$0.4)</b>
TOTAL REVENUE	\$25.3	\$26.8	\$28.2	\$29.8	\$30.7	\$31.9	\$33.6	\$35.9	\$38.0	\$37.2	<b>\$317.2</b>
CLOSING CASH BALANCE	\$11.0	\$18.3	\$17.3	\$17.0	(\$14.0)	(\$12.0)	(\$3.4)	(\$0.4)	\$5.2	\$1.4	

<b>2018 Adjusted Charge Per Square Metre</b>	<b>\$2.07</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	89%
Non-Residential Sector	11%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

## **APPENDIX C**

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### ***ENGINEERING INFRASTRUCTURE ROADS AND RELATED TECHNICAL APPENDIX***

**APPENDIX C**

**ENGINEERED SERVICES TECHNICAL APPENDIX**

**ROADS AND RELATED**

The Town of Innisfil's Operations Services is responsible for the construction, rehabilitation, and maintenance of all Town roads, shoulders of roads, ditches, sidewalks, bridges, traffic control measures, street cleaning, ice and snow removal, roadside weed control, street lighting, railway crossings, and municipal drains.

This appendix provides a brief outline of the infrastructure included in the roads and related development charges. These include the roads themselves as well as streetlights, intersection improvements, bridges, interchange structures, bike lanes, multi-use trails, and other related structures. The development-related projects outlined in this appendix are required to service the demands of new development to 2041. The capital project list is based upon the Transportation Master Plan (TMP) Update completed by HDR Inc. in May 2018. The 2018 TMP sets out what capital projects are required to service the future population and employment growth. The TMP also provides a rationale for the benefit to existing development shares, and includes time frames in which each project is expected to be undertaken.

The following tables set out the 2018 to 2041 development-related capital forecast and the calculation of the development charge for roads. The cost, quantum and description of the projects included in the forecast are based upon the 2018 TMP.

Tables 1 – 5 provide details of the projects included in the Town-wide roads and related engineered infrastructure development charges calculation. The content of the tables is as follows:

Table 1	Roads and Related Historical Service Levels
Table 2	Roads and Related Capital Program
Table 3	Calculation of Unadjusted Development Charges
Table 4	Residential Cash Flow Analysis
Table 5	Non-Residential Cash Flow Analysis

The historical roads inventory, shown in Table 1, has been developed based on the 2017 Road Needs Study and staff input. The historical service level for roads consists

of the 278 centreline kilometres of road segments themselves, at a total replacement cost of \$763.07 million, and 40 bridges and culverts at a replacement cost of \$25.25 million. Signals, crossings, and streetlights are valued at \$6.56 million in total. The ten-year historical average service level is \$14,950.26 per population and employment, and this multiplied by the 2018-2041 forecasted growth of 40,917, results in a maximum allowable funding envelope of \$611.72 million. Excess capacity was calculated at \$94.72 million. As such, the maximum allowable funding envelope to 2041 is reduced to \$516.99 million.

Table 2 provides details related to the roads and related capital program. The capital program provides for the undertaking of various road constructions, reconstructions, urbanizations, and widenings (\$446.08 million); construction of multi-use trails and bike lanes (\$10.06 million), signalization projects (\$5.74 million), and miscellaneous projects and studies (\$6.88 million). The entire \$468.77 million capital program is not to be fully recovered from future development charges. Approximately \$104.71 million of the program has been identified as a non-growth or benefit to existing share. Through discussions with staff, it was determined that a share of \$129.97 million is attributed to growth beyond 2041, and this amount has been deducted as a post-period share. As such, the DC eligible portion is reduced to \$234.08 million.

Table 3 provides a summary of the roads and related capital program and a calculation of the unadjusted development charge. Added to the net capital costs is the recovery of costs related to the Webster and 7<sup>th</sup> Line traffic signals, at \$385,000. Finally, the available reserve fund balance of \$5.72 million is accounted for. This reduces the total development-related net capital costs to \$228.75 million.

The development-related cost of \$228.75 has been allocated 85 per cent (\$194.44 million) to residential development and 15 per cent (\$34.31 million) to non-residential development. The allocation of costs is based on shares of population and employment growth over the planning period. This yields an unadjusted development charge of \$5,056 per capita and \$75.82 per square metre.

The long term cash-flow analysis (Tables 4 and 5) takes into consideration expenditure timing and revenue projections. The effect of the analysis is an increase in the residential development charge rates to \$5,410 per capita. The non-residential cash-flow results in an increase in the charge and the adjusted rate is \$86.97 per square metre.

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

<b>ROADS AND RELATED SUMMARY</b>					
2018 - 2041		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$472,250,632	\$228,752,343	\$5,056	\$75.82	<b>\$5,410</b>	<b>\$86.97</b>

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APPENDIX C  
TABLE 1

TOWN OF INNISFIL  
INVENTORY OF CAPITAL ASSETS  
ROADS AND RELATED

ROADS Type of Road	# of Centreline Kilometres										UNIT COST (\$/km)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Arterial Road	63.8	63.8	63.8	64.6	66.1	31.7	31.7	7.4	7.4	7.4	\$ 3,045,000
Industrial Road	6.9	6.9	6.9	6.9	6.9	0.9	0.9	0.9	0.9	0.9	\$ 3,024,000
Major Collector Road	56.0	56.0	57.4	57.4	57.4	32.9	32.9	36.0	36.0	36.0	\$ 3,003,000
Minor Collector Road	16.9	16.9	16.9	16.9	16.9	215.5	216.5	233.3	233.9	233.9	\$ 2,692,000
Local Roads - Not Included as Direct Developer Funded											
<b>Total (km)</b>	<b>143.6</b>	<b>143.6</b>	<b>145.0</b>	<b>145.8</b>	<b>147.3</b>	<b>281.0</b>	<b>282.0</b>	<b>277.6</b>	<b>278.2</b>	<b>278.2</b>	
<b>Total (\$000)</b>	<b>\$ 428,799.4</b>	<b>\$ 428,799.4</b>	<b>\$ 433,003.6</b>	<b>\$ 435,439.6</b>	<b>\$ 440,007.1</b>	<b>\$ 778,094.5</b>	<b>\$ 780,975.0</b>	<b>\$ 761,534.0</b>	<b>\$ 763,068.5</b>	<b>\$ 763,068.5</b>	

BRIDGES & CULVERTS Description	# of Bridges & Culverts										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Bridges	15	15	15	15	15	15	17	17	17	17	\$ 629,000
Culverts	15	15	15	15	15	15	23	23	23	23	\$ 633,000
<b>Total (#)</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>30</b>	<b>40</b>	<b>40</b>	<b>40</b>	<b>40</b>	
<b>Total (\$000)</b>	<b>\$ 18,930.0</b>	<b>\$ 18,930.0</b>	<b>\$ 18,930.0</b>	<b>\$ 18,930.0</b>	<b>\$ 18,930.0</b>	<b>\$ 18,930.0</b>	<b>\$ 25,252.0</b>	<b>\$ 25,252.0</b>	<b>\$ 25,252.0</b>	<b>\$ 25,252.0</b>	

SIGNALS & CROSSINGS Description	# of Signals and Crossings										UNIT COST (\$/unit)
	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	
Streetlights	84	84	84	85	86	164	164	162	162	162	\$2,500
Signalized Intersections	2	2	5	10	16	18	18	18	10	11	\$400,000
Pedestrian Crossings	3	3	3	3	3	3	5	5	5	5	\$350,000
<b>Total (#)</b>	<b>89</b>	<b>89</b>	<b>92</b>	<b>98</b>	<b>105</b>	<b>185</b>	<b>187</b>	<b>185</b>	<b>177</b>	<b>178</b>	
<b>Total (\$000)</b>	<b>\$ 2,059.0</b>	<b>\$ 2,059.0</b>	<b>\$ 3,261.1</b>	<b>\$ 5,262.2</b>	<b>\$ 7,664.4</b>	<b>\$ 8,659.0</b>	<b>\$ 9,360.6</b>	<b>\$ 9,354.2</b>	<b>\$ 6,155.0</b>	<b>\$ 6,555.0</b>	

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APPENDIX C  
TABLE 1

TOWN OF INNISFIL  
CALCULATION OF SERVICE LEVELS  
ROADS AND RELATED

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017
Historic Population	31,786	32,096	32,409	32,727	33,746	34,787	35,858	36,958	38,088	39,240
Historic Employment	<u>6,205</u>	<u>6,276</u>	<u>6,348</u>	<u>6,417</u>	<u>6,601</u>	<u>6,790</u>	<u>6,985</u>	<u>7,187</u>	<u>7,395</u>	<u>7,592</u>
Total Historic Population & Employment	37,991	38,372	38,757	39,144	40,347	41,577	42,843	44,145	45,483	46,832

INVENTORY SUMMARY (\$000)

Roads	\$ 428,799.4	\$ 428,799.4	\$ 433,003.6	\$ 435,439.6	\$ 440,007.1	\$ 778,094.5	\$ 780,975.0	\$ 761,534.0	\$ 763,068.5	\$ 763,068.5
Bridges & Culverts	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 18,930.0	\$ 25,252.0	\$ 25,252.0	\$ 25,252.0	\$ 25,252.0
Signals & Crossings	\$ 2,059.0	\$ 2,059.0	\$ 3,261.1	\$ 5,262.2	\$ 7,664.4	\$ 8,659.0	\$ 9,360.6	\$ 9,354.2	\$ 6,155.0	\$ 6,555.0
<b>Total (\$000)</b>	<b>\$ 449,788.4</b>	<b>\$ 449,788.4</b>	<b>\$ 455,194.7</b>	<b>\$ 459,631.8</b>	<b>\$ 466,601.5</b>	<b>\$ 805,683.5</b>	<b>\$ 815,587.5</b>	<b>\$ 796,140.2</b>	<b>\$ 794,475.5</b>	<b>\$ 794,875.5</b>

Average  
Service  
Level

SERVICE LEVEL (\$/pop & emp)

Roads	\$ 11,286.87	\$ 11,174.80	\$ 11,172.27	\$ 11,124.04	\$ 10,905.57	\$ 18,714.54	\$ 18,228.76	\$ 17,250.74	\$ 16,777.00	\$ 16,293.74	\$ 14,292.83
Bridges & Culverts	\$ 498.28	\$ 493.33	\$ 488.43	\$ 483.60	\$ 469.18	\$ 455.30	\$ 589.41	\$ 572.02	\$ 555.20	\$ 539.20	\$ 514.39
Signals & Crossings	\$ 54.20	\$ 53.66	\$ 84.14	\$ 134.43	\$ 189.96	\$ 208.26	\$ 218.49	\$ 211.90	\$ 135.33	\$ 139.97	\$ 143.03
<b>Total (\$/pop &amp; emp)</b>	<b>\$ 11,839.34</b>	<b>\$ 11,721.79</b>	<b>\$ 11,744.84</b>	<b>\$ 11,742.08</b>	<b>\$ 11,564.71</b>	<b>\$ 19,378.11</b>	<b>\$ 19,036.66</b>	<b>\$ 18,034.66</b>	<b>\$ 17,467.53</b>	<b>\$ 16,972.91</b>	<b>\$ 14,950.26</b>

TOWN OF INNISFIL  
CALCULATION OF MAXIMUM ALLOWABLE  
ROADS AND RELATED

24-Year Funding Envelope Calculation	
10 Year Average Service Level 2008 - 2017	\$ 14,950.26
Net Population & Employment Growth 2018 - 2041	40,917
Maximum Allowable Funding Envelope	\$ 611,719,788
Less: Uncommitted Excess Capacity	\$94,724,885
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$ 516,994,904</b>

Excess Capacity Calculation	
Total Value of Inventory in 2017	\$794,875,461
Inventory Using Average Service Level	\$700,150,576
Excess Capacity	\$94,724,885
Uncommitted Excess Capacity:	Uncommitted



TOWN OF INNISFIL  
2018 DEVELOPMENT CHARGES REVIEW  
ROADS AND RELATED GROWTH-RELATED CAPITAL PROGRAM

ROADS AND RELATED	Improvement Section		Improvement Type	Timing <sup>1</sup>	Costs					
	From	To			Total Gross Cost	Benefit to Existing	Net DC Recoverable	Post Period Growth		
<b>Roads Infrastructure</b>										
1	Big Bay Point Road	20th Sideroad	25th Sideroad / 13th Line	Reconstruction	Medium	\$ 6,399,880	10%	\$ 639,988	\$ 5,759,892	
2	Big Bay Point Road	25th Sideroad / 13th Line	Friday Drive	Reconstruction	Long	\$ 8,651,914	10%	\$ 865,191	\$ -	\$ 7,786,722
3	Big Bay Point Road	Friday Drive	Lake Simcoe	Reconstruction	Long	\$ 6,279,615	40%	\$ 2,511,846	\$ -	\$ 3,767,769
4	Big Bay Point Road	20th Sideroad	West St	Paved Shoulders	Long	\$ 1,763,440	40%	\$ 705,376	\$ -	\$ 1,058,064
5	13th Line	Big Bay Point Road / 25th Sideroad	Friday Drive	Reconstruction	Short	\$ 1,927,675	10%	\$ 192,767	\$ 1,734,907	
6	13th Line	Friday Drive	Lake Simcoe	Paved Shoulders	Short	\$ 408,914	80%	\$ 327,131	\$ 81,783	
7	Lockhart Road	20th Sideroad	Lake Simcoe	Reconstruction / Active Transportati	Short	\$ 9,176,202	30%	\$ 2,752,860	\$ 6,423,341	
8	9th Line	25th Sideroad	Leonard Street	Paved Shoulders	Short	\$ 204,457	45%	\$ 92,006	\$ 112,451	
9	10th Line	west extent of boundary of Sandy Cove settlement area	25th Sideroad	Urbanization	Short	\$ 7,560,045	10%	\$ 756,005	\$ 6,804,041	
10	10th Line	25th Sideroad	Purvis St	Urbanization	Short	\$ 8,579,342	10%	\$ 857,934	\$ 7,721,408	
11	10th Line	20th Sideroad	west extent of boundary of Sandy Cove settlement area	Reconstruction	Short	\$ 5,269,561	10%	\$ 526,956	\$ 4,742,605	
12	25th Sideroad	Big Bay Point Rd	Mapleview Dr	Reconstruction	Short	\$ 4,462,464	40%	\$ 1,784,985	\$ 2,677,478	
13	25th Sideroad	Mapleview Dr	Innisfil Beach Road	Urbanization	Long	\$ 50,646,127	10%	\$ 5,064,613	\$ -	\$ 45,581,515
14	6th Line	Bridge Expansion over Railway		New Structure	Short	\$ 3,996,835	0%	\$ -	\$ 3,996,835	
15	GO Station Integration				Short	\$ 2,000,000	10%	\$ 200,000	\$ 1,800,000	
	6th Line Interchange EA & Supporting Infrastructure Design & Construction				Short	\$ 1,177,500	0%	\$ -	\$ 1,177,500	
17	6th Line	20 Sideroad	Angus St	Widening	Short	\$ 12,294,530	0%	\$ -	\$ 12,294,530	
18	6th Line	Angus St	St Johns Road	Urbanization	Short	\$ 6,761,992	40%	\$ 2,704,797	\$ 4,057,195	
19	Killarney Beach Road	Yonge Street	20th Sideroad	Reconstruction	Short	\$ 6,317,902	10%	\$ 631,790	\$ 5,686,112	
20	Killarney Beach Road	Yonge Street	20th Sideroad	Paved Shoulders	Short	\$ 792,270	80%	\$ 633,816	\$ 158,454	
21	20th Sideroad	Big Bay Point Road	9th Line	Reconstruction	Medium	\$ 11,159,665	75%	\$ 8,369,749	\$ 2,789,916	
22	20th Sideroad	Big Bay Point Road	9th Line	Paved Shoulders	Medium	\$ 1,405,641	80%	\$ 1,124,513	\$ 281,128	
23	20th Sideroad	3rd Line	Innisfil / Bradford Boundary	Paved Shoulders	Long	\$ 1,328,969	80%	\$ 1,063,176	\$ 265,794	
24	Killarney Beach Road / 4th Line	John Street	Yonge Street	Urbanization	Medium	\$ 10,108,287	10%	\$ 1,010,829	\$ 9,097,458	
25	Killarney Beach Road	20th Sideroad	Ewart Street	Urbanization	Long	\$ 11,233,064	10%	\$ 1,123,306	\$ 10,109,758	
26	Killarney Beach Road	Ewart St (20th in the Trails)	Lake Simcoe	Paved Shoulders	Medium	\$ 127,786	80%	\$ 102,228	\$ 25,557	
27	Willard Ave	Leslie Drive	Innisfil Beach Road	Urbanization	Long	\$ 7,285,811	10%	\$ 728,581	\$ -	\$ 6,557,229
28	Adullam Ave (EA)	Lebanon Drive	Innisfil Beach Road	Urbanization	Short	\$ 400,000	10%	\$ 40,000	\$ 360,000	
29	Adullam Ave (Construction)	Lebanon Drive	Innisfil Beach Road	Urbanization	Medium	\$ 5,721,093	10%	\$ 572,109	\$ 5,148,984	
30	6th Line	County Road 27	County Road 53 / 5th Sideroad	Reconstruction	Long	\$ 12,051,824	40%	\$ 4,820,730	\$ 7,231,094	
31	6th Line	County Road 53 / 5th Sideroad	20 Sideroad	Reconstruction	Long	\$ 35,377,935	40%	\$ 14,151,174	\$ 21,226,761	
32	6th Line	County Road 53 / 5th Sideroad	20th Sideroad	Paved Shoulders	Long	\$ 2,325,697	80%	\$ 1,860,557	\$ 465,139	
33	7th Line	10 Sideroad	Yonge Street	Reconstruction	Short	\$ 5,850,389	75%	\$ 4,387,792	\$ 1,462,597	
34	7th Line	Yonge Street	20 Sideroad	Reconstruction	Medium	\$ 5,769,849	75%	\$ 4,327,387	\$ 1,442,462	
35	7th Line	20th Sideroad	Webster Blvd	Urbanization	Short	\$ 12,609,463	10%	\$ 1,260,946	\$ 11,348,517	
36	7th Line	Webster Blvd	St Johns Road	Urbanization	Short	\$ 14,075,359	10%	\$ 1,407,536	\$ 12,667,823	
37	Webster Blvd North Extension	Existing north limit of Webster Blvd	20th Sideroad	New Construction	Medium	\$ 3,249,112	0%	\$ -	\$ 3,249,112	
38	20th Sideroad (bypass) with Grade Separation	Leslie Drive	South of Innisfil Beach Rd	New Construction	Medium	\$ 44,294,397	0%	\$ -	\$ 44,294,397	
39	Innisfil Beach Road	20th Sideroad	25th Sideroad	Reconstruction	Long	\$ 520,221	10%	\$ 52,022	\$ 468,199	
40	6th Line	County Road 53 / 5th Sideroad	20 Sideroad	Widening	Long	\$ 36,081,209	40%	\$ 14,432,484	\$ -	\$ 21,648,725
41	Belle Aire Beach Road	20th Sideroad	Railway tracks	Urbanization	Long	\$ 8,528,377	10%	\$ 852,838	\$ -	\$ 7,675,539
42	Belle Aire Beach Road	Willow Street	Maple Road	Urbanization	Long	\$ 6,591,713	10%	\$ 659,171	\$ -	\$ 5,932,542
43	Ewart Street	Killarney Beach Road	300 metres north of Killarney Beach Road	Urbanization	Long	\$ 4,097,988	10%	\$ 409,799	\$ -	\$ 3,688,189
44	Ewart Street	300 metres north of Killarney Beach Road	Lake Simcoe	Paved Shoulders	Long	\$ 383,357	40%	\$ 153,343	\$ -	\$ 230,014
45	9th Line	Yonge Street	20 Sideroad	Reconstruction	Long	\$ 5,942,918	40%	\$ 2,377,167	\$ 3,565,751	
46	9th Line	20 Sideroad	25th Sideroad	Urbanization	Long	\$ 20,705,420	10%	\$ 2,070,542	\$ 18,634,878	
47	Mapleview Drive	25th Sideroad	20th Sideroad	Reconstruction	Long	\$ 6,163,688	75%	\$ 4,622,766	\$ -	\$ 1,540,922
48	St. John's Road	Innisfil Beach Road	Nantyr Drive	Urbanization	Long	\$ 27,225,367	10%	\$ 2,722,537	\$ -	\$ 24,502,830
49	Highway 89 / Shore Acres	Yonge Street	20 Sideroad	Paved Shoulders	Long	\$ 792,270	80%	\$ 633,816	\$ 158,454	
<b>Subtotal Roads Infrastructure</b>						<b>\$ 446,077,531</b>		<b>\$ 96,585,169</b>	<b>\$ 219,622,311</b>	<b>\$ 129,970,061</b>

TOWN OF INNISFIL  
2018 DEVELOPMENT CHARGES REVIEW  
ROADS AND RELATED GROWTH-RELATED CAPITAL PROGRAM

ROADS AND RELATED	Improvement Section		Improvement Type	Timing <sup>1</sup>	Costs					
	From	To			Total Gross Cost	Benefit to Existing	Net DC Recoverable	Post Period Growth		
<b>Multi-Use Trails and Bike Lanes</b>										
50	13th Line	Big Bay Point Road / 25th Sideroad	Friday Drive	Multi-use trail	Short	\$ 146,356	80%	\$ 117,085	\$ 29,271	
51	25th Sideroad	Big Bay Point Rd	Innisfil Beach Road	Multi-use trail	Short	\$ 1,589,012	40%	\$ 635,605	\$ 953,407	
52	7th Line	Yonge Street	St Johns Road	Multi-use trail	Short	\$ 1,275,391	45%	\$ 573,926	\$ 701,465	
53	Webster Blvd	Existing north limit of Webster Blvd	6th Line	Bike lanes	Short	\$ 1,573,288	45%	\$ 707,980	\$ 865,308	
54	Jans Blvd	North extent of Jans Blvd	Webster Blvd	Bike lanes	Short	\$ 322,726	45%	\$ 145,227	\$ 177,499	
55	6th Line	20th Sideroad	St Johns Road	Multi-use trail	Short	\$ 648,150	45%	\$ 291,667	\$ 356,482	
56	20th Sideroad	9th Line	5th Line	Multi-use trail	Medium	\$ 585,425	0%	\$ -	\$ 585,425	
57	20th Sideroad	5th Line	3rd Line	Multi-use trail	Medium	\$ 1,149,943	45%	\$ 517,474	\$ 632,469	
58	6th Line	County Road 53 / 5th Sideroad	20th Sideroad	Multi-use trail	Long	\$ 1,902,633	80%	\$ 1,522,106	\$ 380,527	
59	GO - LSAMI Trail	6th Line	Belle Aire Beach Road	Multi-use trail	Short	\$ 371,315	10%	\$ 37,132	\$ 334,184	
60	Innisfil Beach Road Multi Use Trail Town's contribution			Multi-use trail	Short	\$ 500,000	50%	\$ 250,000	\$ 250,000	
<b>Subtotal Multi-Use Trails and Bike Lanes</b>						<b>\$ 10,064,238</b>		<b>\$ 4,798,201</b>	<b>\$ 5,266,037</b>	<b>\$ -</b>
<b>Signalization</b>										
61	25th Sideroad & Big Bay Point Road / 13th Line			Signalization: Roundabout	Short	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
62	25th Sideroad & 9th Line			Signalization: Roundabout	Short	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
63	20th Sideroad & Lockhart Rd.			Signalization: Roundabout	Medium	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
64	20th Sideroad & 9th Line			Signalization: Roundabout	Medium	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
65	20th Sideroad & 5th Line			Signalization: Roundabout	Medium	\$ 1,148,848	10%	\$ 114,885	\$ 1,033,963	
<b>Subtotal Signalization</b>						<b>\$ 5,744,240</b>		<b>\$ 574,424</b>	<b>\$ 5,169,816</b>	<b>\$ -</b>
(1) Timing for Roads Projects:		Short: 2018 to 2023 Medium: 2024 to 2031 Long: 2032 to 2041								
<b>Engineering-Related Studies and Other</b>										
66	20th Sideroad (bypass) with Grade Separation			Studies	2019	\$ 732,021	0%	\$ -	\$ 732,021	
67	Education Programs for walking and cycling			Studies	2019	\$ 244,007	50%	\$ 122,004	\$ 122,004	
68	Education Programs for roundabout			Studies	2019	\$ 122,004	0%	\$ -	\$ 122,004	
69	Implement Envision: rating System for Sustainable Infrastructure			Studies	2019	\$ 100,000	50%	\$ 50,000	\$ 50,000	
70	Highway 89 East-west Link Improvement	West of Cookstown	East to Cookstown	Studies	2020	\$ 265,225	0%	\$ -	\$ 265,225	
71	Transportation Planning Studies (TMP)			Studies	2022	\$ 488,014	50%	\$ 244,007	\$ 244,007	
72	Transportation Planning Studies (TMP)			Studies	2026	\$ 488,014	50%	\$ 244,007	\$ 244,007	
73	Sustainability Development Guideliens and Implementation			Studies	2019	\$ 244,007	50%	\$ 122,004	\$ 122,004	
74	Stormwater Management Master Plan			Studies	2021	\$ 191,400	50%	\$ 95,700	\$ 95,700	
75	Stormwater Management Master Plan			Studies	2026	\$ 191,400	50%	\$ 95,700	\$ 95,700	
76	Town Campus Drainage Improvements (Operational Facility)			Studies	2018	\$ 25,000	30%	\$ 7,500	\$ 17,500	
77	Town wide EcoMobility Hub study			Studies	2019	\$ 488,014	50%	\$ 244,007	\$ 244,007	
78	Selected site EcoMobility Hub construction			Other Improvements	2024	\$ 2,928,084	50%	\$ 1,464,042	\$ 1,464,042	
79	Bike-share program Zoning by-law study to consider reduced minimum parking standards and the addition of Electric Vehicle parking space and carpool parking space requirements			Other Improvements	2024	\$ 128,104	50%	\$ 64,052	\$ 64,052	
80				Studies	2024	\$ 244,007	0%	\$ -	\$ 244,007	
<b>Subtotal Engineering-Related Studies and Other</b>						<b>\$ 6,879,300</b>		<b>\$ 2,753,022</b>	<b>\$ 4,126,278</b>	<b>\$ -</b>
<b>TOTAL ROADS AND RELATED</b>						<b>\$ 468,765,310</b>		<b>\$ 104,710,806</b>	<b>\$ 234,084,443</b>	<b>\$ 129,970,061</b>

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APPENDIX C  
TABLE 3

**TOWN OF INNISFIL  
2018 DEVELOPMENT CHARGES STUDY  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
TOWN-WIDE ROADS AND RELATED**

Ultimate Growth in Population in New Units	38,459	85%
Ultimate Employment Growth	6,614	15%
Population plus Employment Growth	45,073	
Ultimate Growth in Square Meters	452,540	

	Growth-Related Capital Forecast										
	Total Gross Cost (\$000)	Grants/ Subsidies (\$000)	Local Share (\$000)	Benefit To Existing Share (\$000)	Post-Period Benefit (\$000)	Total Growth-Related Net Capital Costs (\$000)	Residential Share		Non-Residential Share		
							%	\$000	%	\$000	
<b>ROADS AND RELATED</b>											
Roads Infrastructure	\$ 446,077.5	\$ -	\$ -	\$ 96,585.2	\$ 129,970.1	\$ 219,522.3	85%	\$ 186,594.0	15%	\$ 32,928.3	
Multi-Use Trails and Bike Lanes	\$ 10,064.2	\$ -	\$ -	\$ 4,798.2	\$ -	\$ 5,266.0	85%	\$ 4,476.1	15%	\$ 789.9	
Signalization	\$ 5,744.2	\$ -	\$ -	\$ 574.4	\$ -	\$ 5,169.8	85%	\$ 4,394.3	15%	\$ 775.5	
Engineering-Related Studies and Other	\$ 6,879.3	\$ -	\$ -	\$ 2,753.0	\$ -	\$ 4,126.3	85%	\$ 3,507.3	15%	\$ 618.9	
Recovery of Past Commitments <sup>1</sup>	\$ 385.0	\$ -	\$ -	\$ -	\$ -	\$ 385.0	85%	\$ 327.3	15%	\$ 57.8	
Committed Excess Capacity (Available Reserve Fund)	\$ (5,717.1)	\$ -	\$ -	\$ -	\$ -	\$ (5,717.1)	85%	\$ (4,859.5)	15%	\$ (857.6)	
<b>Subtotal Roads and Related</b>	<b>\$ 463,433.2</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 104,710.8</b>	<b>\$ 129,970.1</b>	<b>\$ 228,752.3</b>		<b>\$ 194,439.5</b>		<b>\$ 34,312.9</b>	
<b>Unadjusted Development Charge Per Capita (\$)</b>								<b>\$5,056</b>			
<b>Unadjusted Development Charge Per Sq. M. (\$)</b>										<b>\$75.82</b>	

Note 1: Recovery of completed projects funded through ARS. This includes Webster & 7th Line traffic signals (\$385,000).

Unadjusted Residential Charges	Charge Per Capita	Charge By Unit Type <sup>2</sup>				Non-Residential Charge per Square Metre
		Single & Semi-Detached	Rows & Other Multiples	Apartments		
				2 Bedrooms & Larger	Bachelor & 1 Bedroom	
Roads and Related	\$5,056	\$16,280	\$14,106	\$9,606	\$7,331	\$75.82

(2) Based on Persons Per Unit Of:

3.22                      2.79                      1.90                      1.45

APPENDIX C  
TABLE 4TOWN OF INNISFIL  
ROADS AND RELATED  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

ROADS AND RELATED: RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
OPENING CASH BALANCE (\$000)	-	(828.5)	(7,438.6)	(13,253.6)	(19,032.7)	(24,245.7)	(29,237.4)	(30,405.7)	(29,451.5)	(28,310.9)	(29,207.7)	(29,811.8)	(30,107.5)
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS													
Roads And Related: Residential: Non Inflated	\$8,380.4	\$14,081.0	\$13,123.2	\$12,979.1	\$13,105.2	\$12,897.8	\$9,624.7	\$8,118.4	\$8,407.2	\$8,118.4	\$8,118.4	\$8,118.4	\$8,118.4
Roads And Related: Residential: Inflated	\$8,380.4	\$14,362.6	\$13,653.4	\$13,773.5	\$14,185.5	\$14,240.2	\$10,839.0	\$9,325.5	\$9,850.3	\$9,702.3	\$9,896.3	\$10,094.2	\$10,296.1
NEW RESIDENTIAL DEVELOPMENT													
- Population Growth in New Units	1,400	1,445	1,491	1,543	1,730	1,788	1,850	1,916	1,982	1,601	1,650	1,697	1,741
REVENUE													
- DC Receipts: Inflated	\$7,574.0	\$7,973.8	\$8,392.2	\$8,858.6	\$10,130.8	\$10,679.9	\$11,271.2	\$11,906.8	\$12,563.3	\$10,351.2	\$10,881.4	\$11,415.1	\$11,945.3
INTEREST													
- Interest on Opening Balance	\$0.0	(\$45.6)	(\$409.1)	(\$729.0)	(\$1,046.8)	(\$1,333.5)	(\$1,608.1)	(\$1,672.3)	(\$1,619.8)	(\$1,557.1)	(\$1,606.4)	(\$1,639.6)	(\$1,655.9)
- Interest on In-year Transactions	(\$22.2)	(\$175.7)	(\$144.7)	(\$135.2)	(\$111.5)	(\$97.9)	\$7.6	\$45.2	\$47.5	\$11.4	\$17.2	\$23.1	\$28.9
TOTAL REVENUE	\$7,551.8	\$7,752.5	\$7,838.4	\$7,994.5	\$8,972.5	\$9,248.5	\$9,670.7	\$10,279.7	\$10,990.9	\$8,805.5	\$9,292.2	\$9,798.6	\$10,318.2
CLOSING CASH BALANCE	(\$828.5)	(\$7,438.6)	(\$13,253.6)	(\$19,032.7)	(\$24,245.7)	(\$29,237.4)	(\$30,405.7)	(\$29,451.5)	(\$28,310.9)	(\$29,207.7)	(\$29,811.8)	(\$30,107.5)	(\$30,085.4)

ROADS AND RELATED: RESIDENTIAL	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(30,085.4)	(29,651.0)	(28,086.4)	(26,112.7)	(23,703.2)	(20,783.5)	(17,359.4)	(14,866.5)	(11,905.7)	(8,473.1)	(4,497.4)	
2018 to 2041 RESIDENTIAL FUNDING REQUIREMENTS												
Roads And Related: Residential: Non Inflated	\$8,118.4	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$5,313.0	\$194,439.5
Roads And Related: Residential: Inflated	\$10,502.0	\$7,010.4	\$7,150.7	\$7,293.7	\$7,439.5	\$7,588.3	\$7,740.1	\$7,894.9	\$8,052.8	\$8,213.9	\$8,378.1	\$235,863.8
NEW RESIDENTIAL DEVELOPMENT												
- Population Growth in New Units	1,794	1,422	1,457	1,491	1,530	1,563	1,412	1,444	1,472	1,504	1,536	38,459
REVENUE												
- DC Receipts: Inflated	\$12,555.2	\$10,150.8	\$10,608.6	\$11,073.3	\$11,590.2	\$12,077.0	\$11,128.5	\$11,608.3	\$12,070.0	\$12,579.1	\$13,103.7	\$262,488.3
INTEREST												
- Interest on Opening Balance	(\$1,654.7)	(\$1,630.8)	(\$1,544.8)	(\$1,436.2)	(\$1,303.7)	(\$1,143.1)	(\$954.8)	(\$817.7)	(\$654.8)	(\$466.0)	(\$247.4)	(\$26,777.1)
- Interest on In-year Transactions	\$35.9	\$55.0	\$60.5	\$66.1	\$72.6	\$78.6	\$59.3	\$65.0	\$70.3	\$76.4	\$82.7	\$216.1
TOTAL REVENUE	\$10,936.4	\$8,575.0	\$9,124.4	\$9,703.2	\$10,359.2	\$11,012.5	\$10,233.0	\$10,855.6	\$11,485.5	\$12,189.5	\$12,939.0	\$235,927.3
CLOSING CASH BALANCE	(\$29,651.0)	(\$28,086.4)	(\$26,112.7)	(\$23,703.2)	(\$20,783.5)	(\$17,359.4)	(\$14,866.5)	(\$11,905.7)	(\$8,473.1)	(\$4,497.4)	\$63.5	

2018 Adjusted Charge Per Capita	\$ 5,410
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<b>Allocation of Capital Program</b>	
Residential Sector	85.0%
Non-Residential Sector	15.0%
<b>Rates for 2018</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C  
TABLE 5TOWN OF INNISFIL  
ROADS AND RELATED  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE

ROAD AND RELATED: NON-RESIDENTIAL	2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
OPENING CASH BALANCE (\$000)	\$0	(\$437)	(\$1,932)	(\$3,322)	(\$4,743)	(\$6,240)	(\$7,758)	(\$8,678)	(\$9,293)	(\$9,956)	(\$10,662)	(\$11,364)	(\$12,061)
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS													
Road And Related: Non-Residential: Non: Inflated	\$1,478.9	\$2,484.9	\$2,315.9	\$2,290.4	\$2,312.7	\$2,276.1	\$1,698.5	\$1,432.7	\$1,483.6	\$1,432.7	\$1,432.7	\$1,432.7	\$1,432.7
Road And Related: Non-Residential: Inflated	\$1,478.9	\$2,534.6	\$2,409.4	\$2,430.6	\$2,503.3	\$2,513.0	\$1,912.8	\$1,645.7	\$1,738.3	\$1,712.2	\$1,746.4	\$1,781.3	\$1,817.0
NEW RESIDENTIAL DEVELOPMENT													
- New Building GFA - square metres	12,110	12,440	12,820	13,280	13,810	14,260	14,630	15,130	15,610	14,990	15,410	15,830	16,330
REVENUE													
- DC Receipts: Inflated	\$1,053.2	\$1,103.5	\$1,160.0	\$1,225.7	\$1,300.1	\$1,369.3	\$1,432.9	\$1,511.5	\$1,590.6	\$1,558.0	\$1,633.7	\$1,711.8	\$1,801.2
INTEREST													
- Interest on Opening Balance	\$0.0	(\$24.1)	(\$106.3)	(\$182.7)	(\$260.8)	(\$343.2)	(\$426.7)	(\$477.3)	(\$511.1)	(\$547.6)	(\$586.4)	(\$625.0)	(\$663.3)
- Interest on In-year Transactions	(\$11.7)	(\$39.4)	(\$34.4)	(\$33.1)	(\$33.1)	(\$31.5)	(\$13.2)	(\$3.7)	(\$4.1)	(\$4.2)	(\$3.1)	(\$1.9)	(\$0.4)
TOTAL REVENUE	\$1,041.5	\$1,040.1	\$1,019.4	\$1,009.9	\$1,006.2	\$994.7	\$993.0	\$1,030.5	\$1,075.4	\$1,006.2	\$1,044.2	\$1,084.9	\$1,137.4
CLOSING CASH BALANCE	(\$437.4)	(\$1,931.9)	(\$3,321.9)	(\$4,742.7)	(\$6,239.8)	(\$7,758.1)	(\$8,677.9)	(\$9,293.1)	(\$9,955.9)	(\$10,661.9)	(\$11,364.1)	(\$12,060.6)	(\$12,740.2)

ROAD AND RELATED: NON-RESIDENTIAL	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE (\$000)	(\$12,740.2)	(\$13,405.8)	(\$12,756.1)	(\$11,935.7)	(\$10,930.4)	(\$9,715.0)	(\$8,279.1)	(\$7,071.5)	(\$5,656.5)	(\$4,028.2)	(\$2,152.6)	
2013 to 2031 RESIDENTIAL FUNDING REQUIREMENTS												
Road And Related: Non-Residential: Non: Inflated	\$1,432.7	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$937.6	\$34,312.9
Road And Related: Non-Residential: Inflated	\$1,853.3	\$1,237.1	\$1,261.9	\$1,287.1	\$1,312.9	\$1,339.1	\$1,365.9	\$1,393.2	\$1,421.1	\$1,449.5	\$1,478.5	\$41,623.0
NEW RESIDENTIAL DEVELOPMENT												
- New Building GFA - square metres	16,780	22,660	23,560	24,460	25,440	26,370	23,680	24,500	25,240	26,110	27,090	452,540
REVENUE												
- DC Receipts: Inflated	\$1,887.8	\$2,600.3	\$2,757.7	\$2,920.3	\$3,098.1	\$3,275.5	\$3,000.2	\$3,166.2	\$3,327.1	\$3,510.6	\$3,715.2	\$51,710.5
INTEREST												
- Interest on Opening Balance	(\$700.7)	(\$737.3)	(\$701.6)	(\$656.5)	(\$601.2)	(\$534.3)	(\$455.4)	(\$388.9)	(\$311.1)	(\$221.6)	(\$118.4)	(\$10,181.4)
- Interest on In-year Transactions	\$0.6	\$23.9	\$26.2	\$28.6	\$31.2	\$33.9	\$28.6	\$31.0	\$33.4	\$36.1	\$39.1	\$98.8
TOTAL REVENUE	\$1,187.7	\$1,886.8	\$2,082.3	\$2,292.4	\$2,528.2	\$2,775.1	\$2,573.4	\$2,808.3	\$3,049.3	\$3,325.1	\$3,635.9	\$41,627.9
CLOSING CASH BALANCE	(\$13,405.8)	(\$12,756.1)	(\$11,935.7)	(\$10,930.4)	(\$9,715.0)	(\$8,279.1)	(\$7,071.5)	(\$5,656.5)	(\$4,028.2)	(\$2,152.6)	\$4.9	

2018 Adjusted Charge Per Square Meter

\$86.97

## Allocation of Capital Program

Residential Sector	85.0%
Non-Residential Sector	15.0%

## Rates for 2018

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

**APPENDIX D**

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***WATER AND WASTEWATER SERVICES  
TECHNICAL APPENDIX***

**APPENDIX D**  
**WATER & WASTEWATER SERVICES**  
**TECHNICAL APPENDIX**

InnServices administers, operates and maintains the municipal water treatment and distribution systems within the Town of Innisfil. There is currently one surface water treatment plant and four ground water supply systems with associated distribution operating systems. InnServices is also responsible for the administration, operation, and maintenance of the Town's two municipal wastewater treatment plants and its wastewater collections systems.

This appendix provides an outline of the water and wastewater development-related capital projects the Town will require in order to meet the servicing needs of new residential and non-residential development. The water service includes water supply and distribution system and the wastewater service provides for collection and treatment.

The water and wastewater capital forecast is based on the ongoing 2018 update to the Town-wide Water and Wastewater Master Servicing Plan (MSP). The new MSP is being completed by InnServices and C.C. Tatham & Associates Ltd. The MSP is a long-range plan that identifies infrastructure requirements for existing and future land uses. The DC capital forecast for water and wastewater follows the same format as the MSP where it considers the servicing of four major zones; Innisfil North, Innisfil Central, Innisfil South, and Cookstown. For each zone, the MSP identifies recommended water and wastewater system solutions. The cost, time frame, and existing and project flows (average and max day flows in litres per day) have also been identified in the MSP and is the basis of the water and wastewater DC calculations.

Keeping with past practices in which the Town levies its water and wastewater DC, the Town will continue to calculate and levy these residential charges on an area-specific basis. However, while there are currently ten service areas that levy water and/or wastewater rates on an area-specific basis, the new by-law proposes to consolidate some of these service areas. Five service areas are proposed.

The following table outlines the existing and proposed service areas:

<b>Proposed Service Areas</b>	<b>Existing Service Areas</b>
Innisfil North	Alcona Alcona South Stroud Big Bay Point
Friday Harbour	Friday Harbour
Innisfil South	Gilford Lefroy
Innisfil Central	Innisfil Heights Churchill
Cookstown	Cookstown

The five proposed service areas are consistent with the 2018 MSP update. Water and wastewater servicing in the Town of Innisfil has become more integrated in nature, with many intertwined servicing needs across various areas of the Town. As such, it was determined through discussions with Town and InnServices staff that a consolidation of certain service areas would be reasonable and appropriate in the calculation of development charges.

The area-specific cost recovery approach is used to calculate development charges for residential water and wastewater. A Town-wide uniform cost approach for non-residential water and wastewater charges has been implemented, also keeping with the Town's past practices. This results in five area-specific residential development charges and one Town-wide uniform non-residential charge.

The following tables set out the 2018 to build-out development-related capital forecast and the calculation of the development charge for water and wastewater services. Tables 1 – 9 provide details of the projects included in the wastewater engineered infrastructure development charges calculation. The content of the tables is as follows:

### **Wastewater Services**

Table 1	Wastewater Treatment Costs
Table 2	Innisfil North and Friday Harbour Wastewater Servicing



Table 3	Innisfil North and Friday Harbour Calculated Wastewater Charges
Table 4	Innisfil South Wastewater Servicing
Table 5	Innisfil South Calculated Wastewater Charges
Table 6	Innisfil Central Wastewater Servicing
Table 7	Innisfil Central Calculated Wastewater Charges
Table 8	Cookstown & Hwy 400 Wastewater Servicing
Table 9	Cookstown & Hwy 400 Calculated Wastewater Charges

The cost of providing wastewater services in the Town is extensive. The development-related capital program for the wastewater collection system is \$167.26 million to service growth to build-out of the Town's currently designated lands. The Wastewater Collection program provides for sanitary sewers at a total gross cost of \$43.67 million and sewage pumping stations and forcemains at a cost of \$108.86 million. The Wastewater Collection capital program also accounts for a planned new water pollution control plant (WPCP) servicing Cookstown, as well as decommissioning of the existing Cookstown WPCP, at a total gross cost of \$10.40 million. Finally, it accounts for a negative reserve fund balance of \$4.33 million.

Of the total \$167.26 million in gross wastewater collection costs, \$20.00 million have been identified in non-growth shares. A further \$8.49 has been identified in post-period benefits shares; this share relates to a number of sewage pumping station and forcemain projects in the Innisfil North and Innisfil Central areas, which at the time of writing, are anticipated to benefit development occurring after 2041. These projects may be reconsidered in subsequent DC studies. After accounting for the non-growth and post-period shares, the total amount to be brought forward to the wastewater collection DC calculations is \$138.78 million.

The Town-wide wastewater treatment program provides for the design and construction of the phase three and phase four expansions of the Lakeshore Water Pollution Control Plant, as well as an ongoing optimization initiative, anticipated to total \$204.15 million in costs. This amount includes debenture interest costs and accounts for an existing reserve fund balance of \$13.46 million. The amount of \$204.15 million is brought forward to the wastewater treatment DC calculation.

The net municipal cost of the sanitary sewers, sewage pumping stations and forcemains are then allocated to the service areas based on benefitting shares of average day flows (litres per day). These costs are then divided by the forecast serviced sewage flows which yields a charge per cubic metre. The cost of the

wastewater treatment plant is divided by the total capacity available in the system which again yields a cost per cubic metre charge. These two charges are then factored up by a WPCP average day flow per capita of 0.325 cubic metres per day per capita which yields a charge per capita used for the residential DCs. For the non-residential charge, the total cost per cubic metre is factored up by the average day demand of 0.0056 cubic metres per square metre of GFA. This then yields the non-residential wastewater charges per square metre.

The following is a summary of the calculated wastewater collection and wastewater treatment development charges:

Service Area	Wastewater Collection		Wastewater Treatment	
	Residential \$/capita	Non-Residential \$/square metre	Residential \$/capita	Non-Residential \$/square metre
Innisfil North <sup>1</sup>	\$928	\$28.54	\$2,584	\$44.53
Friday Harbour	\$808	\$28.54	\$2,584	\$44.53
Innisfil South <sup>2</sup>	\$1,157	\$28.54	\$2,584	\$44.53
Innisfil Central <sup>3</sup>	\$2,553	\$28.54	\$2,584	\$44.53
Cookstown	\$3,645	\$28.54	\$0	\$44.53

Notes

- 1) Innisfil North Service Area includes Alcona, Alcona South, Stroud, and Big Bay Point.
- 2) Innisfil South Service Area includes Gilford and Lefroy.
- 3) Innisfil Central Service Area includes Innisfil Heights (including Campus Node) and Churchill.

Tables 10 – 18 provide details of the projects included in the water services engineered infrastructure development charges calculations. The content of the tables is as follows:

**Water Services**

Table 10	Water Service Capital: Water Supply
Table 11	Innisfil North and Friday Harbour Water Servicing
Table 12	Innisfil North and Friday Harbour Calculated Water Charges
Table 13	Innisfil South Water Servicing
Table 14	Innisfil South Calculated Water Charges
Table 15	Innisfil Central Water Servicing
Table 16	Innisfil Central Calculated Water Charges
Table 17	Cookstown & Hwy 400 Water Servicing
Table 18	Cookstown & Hwy 400 Calculated Water Charges

The cost of providing water services in the Town is extensive. The development-related capital program for the water distribution system is \$113.43 million to service growth to build-out of the Town's currently designated lands. This includes various watermains across the Town at a total gross cost of \$69.00 million, water pumping stations amounting to \$20.61 million, water storage projects amounting to \$16.28 million, and a negative reserve fund balance of \$7.54 million. It is noted that \$3.32 million associated with the water pumping station costs is anticipated to fall under the responsibility of the Town of Bradford West Gwillimbury, bringing the net municipal cost of the water distribution capital program to \$110.11 million. Further, non-growth shares have been identified in the amount of \$12.66 million. The remaining amount to be brought forward to the water distribution DC calculations is \$97.43 million.

The Town-wide water supply and treatment program provides for a Phase 3a and 3b expansion of the water treatment plant, as well as the Town Campus Servicing Master Plan – in total, including debenture interest costs, the cost of these projects amount to \$33.69 million. After accounting for the existing reserve fund balance of \$6.62 million, the development-related water supply capital program is reduced to a net cost of \$27.06 million. This amount is brought forward to the water supply and treatment DC calculation.

The net municipal cost of the watermains, water pumping stations and water storage are then allocated to the service areas based on benefitting shares of max day flows (litres per day). These costs are then divided by the forecast serviced water demand which yields a water distribution charge per cubic metre. The cost of the water treatment plant is divided by the total capacity available in the system which again yields a water treatment charge per cubic metre. Each of these charges is then factored up by a max day per capita of 0.495 cubic metres per day per capita which yields a charge per capita used for the residential DCs. For the non-residential charges, the total cost per cubic metre is factored up by the average day demand of 0.0144 cubic metres per square metre of GFA. These represent the non-residential water charges per square metre.

It should be noted that the “net costs” shown on each of the service area capital programs are not entirely recoverable against future development charges. Existing users that will connect into the water system in the future will pay a capital connection fee, equivalent to that of the DC water rate.

The following is a summary of the calculated water distribution and water supply and treatment development charges:

<b>Service Area</b>	<b>Water Distribution</b>		<b>Water Supply and Treatment</b>	
	<b>Residential \$/capita</b>	<b>Non-Residential \$/square metre</b>	<b>Residential \$/capita</b>	<b>Non-Residential \$/square metre</b>
Innisfil North <sup>1</sup>	\$508	\$27.99	\$943	\$27.45
Friday Harbour	\$0	\$27.99	\$943	\$27.45
Innisfil South <sup>2</sup>	\$3,185	\$27.99	\$943	\$27.45
Innisfil Central <sup>3</sup>	\$1,308	\$27.99	\$943	\$27.45
Cookstown	\$534	\$27.99	\$943	\$27.45

Notes

- 1) Innisfil North Service Area includes Alcona, Alcona South, Stroud, and Big Bay Point.
- 2) Innisfil South Service Area includes Gilford and Lefroy.
- 3) Innisfil Central Service Area includes Innisfil Heights (including Campus Node) and Churchill.

The calculations of the Town-wide uniform non-residential charges for wastewater collection, wastewater treatment, water distribution, and water supply and treatment are shown on Table 19.

## APPENDIX D

## TABLE 1

**TOWN OF INNISFIL  
2018 DEVELOPMENT CHARGES BACKGROUND STUDY  
WASTEWATER TREATMENT - COSTS**

**1. Lakeshore Water Pollution Control Plant Stage III Expansion**

1.1 Optimization - Phase 2 (2015-ongoing)	\$	1,000,000
1.2 Design and Construction, Phase 3 Expansion (2018)	\$	87,040,000
1.3 Design and Construction, Phase 4 Expansion (2028)	\$	64,140,000
1.4 Uncommitted Reserve Fund Balance (Dec 31, 2017)	\$	(13,457,100)
1.5 Debenture Interest Costs <sup>1</sup>	\$	<u>65,427,000</u>
<b>Total Lakeshore Water Pollution Control Plant Stage III Expansion</b>	<b>\$</b>	<b>204,149,900</b>

Capacity Available (m<sup>3</sup>) 25,673

**Cost Per Cubic Metre (\$ / m<sup>3</sup>)** **\$ 7,951.93**

Source: InnServices Utilities Inc.

## Notes:

1. Debt Repayment Terms	Amortization Period	Financing Rate	Debt Factor	Interest Share
	20	4.00%	0.073582	0.471635

## 2. Wastewater Demands:

<b>Residential:</b>	
WPCP average day flow per capita	0.325 m <sup>3</sup> /day/cap

<b>Non-Residential:</b>	
Average Day Demand Per Hectare	14 m <sup>3</sup> /ha.d
Average Coverage	25%
Average Day Demand GFA	
Per Square Metre of GFA	0.0056000 m <sup>3</sup>
Per Square Foot of GFA	0.0005203 m <sup>3</sup>

TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL NORTH AND FRIDAY HARBOUR

1. Wastewater Servicing

1.1 Sanitary Sewers		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Innisfil North Share		Friday Harbour Share		Other Areas Share	
#	Project Description							%	\$	%	\$	%	\$
1	Sewer Upgrades in Leonard's Beach	2011-2015	\$ 505,139	\$ -	\$ -	\$ -	\$ 505,139	69.46%	\$ 350,880	30.54%	\$ 154,259	0.00%	\$ -
2	Spring Street Sewer	2019 - 2023	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,500,000	100.00%	\$ 1,500,000	0.00%	\$ -	0.00%	\$ -
3	Lockhart Sewer west of 25th Sideroad	2019 - 2023	\$ 700,000	\$ -	\$ -	\$ -	\$ 700,000	100.00%	\$ 700,000	0.00%	\$ -	0.00%	\$ -
4	10th Line sewer west of 25th Sideroad	2024 - 2031	\$ 840,000	\$ -	\$ -	\$ -	\$ 840,000	100.00%	\$ 840,000	0.00%	\$ -	0.00%	\$ -
5	Crystal Beach Road sewer twinning	2019 - 2023	\$ 740,000	\$ -	\$ -	\$ -	\$ 740,000	80.05%	\$ 592,339	19.95%	\$ 147,661	0.00%	\$ -
6	Park Rd. sewer twinning	2019 - 2023	\$ 130,000	\$ -	\$ -	\$ -	\$ 130,000	100.00%	\$ 130,000	0.00%	\$ -	0.00%	\$ -
7	Roberts Rd. sewer twinning	2019 - 2023	\$ 40,000	\$ -	\$ -	\$ -	\$ 40,000	100.00%	\$ 40,000	0.00%	\$ -	0.00%	\$ -
8	Lakelands Ave. sewer twinning	2019 - 2023	\$ 460,000	\$ -	\$ -	\$ -	\$ 460,000	80.05%	\$ 368,211	19.95%	\$ 91,789	0.00%	\$ -
9	Simcoe Blvd. sewer twinning	2019 - 2023	\$ 400,000	\$ -	\$ -	\$ -	\$ 400,000	80.05%	\$ 320,183	19.95%	\$ 79,817	0.00%	\$ -
10	Adams Rd. sewer twinning	2019 - 2023	\$ 650,000	\$ -	\$ -	\$ -	\$ 650,000	80.05%	\$ 520,298	19.95%	\$ 129,702	0.00%	\$ -
11	Kennedy Rd. sewer twinning	2019 - 2023	\$ 160,000	\$ -	\$ -	\$ -	\$ 160,000	80.05%	\$ 128,073	19.95%	\$ 31,927	0.00%	\$ -
12	7th Line sewer	2019 - 2023	\$ 460,000	\$ -	\$ -	\$ -	\$ 460,000	80.05%	\$ 368,211	19.95%	\$ 91,789	0.00%	\$ -
13	Decommission SPS 7	2019 - 2023	\$ 350,000	\$ -	\$ -	\$ -	\$ 350,000	100.00%	\$ 350,000	0.00%	\$ -	0.00%	\$ -
14	9th Line sewer	2024 - 2031	\$ 3,760,000	\$ -	\$ -	\$ -	\$ 3,760,000	100.00%	\$ 3,760,000	0.00%	\$ -	0.00%	\$ -
15	IBR Trunk sewer from Yonge St to 20 SR	2019 - 2023	\$ 3,370,000	\$ -	\$ -	\$ -	\$ 3,370,000	8.85%	\$ 298,207	0.00%	\$ -	91.15%	\$ 3,071,793
16	20 SR Trunk Sewer	2024 - 2031	\$ 2,060,000	\$ -	\$ -	\$ -	\$ 2,060,000	8.85%	\$ 182,287	0.00%	\$ -	91.15%	\$ 1,877,713
17	6th Line trunk Sewer to Sleeping Lion	2024 - 2031	\$ 2,470,000	\$ -	\$ -	\$ -	\$ 2,470,000	22.65%	\$ 559,527	0.00%	\$ -	77.35%	\$ 1,910,473
<b>Sub-Total Sanitary Sewers</b>			<b>\$ 18,595,139</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 18,595,139</b>		<b>\$ 11,008,218</b>		<b>\$ 726,943</b>		<b>\$ 6,859,978</b>

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APPENDIX D  
TABLE 2

TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL NORTH AND FRIDAY HARBOUR

1.2 Sewage Pumping Stations and Forcemains		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Innisfil North Share		Friday Harbour Share		Other Areas Share	
#	Project Description							%	\$	%	\$	%	\$
1	Big Bay Point SPS	2031 - 2041	\$ 2,800,000	\$ -	\$ 2,800,000	\$ -	\$ -	51.72%	\$ -	48.28%	\$ -	0.00%	\$ -
2	Big Bay Point SPS Forcemain to Friday Drive	2031 - 2041	\$ 2,550,000	\$ -	\$ 2,550,000	\$ -	\$ -	51.72%	\$ -	48.28%	\$ -	0.00%	\$ -
3	Sandy Cove SPS	2019 - 2023	\$ 2,800,000	\$ -	\$ -	\$ -	\$ 2,800,000	100.00%	\$ 2,800,000	0.00%	\$ -	0.00%	\$ -
4	Sandy Cove SPS Forcemain to Lockhart Rd.	2019 - 2023	\$ 2,260,000	\$ -	\$ -	\$ -	\$ 2,260,000	100.00%	\$ 2,260,000	0.00%	\$ -	0.00%	\$ -
5	SPS 4 Expansion Phase 1	2019 - 2023	\$ 2,800,000	\$ -	\$ -	\$ -	\$ 2,800,000	83.74%	\$ 2,344,672	16.26%	\$ 455,328	0.00%	\$ -
6	SPS 4 Expansion Phase 2	2024 - 2031	\$ 3,600,000	\$ -	\$ -	\$ -	\$ 3,600,000	83.74%	\$ 3,014,578	16.26%	\$ 585,422	0.00%	\$ -
7	SPS 4 Second Forcemain	2019 - 2023	\$ 1,850,000	\$ -	\$ -	\$ -	\$ 1,850,000	83.74%	\$ 1,549,158	16.26%	\$ 300,842	0.00%	\$ -
8	SPS 3 Expansion	2024 - 2031	\$ 6,400,000	\$ -	\$ -	\$ -	\$ 6,400,000	83.74%	\$ 5,359,250	16.26%	\$ 1,040,750	0.00%	\$ -
9	SPS 3 Second Forcemain	2024 - 2031	\$ 1,160,000	\$ -	\$ -	\$ -	\$ 1,160,000	83.74%	\$ 971,364	16.26%	\$ 188,636	0.00%	\$ -
10	Stroud SPS	2031 - 2041	\$ 2,340,000	\$ -	\$ -	\$ 2,340,000	\$ -	100.00%	\$ -	0.00%	\$ -	0.00%	\$ -
11	Stroud SPS Forcemain	2031 - 2041	\$ 2,010,000	\$ -	\$ -	\$ 2,010,000	\$ -	100.00%	\$ -	0.00%	\$ -	0.00%	\$ -
12	20th Sideroad SPS	2024 - 2031	\$ 3,120,000	\$ -	\$ -	\$ -	\$ 3,120,000	8.85%	\$ 276,085	0.00%	\$ -	91.15%	\$ 2,843,915
13	20th Sideroad SPS Expansion	2031 - 2041	\$ 3,520,000	\$ -	\$ -	\$ -	\$ 3,520,000	8.85%	\$ 311,481	0.00%	\$ -	91.15%	\$ 3,208,519
14	20th Sideroad SPS Forcemain	2024 - 2031	\$ 1,560,000	\$ -	\$ -	\$ -	\$ 1,560,000	8.85%	\$ 138,043	0.00%	\$ -	91.15%	\$ 1,421,957
15	New SPS 2	2019 - 2023	\$ 8,200,000	\$ -	\$ -	\$ -	\$ 8,200,000	39.77%	\$ 3,261,117	0.00%	\$ -	60.23%	\$ 4,938,883
16	New SPS 2 Expansion	2031 - 2041	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000	39.77%	\$ 397,697	0.00%	\$ -	60.23%	\$ 602,303
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ 47,970,000</b>	<b>\$ -</b>	<b>\$ 5,350,000</b>	<b>\$ 4,350,000</b>	<b>\$ 38,270,000</b>		<b>\$ 22,683,444</b>		<b>\$ 2,570,979</b>		<b>\$ 13,015,577</b>
<b>Total Wastewater Collection System</b>			<b>\$ 66,565,139</b>	<b>\$ -</b>	<b>\$ 5,350,000</b>	<b>\$ 4,350,000</b>	<b>\$ 56,865,139</b>		<b>\$ 33,691,662</b>		<b>\$ 3,297,922</b>		<b>\$ 19,875,555</b>

Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Innisfil North	-	12,318,890	12,318,890	-	11,748,190	11,748,190
2. Friday Harbour	-	1,733,500	1,733,500	-	1,495,000	1,495,000

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**APPENDIX D**  
**TABLE 3**

**TOWN OF INNISFIL**  
**WASTEWATER SERVICES: INNISFIL NORTH AND FRIDAY HARBOUR**  
**SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Innisfil North*</b>	<b>Friday Harbour Resort</b>
<b>1. Wastewater Collection System</b>		
1.1 Sanitary Sewers	\$11,008,218	\$726,943
1.2 Sewage Pumping Stations and Forcemains	\$22,683,444	\$2,570,979
1.3 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$1,470,678</u>	<u>\$1,009,794</u>
Total Wastewater Collection System	\$35,162,340	\$4,307,716
Forecast Serviced Sewage Flows (m <sup>3</sup> )	12,319	1,734
<b>Cost Per Cubic Metre</b>	<b>\$2,854.34</b>	<b>\$2,484.98</b>
Residential Charge Based On:	Residential DC (\$/capita)	
WPCP peak flow per capita:      0.3250    m <sup>3</sup> /day/cap	\$928	\$808
<b>2. Wastewater Treatment Cost Per Cubic Metre</b>		
	<b>\$7,951.93</b>	<b>\$7,951.93</b>
Residential Charge Based On:	Residential DC (\$/capita)	
WPCP peak flow per capita:      0.3250    m <sup>3</sup> /day/cap	\$2,584	\$2,584

\* Innisfil North Service Area includes the previous service areas of Alcona, Alcona South, Stroud, and Big Bay Point.



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TABLE 4

TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL SOUTH

1. Wastewater Servicing

1.1 Sanitary Sewers		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	Belle Aire Beach Road Sewer	2014	\$ 2,442,282	\$ -	\$ -	\$ -	\$ 2,442,282
2	Killarney Beach Road sewer twinning	2031 - 2041	\$ 1,680,000	\$ -	\$ -	\$ -	\$ 1,680,000
<b>Sub-Total Sanitary Sewers</b>			<b>\$ 4,122,282</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,122,282</b>

Innisfil South Share	
%	\$
100.00%	\$ 2,442,282
100.00%	\$ 1,680,000
	<b>\$ 4,122,282</b>

Other Areas Share	
%	\$
0.00%	\$ -
0.00%	\$ -
	<b>\$ -</b>

1.2 Sewage Pumping Stations and Forcemains		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	Expand Sewage Pmp Station No. 1	2016-2020	\$ 189,151	\$ -	\$ -	\$ -	\$ 189,151
2	DP SPS 1	2031 - 2041	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -	\$ -
3	DP SPS 1 Forcemain to Pine Ave	2031 - 2041	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -	\$ -
4	DP SPS 2	2031 - 2041	\$ 2,880,000	\$ -	\$ 2,880,000	\$ -	\$ -
5	Gilford SPS	2031 - 2041	\$ 2,400,000	\$ -	\$ 2,400,000	\$ -	\$ -
6	Gilford SPS Forcemain to 2nd Line	2031 - 2041	\$ 2,100,000	\$ -	\$ 2,100,000	\$ -	\$ -
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ 10,569,151</b>	<b>\$ -</b>	<b>\$ 10,380,000</b>	<b>\$ -</b>	<b>\$ 189,151</b>

Innisfil South Share	
%	\$
96.74%	\$ 182,976
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
	<b>\$ 182,976</b>

Other Areas Share	
%	\$
3.26%	\$ 6,175
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
	<b>\$ 6,175</b>

<b>Total Wastewater Collection System</b>	<b>\$ 14,691,433</b>	<b>\$ -</b>	<b>\$ 10,380,000</b>	<b>\$ 4,311,433</b>
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	<b>\$ 4,305,258</b>
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	<b>\$ 6,175</b>
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Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Innisfil South	-	1,413,908	1,413,908	-	1,645,849	1,645,849

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**APPENDIX D**  
**TABLE 5**

**TOWN OF INNISFIL**  
**WASTEWATER SERVICES: INNISFIL SOUTH**  
**SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Innisfil South*</b>
<b>1. Wastewater Collection System</b>	
1.1 Sanitary Sewers	\$4,122,282
1.2 Sewage Pumping Stations and Forcemains	\$182,976
1.3 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$726,092</u>
Total Wastewater Collection System	\$5,031,350
Forecast Serviced Sewage Flows (m <sup>3</sup> )	1,414
<b>Cost Per Cubic Metre</b>	<b>\$3,558.47</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
WPCP peak flow per capita:           0.3250 m <sup>3</sup> /day/cap	\$1,157
<b>2. Wastewater Treatment Cost Per Cubic Metre</b>	
	<b>\$7,951.93</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
WPCP peak flow per capita:           0.3250 m <sup>3</sup> /day/cap	\$2,584

\* Innisfil South Service Area includes the previous service areas of Gilford and Lefroy.

APPENDIX D  
TABLE 6

TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL CENTRAL

1. Wastewater Servicing

1.1 Sanitary Sewers		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth- Related	Innisfil Central Share		Other Areas Share	
#	Project Description							%	\$	%	\$
1	Alcona South Sewer (on the 6th Line from 20th Sideroad to SPS No. 2)	2011-2015	\$ 1,197,824	\$ -	\$ -	\$ -	\$ 1,197,824	100.00%	\$ 1,197,824	0.00%	\$ -
2	5th Sideroad (from 9th Line to 7th Line)	2024 - 2031	\$ 2,780,000	\$ -	\$ -	\$ -	\$ 2,780,000	100.00%	\$ 2,780,000	0.00%	\$ -
3	IBR Trunk sewer to SPS 6	2019 - 2023	\$ 2,800,000	\$ -	\$ -	\$ -	\$ 2,800,000	100.00%	\$ 2,800,000	0.00%	\$ -
4	IBR Trunk sewer from Yonge St to 20 SR	2019 - 2023	\$ 3,370,000	\$ -	\$ -	\$ -	\$ 3,370,000	91.15%	\$ 3,071,793	8.85%	\$ 298,207
5	20 SR Trunk Sewer	2024 - 2031	\$ 2,060,000	\$ -	\$ -	\$ -	\$ 2,060,000	91.15%	\$ 1,877,713	8.85%	\$ 182,287
6	6th Line trunk Sewer to Sleeping Lion	2024 - 2031	\$ 2,470,000	\$ -	\$ -	\$ -	\$ 2,470,000	77.35%	\$ 1,910,473	22.65%	\$ 559,527
7	5th Sideroad (from 7th Line to 5th Line)	2031 - 2041	\$ 3,070,000	\$ -	\$ -	\$ -	\$ 3,070,000	100.00%	\$ 3,070,000	0.00%	\$ -
8	Industrial Road sewer to IBR	2031 - 2041	\$ 430,000	\$ -	\$ -	\$ -	\$ 430,000	100.00%	\$ 430,000	0.00%	\$ -
9	Commerce Park Dr. sewer from 7th to 6th Line	2031 - 2041	\$ 1,050,000	\$ -	\$ -	\$ -	\$ 1,050,000	100.00%	\$ 1,050,000	0.00%	\$ -
10	Commerce Park Drive sewer from 5th to 6th Line	2031 - 2041	\$ 460,000	\$ -	\$ -	\$ -	\$ 460,000	100.00%	\$ 460,000	0.00%	\$ -
11	6th Line trunk sewer to Campus Node	2031 - 2041	\$ 5,160,000	\$ -	\$ -	\$ -	\$ 5,160,000	100.00%	\$ 5,160,000	0.00%	\$ -
12	6th Line trunk sewer from Yonge St. to 20 Sideroad	2031 - 2041	\$ 4,000,000	\$ -	\$ -	\$ -	\$ 4,000,000	100.00%	\$ 4,000,000	0.00%	\$ -
<b>Sub-Total Sanitary Sewers</b>			<b>\$ 28,847,824</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 28,847,824</b>		<b>\$ 27,807,802</b>		<b>\$ 1,040,022</b>

**APPENDIX D  
TABLE 6**

**TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL CENTRAL**

1.2 Sewage Pumping Stations and Forcemains		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth- Related	Innisfil Central Share		Other Areas Share	
#	Project Description							%	\$	%	\$
1	IH SPS 1 (5th Sideroad, north of IBR)	2024 - 2031	\$ 2,680,000	\$ -	\$ -	\$ -	\$ 2,680,000	100.00%	\$ 2,680,000	0.00%	\$ -
2	IH SPS 1 Forcemain	2024 - 2031	\$ 210,000	\$ -	\$ -	\$ -	\$ 210,000	100.00%	\$ 210,000	0.00%	\$ -
3	IH SPS 2 (5th Sideroad at 7th Line)	2024 - 2031	\$ 3,460,000	\$ -	\$ -	\$ -	\$ 3,460,000	100.00%	\$ 3,460,000	0.00%	\$ -
4	IH SPS 2 Forcemain and Hwy crossing	2024 - 2031	\$ 4,100,000	\$ -	\$ -	\$ -	\$ 4,100,000	100.00%	\$ 4,100,000	0.00%	\$ -
5	IH SPS 2A (5th Sideroad at 5th Line)	2031 - 2041	\$ 4,580,000	\$ -	\$ -	\$ -	\$ 4,580,000	100.00%	\$ 4,580,000	0.00%	\$ -
6	IH SPS 2A Forcemain and Hwy crossing	2031 - 2041	\$ 3,640,000	\$ -	\$ -	\$ -	\$ 3,640,000	100.00%	\$ 3,640,000	0.00%	\$ -
7	IH SPS 3 (East of Hwy 400 at 9th Line)	2031 - 2041	\$ 3,460,000	\$ -	\$ -	\$ -	\$ 3,460,000	100.00%	\$ 3,460,000	0.00%	\$ -
8	IH SPS 3 Forcemain	2031 - 2041	\$ 1,280,000	\$ -	\$ -	\$ -	\$ 1,280,000	100.00%	\$ 1,280,000	0.00%	\$ -
9	IH SPS 4 (East of Hwy 400 at 7th Line)	2031 - 2041	\$ 2,340,000	\$ -	\$ -	\$ -	\$ 2,340,000	100.00%	\$ 2,340,000	0.00%	\$ -
10	IH SPS 4 Forcemain	2031 - 2041	\$ 460,000	\$ -	\$ -	\$ -	\$ 460,000	100.00%	\$ 460,000	0.00%	\$ -
11	IH SPS 5 (East of Hwy 400 at 5th Line)	2031 - 2041	\$ 2,340,000	\$ -	\$ -	\$ -	\$ 2,340,000	100.00%	\$ 2,340,000	0.00%	\$ -
12	IH SPS 5 Forcemain	2031 - 2041	\$ 370,000	\$ -	\$ -	\$ -	\$ 370,000	100.00%	\$ 370,000	0.00%	\$ -
13	IBR SPS 6	2024 - 2031	\$ 3,080,000	\$ -	\$ -	\$ -	\$ 3,080,000	100.00%	\$ 3,080,000	0.00%	\$ -
14	IBR SPS 6 Forcemain	2024 - 2031	\$ 1,260,000	\$ -	\$ -	\$ -	\$ 1,260,000	100.00%	\$ 1,260,000	0.00%	\$ -
15	IBR SPS 6 Expansion	2031 - 2041	\$ 2,960,000	\$ -	\$ -	\$ -	\$ 2,960,000	100.00%	\$ 2,960,000	0.00%	\$ -

APPENDIX D  
TABLE 6

TOWN OF INNISFIL  
WASTEWATER SERVICING: INNISFIL CENTRAL

1.2 Sewage Pumping Stations and Forcemains		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
16	20th Sideroad SPS	2024 - 2031	\$ 3,120,000	\$ -	\$ -	\$ -	\$ 3,120,000
17	20th Sideroad SPS Expansion	2031 - 2041	\$ 3,520,000	\$ -	\$ -	\$ -	\$ 3,520,000
18	20th Sideroad SPS Forcemain	2024 - 2031	\$ 1,560,000	\$ -	\$ -	\$ -	\$ 1,560,000
19	CN SPS	2031 - 2041	\$ 5,540,000	\$ -	\$ -	\$ -	\$ 5,540,000
20	CN SPS Forcemain	2031 - 2041	\$ 4,430,000	\$ -	\$ -	\$ -	\$ 4,430,000
21	New SPS 2	2019 - 2023	\$ 8,200,000	\$ -	\$ -	\$ -	\$ 8,200,000
22	New SPS 2 Expansion	2031 - 2041	\$ 1,000,000	\$ -	\$ -	\$ -	\$ 1,000,000
23	Churchill SPS	2031 - 2041	\$ 1,540,000	\$ -	\$ -	\$ 1,540,000	\$ -
24	Churchill SPS FM	2031 - 2041	\$ 2,520,000	\$ -	\$ -	\$ 2,520,000	\$ -
25	Class EA Sch. B for Churchill SPS	2031 - 2041	\$ 75,000	\$ -	\$ -	\$ 75,000	\$ -
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ 67,725,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,135,000</b>	<b>\$ 63,590,000</b>
<b>Total Wastewater Collection System</b>			<b>\$ 96,572,824</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 4,135,000</b>	<b>\$ 92,437,824</b>

Innisfil Central Share	
%	\$
91.15%	\$ 2,843,915
91.15%	\$ 3,208,519
91.15%	\$ 1,421,957
100.00%	\$ 5,540,000
100.00%	\$ 4,430,000
60.23%	\$ 4,938,883
60.23%	\$ 602,303
100.00%	\$ -
100.00%	\$ -
100.00%	\$ -
	<b>\$ 59,205,577</b>
	<b>\$ 87,013,379</b>

Other Areas Share	
%	\$
8.85%	\$ 276,085
8.85%	\$ 311,481
8.85%	\$ 138,043
0.00%	\$ -
0.00%	\$ -
39.77%	\$ 3,261,117
39.77%	\$ 397,697
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
	<b>\$ 4,384,423</b>
	<b>\$ 5,424,445</b>

Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Innisfil Central	-	11,198,575	11,198,575	-	11,191,406	11,191,406

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**APPENDIX D**  
**TABLE 7**

**TOWN OF INNISFIL**  
**WASTEWATER SERVICES: INNISFIL CENTRAL**  
**SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Innisfil Central*</b>
<b>1. Wastewater Collection System</b>	
1.1 Sanitary Sewers	\$27,807,802
1.2 Sewage Pumping Stations and Forcemains	\$59,205,577
1.3 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$948,239</u>
Total Wastewater Collection System	\$87,961,618
Forecast Serviced Sewage Flows (m <sup>3</sup> )	11,199
<b>Cost Per Cubic Metre</b>	<b>\$7,854.72</b>
Residential Charge Based On:	
WPCP peak flow per capita:                      0.3250 m <sup>3</sup> /day/cap	Residential DC (\$/capita) \$2,553
<b>2. Wastewater Treatment Cost Per Cubic Metre</b>	
<b>\$7,951.93</b>	
Residential Charge Based On:	
WPCP peak flow per capita:                      0.3250 m <sup>3</sup> /day/cap	Residential DC (\$/capita) \$2,584

\* Innisfil Central Service Area includes the previous service areas of Innisfil Heights (including Campus Node) and Churchill.

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APPENDIX D  
TABLE 8

TOWN OF INNISFIL  
WASTEWATER SERVICING: COOKSTOWN AND HIGHWAY 400 & 89 AREA

1. Wastewater Servicing

1.1 Sanitary Sewers		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Cookstown Share	
#	Project Description							%	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	100.00%	\$ -
<b>Sub-Total Sanitary Sewers</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

1.2 Sewage Pumping Stations and Forcemains		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	DC Recoverable Share	Cookstown Share	
#	Project Description							%	\$
			\$ -	\$ -	\$ -	\$ -	\$ -	100.00%	\$ -
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

1.3 Wastewater Treatment Facilities		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Cookstown Share	
#	Project Description							%	\$
1	Cookstown WPCP	2021-2031	\$ 8,964,734	\$ -	\$ 3,675,541	\$ -	\$ 5,289,193	100.00%	\$ 5,289,193
2	Decommissioning Existing Cookstown WPCP	2021-2031	\$ 1,439,191	\$ -	\$ 590,068	\$ -	\$ 849,123	100.00%	\$ 849,123
<b>Sub-Total Sewage Pumping Stations</b>			<b>\$ 10,403,925</b>	<b>\$ -</b>	<b>\$ 4,265,609</b>	<b>\$ -</b>	<b>\$ 6,138,316</b>		<b>\$ 6,138,316</b>

<b>Total Wastewater Collection System</b>			<b>\$ 10,403,925</b>	<b>\$ -</b>	<b>\$ 4,265,609</b>	<b>\$ -</b>	<b>\$ 6,138,316</b>		<b>\$ 6,138,316</b>
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Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Cookstown	-	562,959	562,959	-	1,769,796	1,769,796

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**APPENDIX D**  
**TABLE 9**

**TOWN OF INNISFIL**  
**WASTEWATER SERVICES: COOKSTOWN**  
**SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Wastewater Servicing</b>	<b>Cookstown</b>
<b>1. Wastewater Collection System</b>	
1.1 Sanitary Sewers	\$0
1.2 Sewage Pumping Stations and Forcemains	\$0
1.3 Wastewater Treatment Facilities	\$6,138,316
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$174,964</u>
Total Wastewater Collection System	\$6,313,280
Forecast Serviced Sewage Flows (m <sup>3</sup> )	563
<b>Cost Per Cubic Metre</b>	<b>\$11,214.46</b>
Residential Charge Based On:	Residential DC (\$/capita)
WPCP peak flow per capita:           0.3250       m <sup>3</sup> /day/cap	<u>\$3,645</u>



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**APPENDIX D**  
**TABLE 10**

**TOWN OF INNISFIL**  
**2018 DEVELOPMENT CHARGES BACKGROUND STUDY**  
**WATER SUPPLY - PLANT COSTS**

	Innisfil Share	BWG Share	Total
<b>1. Phase 3a Expansion</b>			
1.1 Added Capacity (m <sup>3</sup> max. day)	4,600	7,400	12,000
1.2 Capital Cost	\$ 13,136,833	\$ 21,133,167	\$ 34,270,000
1.3 Debenture Interest Costs <sup>1</sup>	<u>\$ 6,196,000</u>		
<b>Total Phase 3a Expansion</b>	<b>\$ 19,332,833</b>		
<b>2. Phase 3b Expansion</b>			
2.1 Added Capacity (m <sup>3</sup> max. day)	9,600	7,400	17,000
2.2 Capital Cost	\$ 9,283,765	\$ 7,156,235	\$ 16,440,000
2.3 Debenture Interest Costs <sup>1</sup>	<u>\$ 4,379,000</u>		
<b>Total Phase 3b Expansion</b>	<b>\$ 13,662,765</b>		
<b>3 Town Campus Servicing Master Plan</b>	<b>\$ 690,000</b>		
<b>Total Growth-Related Works</b>	<b>\$ 33,685,598</b>		
Recovery: Water Supply DC Reserve Fund (Dec 31, 2017)	\$ (6,621,158)		
Total Growth-Related Capital Costs	\$ 27,064,440		
Capacity Available (m <sup>3</sup> ):			
Phase 3a Added Capacity	4,600		
Phase 3b Added Capacity	<u>9,600</u>		
Total Capacity Available (m <sup>3</sup> )	14,200		
<b>Cost Per Cubic Metre (\$ / m<sup>3</sup>)</b>	<b>\$ 1,905.95</b>		

Source: InnServices Utilities Inc.

Notes:

1. Debt Repayment Terms

Amortization Period	Financing Real Rate	Debt Factor	Interest Share
20	4.00%	0.073582	0.471635007
2. Water Demands:

<b>Residential:</b>	
Maximum Day Water Demand Per Capita	
Average Day Per Capita	0.2750 m <sup>3</sup> /day/cap
Max Day Factor	1.8
Max Day Per Capita	0.495 m <sup>3</sup> /day/cap

<b>Non-Residential:</b>	
Average Day Demand Per Hectare	20 m <sup>3</sup> /ha.d
Max Day Factor	1.8
Max Day Per Hectare	36 m <sup>3</sup> /ha.d
Average Coverage	25%
Average Day Demand GFA	
Per Square Metre of GFA	0.0144000 m <sup>3</sup>
Per Square Foot of GFA	0.0013378 m <sup>3</sup>

TOWN OF INNISFIL  
WATER SERVICING: INNISFIL NORTH AND FRIDAY HARBOUR

## 2. Water Servicing

2.1 Watermain		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Innisfil North Share		Friday Harbour Share		Other Areas Share	
#	Project Description							%	\$	%	\$	%	\$
1	6th Line Watermain (St. John's Road to Zone 1 Boundary)	2016-2020	\$ 635,106	\$ -	\$ -	\$ -	\$ 635,106	35.10%	\$ 222,893	0.00%	\$ -	64.90%	\$ 412,213
2	Big Bay Point Rd. Trunk Watermain	2031 - 2041	\$ 1,970,000	\$ -	\$ 1,970,000	\$ -	\$ -	49.35%	\$ -	50.65%	\$ -	0.00%	\$ -
3	Lockhart Rd. and Connection to Ireton Trunk Watermain	2019 - 2023	\$ 2,850,000	\$ -	\$ -	\$ -	\$ 2,850,000	100.00%	\$ 2,850,000	0.00%	\$ -	0.00%	\$ -
4	10th Line trunk Watermain	2024 - 2031	\$ 1,170,000	\$ -	\$ -	\$ -	\$ 1,170,000	100.00%	\$ 1,170,000	0.00%	\$ -	0.00%	\$ -
5	Trunk Watermain from WTP to Alcona Reservoir (25 SR, 9th Li	2024 - 2031	\$ 8,290,000	\$ 3,316,000	\$ -	\$ -	\$ 4,974,000	41.67%	\$ 2,072,891	0.00%	\$ -	58.33%	\$ 2,901,109
6	Watermains to loop distribution system	2024 - 2031	\$ 500,000	\$ -	\$ -	\$ -	\$ 500,000	100.00%	\$ 500,000	0.00%	\$ -	0.00%	\$ -
7	Trunk watermain on 6th Line, East of tracks	2019 - 2023	\$ 1,270,000	\$ -	\$ -	\$ -	\$ 1,270,000	100.00%	\$ 1,270,000	0.00%	\$ -	0.00%	\$ -
8	Trunk Watermain on 20th SR and 6th Line	2024 - 2031	\$ 3,670,000	\$ -	\$ -	\$ -	\$ 3,670,000	100.00%	\$ 3,670,000	0.00%	\$ -	0.00%	\$ -
9	Innisfil Beach Road Trunk Watermains Phase 1	2019 - 2023	\$ 9,900,000	\$ -	\$ -	\$ -	\$ 9,900,000	17.70%	\$ 1,751,932	0.00%	\$ -	82.30%	\$ 8,148,068
10	Yonge St watermain to 440 m north of IBR	2019 - 2023	\$ 340,000	\$ -	\$ 284,437	\$ -	\$ 55,563	100.00%	\$ 55,563	0.00%	\$ -	0.00%	\$ -
11	Trunk Watermain to Stroud Reservoir	2019 - 2023	\$ 2,400,000	\$ -	\$ 2,007,794	\$ -	\$ 392,206	100.00%	\$ 392,206	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Watermain System</b>			<b>\$ 32,995,106</b>	<b>\$ 3,316,000</b>	<b>\$ 4,262,231</b>	<b>\$ -</b>	<b>\$ 25,416,875</b>		<b>\$ 13,955,486</b>		<b>\$ -</b>		<b>\$ 11,461,389</b>
2.2 Water Pumping Stations		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Innisfil North Share		Friday Harbour Share		Other Areas Share	
#	Project Description							%	\$	%	\$	%	\$
1	Upgrade Alcona Zone 2 BPS (Alt. 1)	2019 - 2023	\$ 600,000	\$ -	\$ -	\$ -	\$ 600,000	100.00%	\$ 600,000	0.00%	\$ -	0.00%	\$ -
2	Alcona Reservoir BPS (Phase 1) Yonge St. and Innisfil Heights	2019 - 2023	\$ 4,800,000	\$ -	\$ -	\$ -	\$ 4,800,000	41.67%	\$ 2,000,378	0.00%	\$ -	58.33%	\$ 2,799,622
3	Alcona North Zone 3 BPS	2024 - 2031	\$ 2,600,000	\$ -	\$ -	\$ -	\$ 2,600,000	100.00%	\$ 2,600,000	0.00%	\$ -	0.00%	\$ -
<b>Sub-Total Water Pumping Stations</b>			<b>\$ 8,000,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,000,000</b>		<b>\$ 5,200,378</b>		<b>\$ -</b>		<b>\$ 2,799,622</b>
2.3 Water Storage		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Innisfil North Share		Friday Harbour Share		Other Areas Share	
#	Project Description							%	\$	%	\$	%	\$
1	Alcona Reservoir Phase 2 Expansion	2024 - 2031	\$ 3,700,000	\$ -	\$ -	\$ -	\$ 3,700,000	90.25%	\$ 3,339,389	0.00%	\$ -	9.75%	\$ 360,611
<b>Sub-Total Water Storage</b>			<b>\$ 3,700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,700,000</b>		<b>\$ 3,339,389</b>		<b>\$ -</b>		<b>\$ 360,611</b>
<b>Total Water Distribution System</b>			<b>\$ 44,695,106</b>	<b>\$ 3,316,000</b>	<b>\$ 4,262,231</b>	<b>\$ -</b>	<b>\$ 37,116,875</b>		<b>\$ 22,495,252</b>		<b>\$ -</b>		<b>\$ 14,621,623</b>

Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Innisfil North	-	12,318,890	12,318,890	-	11,748,190	11,748,190
2. Friday Harbour	-	1,733,500	1,733,500	-	1,495,000	1,495,000

**APPENDIX D  
TABLE 12**

**TOWN OF INNISFIL  
WATER SERVICES: INNISFIL NORTH AND FRIDAY HARBOUR  
SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Water Servicing</b>	<b>Innisfil North*</b>	<b>Friday Harbour Resort</b>
<b>1. Water Distribution System</b>		
1.1 Watermains	\$13,955,486	\$0
1.2 Water Pumping Stations	\$5,200,378	\$0
1.3 Water Storage	\$3,339,389	\$0
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	(\$789,871)	\$0
Total Water Distribution System	\$21,705,381	\$0
Forecast Served Water Demand (m <sup>3</sup> )	21,147	2,691
<b>Cost Per Cubic Metre</b>	<b>\$1,026.42</b>	<b>\$0.00</b>
Residential Charge Based On:	Residential DC (\$/capita)	
Max Day Per Capita:                      0.495 m <sup>3</sup> /day/cap	\$508	\$0
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>		
	<b>\$1,905.95</b>	<b>\$1,905.95</b>
Residential Charge Based On:	Residential DC (\$/capita)	
Max Day Per Capita:                      0.495 m <sup>3</sup> /day/cap	\$943	\$943

\* Innisfil North Service Area includes the previous service areas of Alcona, Alcona South, Stroud, and Big Bay Point.

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APPENDIX D  
TABLE 13

TOWN OF INNISFIL  
WATER SERVICING: INNISFIL SOUTH

2. Water Servicing

2.1 Watermain		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	Trunk Watermain from Alcona to BWG - Outstanding Town Share	2013	\$ 2,822,575	\$ -	\$ -	\$ -	\$ 2,822,575
2	Killarney Beach Rd. Trunk Watermain	2024 - 2031	\$ 1,500,000	\$ -	\$ -	\$ -	\$ 1,500,000
3	Ewart St. Trunk Watermain	2031 - 2041	\$ 2,300,000	\$ -	\$ -	\$ -	\$ 2,300,000
4	Trunk Watermain on Pine Ave., 3rd Line and shoreline to Gilford	2031 - 2041	\$ 4,800,000	\$ -	\$ 4,800,000	\$ -	\$ -
5	Church Dr. Trunk Watermain	2019 - 2023	\$ 800,000	\$ -	\$ -	\$ -	\$ 800,000
<b>Sub-Total Watermain System</b>			<b>\$ 12,222,575</b>	<b>\$ -</b>	<b>\$ 4,800,000</b>	<b>\$ -</b>	<b>\$ 7,422,575</b>

Innisfil South Share	
%	\$
100.00%	\$ 2,822,575
100.00%	\$ 1,500,000
100.00%	\$ 2,300,000
100.00%	\$ -
100.00%	\$ 800,000
	<b>\$ 7,422,575</b>

Other Areas Share	
%	\$
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
	<b>\$ -</b>

2.2 Water Pumping Stations		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	Lefroy BPS Phase 2 Expansion	2024 - 2031	\$ 200,000	\$ -	\$ -	\$ -	\$ 200,000
<b>Sub-Total Water Pumping Stations</b>			<b>\$ 200,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 200,000</b>

Innisfil South Share	
%	\$
100.00%	\$ 200,000
	<b>\$ 200,000</b>

Other Areas Share	
%	\$
0.00%	\$ -
	<b>\$ -</b>

2.3 Water Storage		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	Lefroy Reservoir Phase 2 Expansion	2024 - 2031	\$ 2,700,000	\$ -	\$ -	\$ -	\$ 2,700,000
<b>Sub-Total Water Storage</b>			<b>\$ 2,700,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 2,700,000</b>

Innisfil South Share	
%	\$
100.00%	\$ 2,700,000
	<b>\$ 2,700,000</b>

Other Areas Share	
%	\$
0.00%	\$ -
	<b>\$ -</b>

<b>Total Water Distribution System</b>			<b>\$ 15,122,575</b>	<b>\$ -</b>	<b>\$ 4,800,000</b>	<b>\$ -</b>	<b>\$ 10,322,575</b>
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	<b>\$ 10,322,575</b>
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	<b>\$ -</b>
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Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Innisfil South	-	1,413,908	1,413,908	-	1,645,849	1,645,849

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**APPENDIX D**  
**TABLE 14**

**TOWN OF INNISFIL**  
**WATER SERVICES: INNISFIL SOUTH**  
**SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Water Servicing</b>	<b>Innisfil South*</b>
<b>1. Water Distribution System</b>	
1.1 Watermains	\$7,422,575
1.2 Water Pumping Stations	\$200,000
1.3 Water Storage	\$2,700,000
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)	<u>\$8,738,845</u>
Total Water Distribution System	\$19,061,420
Forecast Serviced Water Demand (m <sup>3</sup> )	2,963
<b>Cost Per Cubic Metre</b>	<b>\$6,434.17</b>
Residential Charge Based On:	
Max Day Per Capita: 0.495 m <sup>3</sup> /day/cap	\$3,185
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>	
Residential Charge Based On:	
Max Day Per Capita: 0.495 m <sup>3</sup> /day/cap	\$943

\* Innisfil South Service Area includes the previous service areas of Gilford and Lefroy.

APPENDIX D  
TABLE 15  
TOWN OF INNISFIL  
WATER SERVICING: INNISFIL CENTRAL

2. Water Servicing

2.1 Watermain		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	6th Line Watermain (St. John's Road to Zone 1 Boundary)	2016-2020	\$ 635,106	\$ -	\$ -	\$ -	\$ 635,106
2	Trunk watermain on 6th Line, East of tracks	2019 - 2023	\$ 1,270,000	\$ -	\$ -	\$ -	\$ 1,270,000
3	Trunk Watermain on 20th SR and 6th Line	2024 - 2031	\$ 3,670,000	\$ -	\$ -	\$ -	\$ 3,670,000
4	Innisfil Beach Road Trunk Watermains Phase 1	2019 - 2023	\$ 9,900,000	\$ -	\$ -	\$ -	\$ 9,900,000
5	Innisfil Heights Trunk Watermains Phase 1 (5th SR)	2024 - 2031	\$ 2,900,000	\$ -	\$ -	\$ -	\$ 2,900,000
6	Innisfil Heights Trunk Watermains Phase 2 (East of Hwy 400)	2031 - 2041	\$ 4,700,000	\$ -	\$ -	\$ -	\$ 4,700,000
7	Yonge St. watermains to Campus Node	2031 - 2041	\$ 5,200,000	\$ -	\$ -	\$ -	\$ 5,200,000
8	Yonge St watermain to 285 m south of IBR	2019 - 2023	\$ 250,000	\$ -	\$ -	\$ -	\$ 250,000
9	Yonge St watermain to 440 m north of IBR	2019 - 2023	\$ 340,000	\$ -	\$ -	\$ -	\$ 340,000
10	Trunk Watermain to Stroud Reservoir	2019 - 2023	\$ 2,400,000	\$ -	\$ -	\$ -	\$ 2,400,000
11	Trunk Watermain from WTP to Alcona Reservoir (25 SR, 9th L	2024 - 2031	\$ 8,290,000	\$ 3,316,000	\$ -	\$ -	\$ 4,974,000
12	6th Line Watermains from Campus Node to 6th Line BPS	2031 - 2041	\$ 4,900,000	\$ -	\$ -	\$ -	\$ 4,900,000
13	6th Line Watermains from 6th Line BPS to Innisfil Heights	2031 - 2041	\$ 2,400,000	\$ -	\$ -	\$ -	\$ 2,400,000
<b>Sub-Total Watermain System</b>			<b>\$ 46,855,106</b>	<b>\$ 3,316,000</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 43,539,106</b>

Innisfil Central Share	
%	\$
64.90%	\$ 412,213
0.00%	\$ -
0.00%	\$ -
82.30%	\$ 8,148,068
100.00%	\$ 2,900,000
100.00%	\$ 4,700,000
100.00%	\$ 5,200,000
100.00%	\$ 250,000
0.00%	\$ -
0.00%	\$ -
58.33%	\$ 2,901,109
100.00%	\$ 4,900,000
100.00%	\$ 2,400,000
	<b>\$ 31,811,389</b>

Other Areas Share	
%	\$
35.10%	\$ 222,893
100.00%	\$ 1,270,000
100.00%	\$ 3,670,000
17.70%	\$ 1,751,932
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
100.00%	\$ 340,000
100.00%	\$ 2,400,000
41.67%	\$ 2,072,891
0.00%	\$ -
0.00%	\$ -
	<b>\$ 11,727,717</b>

2.2 Water Pumping Stations		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	Innisfil Heights Zone 3 Pump Station (Phase 1)	2011-2015	\$ 3,246,719	\$ -	\$ -	\$ -	\$ 3,246,719
2	IH Zone 3 Pump Station Extra Pump Installation	2031-2041	\$ 560,000	\$ -	\$ -	\$ -	\$ 560,000
3	Alcona Reservoir BPS (Phase 1) Yonge St. and Innisfil Heights	2019 - 2023	\$ 4,800,000	\$ -	\$ -	\$ -	\$ 4,800,000
4	Alcona Reservoir BPS (Phase 2) Innisfil Heights Phase 2	2031 - 2041	\$ 1,300,000	\$ -	\$ -	\$ -	\$ 1,300,000
5	Innisfil Heights BPS Phase 2 Expansion	2024 - 2031	\$ 1,300,000	\$ -	\$ -	\$ -	\$ 1,300,000
6	6th Line BPS and Reservoir	2031 - 2041	\$ 6,000,000	\$ -	\$ -	\$ -	\$ 6,000,000
<b>Sub-Total Water Pumping Stations</b>			<b>\$ 17,206,719</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 17,206,719</b>

Innisfil Central Share	
%	\$
100.00%	\$ 3,246,719
100.00%	\$ 560,000
58.33%	\$ 2,799,622
100.00%	\$ 1,300,000
100.00%	\$ 1,300,000
100.00%	\$ 6,000,000
	<b>\$ 15,206,341</b>

Other Areas Share	
%	\$
0.00%	\$ -
0.00%	\$ -
41.67%	\$ 2,000,378
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
	<b>\$ 2,000,378</b>

2.3 Water Storage		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related
#	Project Description						
1	Churchill Reservoir Expansion	2011-2015	\$ 4,413,178	\$ -	\$ 3,618,806	\$ -	\$ 794,372
2	Decommission Innisfil Heights Groundwater Supply	2024-2031	\$ 368,000	\$ -	\$ -	\$ -	\$ 368,000
3	Innisfil Heights Reservoir Expansion (Phase 2)	2024 - 2031	\$ 2,000,000	\$ -	\$ -	\$ -	\$ 2,000,000
4	Alcona Reservoir Phase 2 Expansion	2024 - 2031	\$ 3,700,000	\$ -	\$ -	\$ -	\$ 3,700,000
5	6th Line Reservoir Expansion	2031 - 2041	\$ 3,100,000	\$ -	\$ -	\$ -	\$ 3,100,000
<b>Sub-Total Water Storage</b>			<b>\$ 13,581,178</b>	<b>\$ -</b>	<b>\$ 3,618,806</b>	<b>\$ -</b>	<b>\$ 9,962,372</b>

Innisfil Central Share	
%	\$
100.00%	\$ 794,372
100.00%	\$ 368,000
100.00%	\$ 2,000,000
9.75%	\$ 360,611
100.00%	\$ 3,100,000
	<b>\$ 6,622,983</b>

Other Areas Share	
%	\$
0.00%	\$ -
0.00%	\$ -
0.00%	\$ -
90.25%	\$ 3,339,389
0.00%	\$ -
	<b>\$ 3,339,389</b>

<b>Total Water Distribution System</b>	<b>\$ 77,643,003</b>	<b>\$ 3,316,000</b>	<b>\$ 3,618,806</b>	<b>\$ -</b>	<b>\$ 70,708,197</b>
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<b>\$ 53,640,714</b>
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<b>\$ 17,067,483</b>
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Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Innisfil Central	-	11,198,575	11,198,575	-	11,191,406	11,191,406

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**APPENDIX D**  
**TABLE 16**

**TOWN OF INNISFIL**  
**WATER SERVICES: INNISFIL CENTRAL**  
**SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

<b>Water Servicing</b>		<b>Innisfil Central*</b>
<b>1. Water Distribution System</b>		
1.1 Watermains		\$31,811,389
1.2 Water Pumping Stations		\$15,206,341
1.3 Water Storage		\$6,622,983
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)		(\$410,009)
Total Water Distribution System		\$53,230,706
Forecast Serviced Water Demand (m <sup>3</sup> )		20,145
<b>Cost Per Cubic Metre</b>		<b>\$2,642.44</b>
Residential Charge Based On:		Residential DC (\$/capita)
Max Day Per Capita:	0.495 m <sup>3</sup> /day/cap	\$1,308
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>		
		<b>\$1,905.95</b>
<b>Total Water Servicing</b>		<b>\$4,548.39</b>
Residential Charge Based On:		Residential DC (\$/capita)
Max Day Per Capita:	0.495 m <sup>3</sup> /day/cap	\$943

\* Innisfil Central Service Area includes the previous service areas of Innisfil Heights (including Campus Node) and Churchill.

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APPENDIX D  
TABLE 17

TOWN OF INNISFIL  
WATER SERVICING: COOKSTOWN AND HIGHWAY 400 & 89 AREA

2. Water Servicing

2.1 Watermain		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Cookstown Share	
								%	\$
#	Project Description								
1	Trunk Watermain from Alcona to BWG - Outstanding Town Share	2013	\$ 265,222	\$ -	\$ -	\$ -	\$ 265,222	100.00%	\$ 265,222
2	Watermain Connection to Cookstown - Recovery of Negative Reserve	2018	\$ 3,170,274	\$ -	\$ -	\$ -	\$ 3,170,274	100.00%	\$ 3,170,274
<b>Sub-Total Watermain System</b>			<b>\$ 3,435,496</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,435,496</b>		<b>\$ 3,435,496</b>

2.2 Water Pumping Stations		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Cookstown Share	
								%	\$
#	Project Description								
			\$ -	\$ -	\$ -	\$ -	\$ -	100.00%	\$ -
<b>Sub-Total Water Pumping Stations</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

2.3 Water Supply		Anticipated Timing (Year)	Gross Cost	Grants / Subsidies	Non-Growth / Replacement Share	Post Period Allocation	Net Growth-Related	Cookstown Share	
								%	\$
#	Project Description								
			\$ -	\$ -	\$ -	\$ -	\$ -	100.00%	\$ -
<b>Sub-Total Water Supply</b>			<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>		<b>\$ -</b>

<b>Total Water Distribution System</b>			<b>\$ 3,435,496</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ -</b>	<b>\$ 3,435,496</b>		<b>\$ 3,435,496</b>
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Servicing Areas	New Flows 2018 - 2041					
	Wastewater Flows			Water Flows		
	Existing	Future	Total	Existing	Future	Total
1. Cookstown	-	562,959	562,959	-	1,769,796	1,769,796



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**APPENDIX D**  
**TABLE 18**

**TOWN OF INNISFIL**  
**WATER SERVICES: COOKSTOWN**  
**SUMMARY OF CALCULATED RESIDENTIAL CHARGES**

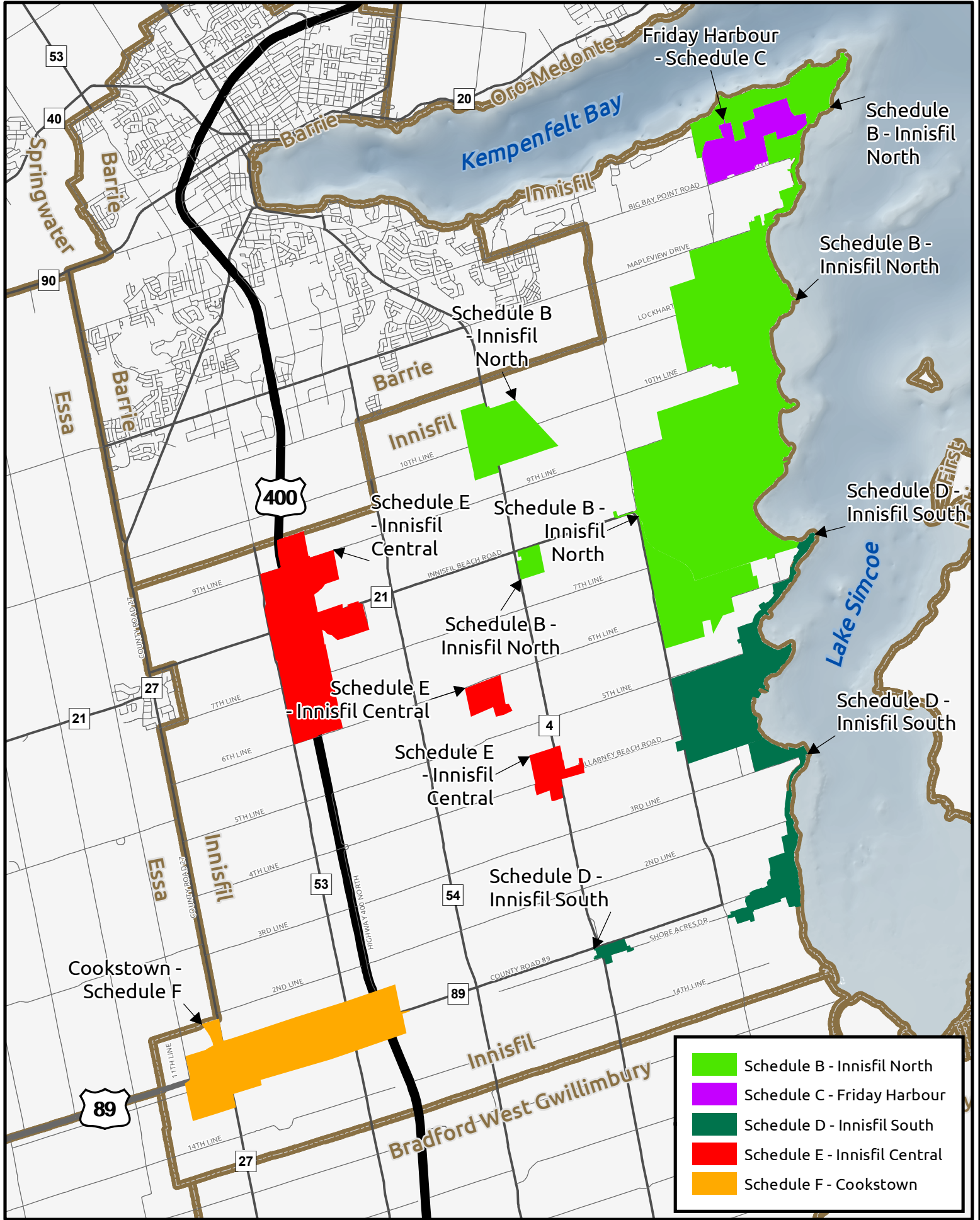
<b>Water Servicing</b>	<b>Cookstown</b>
<b>1. Water Distribution System</b>	
1.1 Watermains	\$3,435,496
1.2 Water Pumping Stations	\$0
1.3 Water Storage	<u>\$0</u>
Total Water Distribution System	\$3,435,496
Forecast Serviced Water Demand (m <sup>3</sup> )	3,186
<b>Cost Per Cubic Metre</b>	<b>\$1,078.43</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
Max Day Per Capita: 0.495 m <sup>3</sup> /day/cap	\$534
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>	
	<b>\$1,905.95</b>
Residential Charge Based On:	<u>Residential DC (\$/capita)</u>
Max Day Per Capita: 0.495 m <sup>3</sup> /day/cap	\$943

**APPENDIX D  
TABLE 19**

**TOWN OF INNISFIL  
WATER AND WASTEWATER SERVICES  
CALCULATION OF UNIFORM NON-RESIDENTIAL CHARGE**

<b>Wastewater Servicing</b>		
<b>1. Wastewater Collection System</b>		
1.1 Sanitary Sewers		\$43,665,245
1.2 Sewage Pumping Stations and Force mains		\$84,642,976
1.3 Wastewater Treatment Facilities		\$6,138,316
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)		<u>\$4,329,768</u>
Total Wastewater Collection System		\$138,776,305
Forecast Serviced Sewage Flows (m <sup>3</sup> )		27,228
<b>Cost Per Cubic Metre</b>		<b>\$5,096.85</b>
Non-Residential Charge Based On:		
Average Day Demand per Square Metre of GFA:	0.0056 m <sup>3</sup> /sq.m.	\$28.54
<b>2. Wastewater Treatment Cost Per Cubic Metre</b>		
		<b>\$7,951.93</b>
Non-Residential Charge Based On:		
Average Day Demand per Square Metre of GFA:	0.0056 m <sup>3</sup> /sq.m.	\$44.53

<b>Water Servicing</b>		
<b>1. Water Distribution System</b>		
1.1 Water mains		\$56,624,946
1.2 Water Pumping Stations		\$20,606,719
1.3 Water Storage		\$12,662,372
1.4 Uncommitted Reserve Fund Balance (Dec. 31, 2017)		<u>\$7,538,966</u>
Total Water Distribution System		\$97,433,003
Forecast Serviced Water Demand (m <sup>3</sup> )		50,130
<b>Cost Per Cubic Metre</b>		<b>\$1,943.59</b>
Non-Residential Charge Based On:		
Max Day Demand per Square Metre of GFA:	0.0144 m <sup>3</sup> /sq.m.	\$27.99
<b>2. Water Supply and Treatment Cost Per Cubic Metre</b>		
		<b>\$1,905.95</b>
Non-Residential Charge Based On:		
Max Day Demand per Square Metre of GFA:	0.0144 m <sup>3</sup> /sq.m.	\$27.45



**APPENDIX E**

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***RESERVE FUND BALANCES***

**APPENDIX E****DEVELOPMENT CHARGES RESERVE FUNDS UNCOMMITTED BALANCES**

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to help fund the development-related net capital costs identified in this study. The opening balances of the development charges reserve funds are as at December 31, 2017. All of the available reserve fund balances are therefore accounted for in this study.

As shown on Table 1, the December 31, 2017 total reserve fund balance was in a positive position of \$16.16 million.

The application of each of the balances in each of the reserve funds is discussed in the appendix section related to each service. The reserve funds are assigned to projects in the initial years of the capital program for the services in which the reserves are in a positive balance. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. In the services where the balance is negative, the deficit is recovered up to the limitations allowable under the *Development Charges Act*.

**APPENDIX E  
TABLE 1**

**TOWN OF INNISFIL  
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT  
YEAR ENDING DECEMBER 31, 2017**

<b>Service</b>	<b>Reserve Fund Balance as at Dec. 31, 2017</b>
Library Board	(199,980.95)
Fire Services	1,388,216.53
Police Services	(140,379.23)
Parks And Recreation	4,188,300.15
Public Works	(283,734.15)
Municipal Fleet	(143,944.96)
General Government	592,005.97
Roads and Related	5,717,099.86
Water	(\$4,088,081.96)
Wastewater	\$9,127,331.74
<b>Total Development Charge Reserves</b>	<b>\$16,156,833.00</b>

## **APPENDIX F**

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

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APPENDIX F  
TABLE 1

**TOWN OF INNISFIL  
ESTIMATED NET OPERATING COST OF THE PROPOSED  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
(in constant 2018 dollars)**

	Net Cost (in 2018\$)		Estimated Operating Costs (\$000)										
			2018	2019	2020	2021	2022	2023	2024	2025	2026	2027	
<b>Library Board</b>			<b>\$0.0</b>	<b>\$560.0</b>	<b>\$560.0</b>	<b>\$560.0</b>	<b>\$560.0</b>	<b>\$560.0</b>	<b>\$560.0</b>	<b>\$1,439.4</b>	<b>\$1,439.4</b>	<b>\$1,439.4</b>	<b>\$1,439.4</b>
New Lefroy Branch - Construction (8,000 sq.ft.)	\$70	per sq.ft. added	\$0.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0	\$560.0
Campus Branch	\$70	per sq.ft. added	\$0	\$0	\$0	\$0	\$0	\$0	\$0.0	\$879.4	\$879.4	\$879.4	\$879.4
<b>Fire Services</b>			<b>\$0.0</b>	<b>\$880.0</b>	<b>\$880.0</b>	<b>\$3,080.0</b>	<b>\$3,080.0</b>	<b>\$3,080.0</b>	<b>\$3,080.0</b>	<b>\$3,080.0</b>	<b>\$3,080.0</b>	<b>\$3,631.6</b>	<b>\$3,631.6</b>
Station 6 - Innisfil Heights (9,000 sq.ft.)	\$80	per sq.ft. added	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$551.6	\$551.6
New Firefighters (28)	\$110,000	per firefighter	\$0.0	\$880.0	\$880.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,080.0	\$3,080.0
<b>Police Services</b>			<b>\$132.0</b>	<b>\$264.0</b>	<b>\$396.0</b>	<b>\$528.0</b>	<b>\$660.0</b>	<b>\$792.0</b>	<b>\$924.0</b>	<b>\$1,056.0</b>	<b>\$1,188.0</b>	<b>\$1,320.0</b>	
New Police Officers - Innisfil Share (12)	\$110,000	per police officer	\$132.0	\$264.0	\$396.0	\$528.0	\$660.0	\$792.0	\$924.0	\$1,056.0	\$1,188.0	\$1,320.0	
<b>Parks And Recreation</b>			<b>\$200.7</b>	<b>\$1,493.0</b>	<b>\$2,116.1</b>	<b>\$2,548.1</b>	<b>\$2,972.3</b>	<b>\$3,160.1</b>	<b>\$4,010.2</b>	<b>\$4,905.0</b>	<b>\$5,056.5</b>	<b>\$6,149.1</b>	
Rizzardo Health & Wellness Hub	\$45,000	per year	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	
Indoor Soccer Facility	\$45,000	per year	\$0.0	\$0.0	\$0.0	\$0.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	\$45.0	
Park Development and Facilities	\$0.10	per \$1.00 of new infrastructure	\$155.7	\$1,447.99	\$2,071.1	\$2,503.1	\$2,882.3	\$3,070.1	\$3,920.2	\$4,815.0	\$4,966.5	\$6,059.14	
<b>Public Works</b>			<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	
No new facilities			\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
<b>Municipal Fleet</b>			<b>\$106.4</b>	<b>\$143.2</b>	<b>\$184.1</b>	<b>\$265.1</b>	<b>\$293.8</b>	<b>\$312.8</b>	<b>\$352.5</b>	<b>\$352.5</b>	<b>\$394.7</b>	<b>\$412.1</b>	
Fleet Additions	\$0.10	per \$1.00 of new fleet added	\$106.4	\$143.2	\$184.1	\$265.1	\$293.8	\$312.8	\$352.5	\$352.5	\$394.7	\$412.1	
<b>Roads and Related</b>			<b>\$150.7</b>	<b>\$155.6</b>	<b>\$160.9</b>	<b>\$166.5</b>	<b>\$191.9</b>	<b>\$199.0</b>	<b>\$206.8</b>	<b>\$214.5</b>	<b>\$222.6</b>	<b>\$172.1</b>	
- Development-Related Roads Infrastructure	\$310	per household	\$150.7	\$155.6	\$160.9	\$166.5	\$191.9	\$199.0	\$206.8	\$214.5	\$222.6	\$172.1	
<b>TOTAL ESTIMATED OPERATING COSTS</b>			<b>\$589.8</b>	<b>\$3,495.8</b>	<b>\$4,297.1</b>	<b>\$7,147.6</b>	<b>\$7,757.9</b>	<b>\$8,103.9</b>	<b>\$10,012.9</b>	<b>\$11,047.5</b>	<b>\$11,932.8</b>	<b>\$13,124.3</b>	



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TABLE 2

**TOWN OF INNISFIL  
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	TOTAL (\$000)
<b>LIBRARY BOARD</b>											
Total Net Cost (1)	8,115.0	8,891.8	388.8	341.8	491.8	1,204.8	13,768.8	341.8	341.8	542.9	34,429.4
Net Cost From Development Charges (2)	7,042.0	85.5	85.5	85.5	85.5	0.0	0.0	0.0	0.0	0.0	7,384.1
Net Cost From Non-DC Sources	1,073.1	8,806.3	303.3	256.3	406.3	1,204.8	13,768.8	341.8	341.8	542.9	27,045.3
- Discount Portion (3)	93.2	880.6	30.3	25.6	40.6	111.9	1,368.3	25.6	25.6	25.6	2,627.5
- 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 2027 Development (5)	1,902.5	7,823.1	170.4	128.1	263.1	990.4	12,298.0	213.7	213.7	414.8	24,417.8
<b>FIRE SERVICES</b>											
Total Net Cost (1)	12,660.7	544.0	0.0	210.0	0.0	104.0	0.0	976.0	6,137.0	0.0	20,631.7
Net Cost From Development Charges (2)	6,557.8	360.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6,917.8
Net Cost From Non-DC Sources	6,102.9	184.0	0.0	210.0	0.0	104.0	0.0	976.0	6,137.0	0.0	13,713.9
- 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)	1,388.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,388.2
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	67.8	0.0	0.0	0.0	0.0	67.8
- For Post 2027 Development (5)	4,714.7	184.0	0.0	210.0	0.0	36.2	0.0	976.0	6,137.0	0.0	12,257.9
<b>POLICE SERVICES</b>											
Total Net Cost (1)	330.3	302.3	262.8	165.3	165.3	165.3	285.3	165.3	165.3	477.9	2,484.7
Net Cost From Development Charges (2)	326.8	298.8	262.8	165.3	165.3	165.3	285.3	165.3	165.3	477.9	2,477.7
Net Cost From Non-DC Sources	3.5	3.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.0
- 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)	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	3.5	3.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	7.0
- For Post 2027 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>PARKS AND RECREATION</b>											
Total Net Cost (1)	5,343.3	13,994.9	7,266.9	5,354.9	8,827.2	2,914.2	9,536.7	9,983.4	2,549.9	14,396.0	80,167.4
Net Cost From Development Charges (2)	87.3	11,819.2	5,962.0	4,235.7	7,339.3	2,001.5	8,048.0	2,605.1	1,035.5	3,469.5	46,602.9
Net Cost From Non-DC Sources	5,256.0	2,175.7	1,304.9	1,119.2	1,487.9	912.7	1,488.7	7,378.3	1,514.5	10,926.5	33,564.5
- Discount Portion (3)	360.0	1,198.2	547.4	355.6	700.4	107.3	779.2	821.5	130.5	1,015.1	6,015.2
- Available DC Reserves (4)	4,188.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	4,188.3
- Replacement & Benefit to Existing	707.7	977.5	757.5	763.7	787.5	805.4	709.5	733.4	209.6	775.1	7,227.0
- For Post 2027 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,823.4	1,174.4	9,136.2	16,134.1

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 2027 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 F

## TABLE 2

**TOWN OF INNISFIL  
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS**

Net Capital Cost of Development-Related Projects	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	TOTAL (\$000)
<b>PUBLIC WORKS</b>											
Total Net Cost (1)	6,472.8	94.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	6,566.8
Net Cost From Development Charges (2)	3,264.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,264.3
Net Cost From Non-DC Sources	3,208.6	94.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,302.6
- 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)	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	47.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	47.0
- For Post 2027 Development (5)	3,208.6	47.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,255.6
<b>MUNICIPAL FLEET</b>											
Total Net Cost (1)	3,647.0	368.0	409.0	810.0	287.0	190.0	397.0	0.0	422.0	174.0	6,704.0
Net Cost From Development Charges (2)	3,297.7	171.0	285.6	516.6	63.0	0.0	0.0	0.0	0.0	0.0	4,333.9
Net Cost From Non-DC Sources	349.2	197.0	123.4	293.4	224.0	190.0	397.0	0.0	422.0	174.0	2,370.0
- Discount Portion (3)	349.2	36.8	40.9	81.0	28.7	19.0	39.7	0.0	42.2	17.4	654.9
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2027 Development (5)	0.0	160.2	82.5	212.4	195.3	171.0	357.3	0.0	379.8	156.6	1,715.1
<b>TOTAL SOFT SERVICES</b>											
Total Net Cost (1)	36,569.1	24,195.0	8,327.5	6,882.0	9,771.3	4,578.3	23,987.7	11,466.4	9,616.0	15,590.8	150,984.0
Net Cost From Development Charges (2)	20,575.8	12,734.5	6,595.8	5,003.1	7,653.1	2,166.7	8,333.2	2,770.3	1,200.7	3,947.4	70,980.7
Net Cost From Non-DC Sources	15,993.3	11,460.5	1,731.6	1,878.9	2,118.2	2,411.5	15,654.5	8,696.1	8,415.3	11,643.4	80,003.4
- Discount Portion (3)	802.4	2,115.6	618.6	462.2	769.7	238.3	2,187.2	847.1	198.3	1,058.2	9,297.6
- Available DC Reserves (4)	5,576.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,576.5
- Replacement & Benefit to Existing	711.2	1,028.0	757.5	763.7	787.5	873.2	709.5	733.4	209.6	775.1	7,348.7
- For Post 2027 Development (5)	9,825.7	8,214.3	253.0	550.5	458.4	1,197.6	12,655.3	7,013.1	7,904.9	9,707.6	57,780.5

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 2027 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 G**

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***ASSET MANAGEMENT PLAN***

## APPENDIX G

### ASSET MANAGEMENT PLAN

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

#### Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1 and Table 2. The useful life assumptions were informed by the Town's Parks and Buildings Asset Management Plan (2016) as well as its Roads, Stormwater, Drinking Water and Wastewater Asset Management Plan (2014).

Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. Some projects do not relate to the emplacement of a tangible capital asset – for example, the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects have been excluded from the asset management provision calculations.

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

<b>Table 1</b> <b>Summary of Municipal Assets Considered</b> <b>Town-wide General Services</b>	
<b>Service and Amenities</b>	<b>Estimated Useful Life</b>
<b>Library</b> <ul style="list-style-type: none"> <li>• Buildings</li> <li>• Equipment and collection materials</li> <li>• Studies</li> </ul>	75 years 7-10 years Studies do not have a useful life assumption
<b>Fire</b> <ul style="list-style-type: none"> <li>• Buildings</li> <li>• Equipment and vehicles</li> </ul>	75 years 10-20 years
<b>Police</b> <ul style="list-style-type: none"> <li>• Buildings and indoor sports facilities</li> <li>• Equipment and vehicles</li> </ul>	50-75 years 7-15 years
<b>Parks and Recreation</b> <ul style="list-style-type: none"> <li>• Buildings</li> <li>• Sports fields, parks, playgrounds, trails, pools, equipment and other park amenities</li> </ul>	75 years 10-30 years
<b>Public Works</b> <ul style="list-style-type: none"> <li>• Buildings</li> <li>• Security fencing</li> </ul>	75 years 20 years
<b>Municipal Fleet</b> <ul style="list-style-type: none"> <li>• Vehicles and related equipment</li> </ul>	7-10 years
<b>General Government</b> <ul style="list-style-type: none"> <li>• Studies</li> </ul>	Studies do not have a useful life assumption

<b>Table 2</b> <b>Summary of Municipal Assets Considered</b> <b>Engineered Services</b>	
<b>Capital Project Description</b>	<b>Estimated Useful Life</b>
<b>Roads and Related</b> <ul style="list-style-type: none"> <li>• Road infrastructure, multi-use trails, bike lanes</li> <li>• Signalization</li> <li>• Studies</li> </ul>	50-75 years 22 years Studies do not have a useful life assumption
<b>Water Supply</b> <ul style="list-style-type: none"> <li>• Plants and watermains</li> </ul>	75 years
<b>Water Distribution</b> <ul style="list-style-type: none"> <li>• Watermains, pumping stations, storage</li> </ul>	75 years
<b>Wastewater Treatment</b> <ul style="list-style-type: none"> <li>• Plants</li> </ul>	75 years
<b>Wastewater Treatment</b> <ul style="list-style-type: none"> <li>• Sanitary sewers, pumping stations and forcemains, treatment facilities</li> </ul>	75 years

No annual provisions have been identified for General Government as the plan updates and studies included in the General Government development charge category are not infrastructure and therefore have no long-term financial requirements.

## Annual Provision

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

Based on the information obtained from the Town regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

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

Table 3 provides the calculated annual asset management contribution by 2027 as it relates to the non-DC funded and the DC recoverable portions for general services. As shown in Table 3, by 2027, the Town will need to fund an additional \$3.11 million per year in order to properly fund the full life-cycle costs of the new assets related to the general services supported under the development charges by-law.

Table 4 provides a separate analysis of the annual provisions required for the engineered services capital program as the program extends to 2041. As shown in Table 4, the annual provision in 2041 amounts to \$2.57 million.

Service	2018-2027 Capital Program		Calculated AMP Annual Provision by 2027	
	Non-DC Funded	DC Recoverable	Non-DC Related	DC Related
Library Board	\$ 25,496,597	\$ 7,319,828	\$ 467,085	\$ 207,963
Fire Services	\$ 12,325,712	\$ 8,305,984	\$ 278,642	\$ 208,245
Police Services	\$ 708,690	\$ 2,337,328	\$ 73,043	\$ 87,972
Parks And Recreation	\$ 25,153,724	\$ 55,013,691	\$ 675,263	\$ 1,901,435
Public Works	\$ 3,302,565	\$ 2,980,520	\$ 44,145	\$ 36,486
Municipal Fleet	\$ 1,905,692	\$ 4,654,332	\$ 273,001	\$ 671,093
General Government	\$ -	\$ -	\$ -	\$ -
<b>Total Provision by 2027</b>			<b>\$ 1,811,179</b>	<b>\$ 3,113,195</b>

Service	2018-2041 Capital Program		Calculated AMP Annual Provision by 2041	
	Non-DC Funded	DC Recoverable	Non-DC Related	DC Related
Roads and Related	\$ 233,415,939	\$ 231,126,258	\$ 362,651	\$ 1,590,244
Water Supply	\$ -	\$ 23,110,598	\$ -	\$ 65,680
Water Distribution	\$ 17,818,806	\$ 91,024,587	\$ 13,613	\$ 188,505
Wastewater Treatment	\$ -	\$ 152,180,000	\$ -	\$ 458,035
Wastewater Collection	\$ 27,630,609	\$ 133,292,712	\$ 19,457	\$ 272,465
<b>Total Provision by 2041</b>			<b>\$ 395,721</b>	<b>\$ 2,574,929</b>

## Financial Sustainability of the Program

### *Future Revenue Growth*

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years (to 2027) the Town is projected to increase by approximately 5,900 households. In addition, the Town will also add over 2,500 new employees that will result in approximately 139,000 square metres of additional non-residential building space.

By 2041, there will be an increase of nearly 13,300 new dwelling units, 7,700 new employees, and 452,500 square metres of non-residential building space. This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Town's reserves for future replacement of these assets.

### *Annual Budgetary Reviews*

In order to maintain, protect and manage the Town's infrastructure and assets, staff monitor current levels of service and life cycle trends. These assessments are used to

schedule appropriate activities, such as pavement management and road reconstruction and rehabilitation. Ongoing maintenance and repairs to community facilities will ensure that they continue to meet the needs of a growing population into the future.

***The Program is Deemed Financially Sustainable***

The calculated annual provisions identified in Tables 3 and 4 are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

Importantly, the Town's annual operating budget processes allow for opportunities for ongoing review of asset management requirements. The Town also maintains a long-term financial plan, which is updated on an annual basis. The long-term financial plan includes full consideration for the life-cycle costs of existing and planned assets. These tools and processes will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.



**APPENDIX H**

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***2018 DEVELOPMENT CHARGES  
BY-LAW 104-18***

**THE CORPORATION OF THE TOWN OF INNISFIL**

**BY-LAW NO. 104-18**

**A By-Law of The Corporation of the Town of Innisfil to impose development charges for the recovery of growth-related capital costs.**

**WHEREAS** subsection 2(1) of the *Development Charges Act*, S.O. 1997, c.27 (hereinafter called the Act) enables the Council of a municipality to pass by-laws for the imposition of development charges against land within the municipality for increased capital costs required because of the need for municipal services arising from development in the area to which the by-law applies; and

**WHEREAS** the Council of The Corporation of the Town of Innisfil, at its meeting of September 19, 2018, approved a Study dated July 19, 2018, entitled Development Charges Background Study, Town of Innisfil (the "Study"), as amended by two Addendum Reports dated August 23, 2018 and September 11, 2018, prepared by Hemson Consulting Limited in accordance with the directive of Council (including the Capital Program); and

**WHEREAS** the Council has given Notice in accordance with Section 12 of the Act of its development charges proposal and held a public meeting on August 8, 2018; and

**WHEREAS** the Council has heard all persons who applied to be heard in objection to, or in support of, the development charges proposal at such public meeting and provided a subsequent period for written communications to be made; and

**WHEREAS** the Council has given said communications due consideration, and has determined that no further public meetings are required in respect of the Study and the Development Charges By-Law; and

**WHEREAS** the Council in approving the said report directed that development charges be imposed on land under development or redevelopment within the geographical limits of the municipality as hereinafter provided.

**NOW THEREFORE** the Council of the Corporation of the Town of Innisfil enacts as follows:

**Definitions**

1. In this By-law:

**Act** means the *Development Charges Act, 1997*, S.O. 1997, c.27 as amended, or successor legislation;

**Agricultural Use** means a bona fide farming operation, including sod farms, the breeding and boarding of horses, and greenhouses;

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

**Apartment Dwelling** means a building containing six or more dwelling units which have a common entrance from the street level, and the occupants of which have the right to use

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common elements, including units defined as Special Care Dwelling Units;

**Bedroom** means a room which can be used as sleeping quarters but does not include a kitchen, bathroom, living room or dining room, but does include a den or study;

**Board of Education** means a board of education, public school board, secondary school board, Catholic school board or Protestant school board;

**Building Or Structure** means a structure occupying an area greater than 10 square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof, but does not include a farm building, but does include an air-supported structure and an exterior storage tank;

**Building Code Act** means the *Building Code Act*, S.O. 1992, chapter 23, as amended, or any successor thereto and all Regulations thereto including the Ontario Building Code, 2012, as amended;

**Building Permit** means a Permit issued in accordance with the *Building Code Act*;

**County** means The County of Simcoe;

**Development** means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the Total Floor Area, and includes Redevelopment;

**Development Charge** means a charge imposed pursuant to this By-law;

**Dwelling Unit** means one or more habitable rooms designed or intended to be used together as a single and separate house-keeping unit by one person or jointly by two or more persons, containing its own kitchen and sanitary facilities, with a private entrance from outside the unit itself;

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

**Floor** includes a paved, concrete, wooden, gravel, or dirt floor;

**Grade** means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

**Industrial Use** means a building used for or in connection with:

- (a) manufacturing, producing, processing, or distributing something; and
- (b) research or development in connection with manufacturing, producing or processing something;

**Local Board** means a public utility commission, transportation commission, public library board, board of park management, local board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or

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exercising any power or authority under any general or special Act with respect to any of the affairs or purposes of the Town or the County;

**Long Term Care Home or Nursing Home** means premises in which lodging is provided with or without meals and in addition, nursing or medical care and treatment is provided in accordance with the *Long Term Care Homes Act, 2007*, as amended, and/or other applicable legislation and regulations, and shall include a hospice in accordance with any applicable regulations, but does not include a Retirement Home as defined herein. For the purpose of this by-law, a Long Term Care Home or Nursing Home structure is considered an Institutional Use.

**Manufactured Housing** means a prefabricated dwelling that is manufactured and assembled in a factory and then transported to a site for use. Manufactured Housing are built as dwelling units of at least 30m<sup>2</sup> with a permanent chassis to assure the initial and continued transportability of the home. The combined gross floor area of a Manufactured House shall not exceed 100 square metres. Manufactured Housing does not include modular homes that are constructed and then transported to a site for assembly. For the purposes of this definition, Park Model Trailers are considered Manufactured Housing. Park Model Trailers shall not exceed 50 square meters and are transportable and primarily designed for long-term or permanent placement. For the purpose of this by-law, this type of dwelling unit is considered to be equivalent to a large apartment unit.

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

**Multiple Dwellings** means all dwellings other than single-family detached dwellings, semi-detached dwellings, and apartment dwellings;

**Multiple Use** means any Building or Structure that contains portions of the Building or Structure that vary between the definition of Residential or Non-Residential within the same Building or Structure.

**Non-Residential Use** means land, buildings or structures or portions thereof used, or designed or intended to be used for a use other than for a residential use;

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

**Places of Worship** means that part of a building or structure that is exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990 C.A. 31, as amended, as a place of worship under the *Assessment Act*, 1990, as amended or any successor thereto;

**Planning Act** means the *Planning Act*, R.S.O. 1990 C.P. 13, as amended and all Regulations enacted thereunder;

**Private School** means an institution at which instruction is provided on any school day for five or more pupils who are of or over compulsory school age in subjects of the elementary or secondary school courses of study as defined by the *Education Act* and is not a school of a Board of Education. Notwithstanding the Zoning By-law designation for the lands on which the Private School is to be located, for the purpose of this by-law a

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Private School is to be considered an Non-Residential Use;

**Protracted** means in relation to a Temporary Building or Structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a period exceeding eight months;

**Redevelopment** means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from residential to non-residential or from non-residential to residential;

**Residential Uses** means land, buildings or structures or portions thereof used, designed, or intended to be used principally (or primarily) as living accommodation for one or more individuals;

**Retail Motor Vehicle Establishment** means a building or structure used or designed or intended to be used for the sale, rental or servicing of motor vehicles, or any other function associated with the sale, rental or servicing of motor vehicles including but not limited to detailing, leasing and brokerage of motor vehicles, and short or long-term storage of customer motor vehicles. Notwithstanding the Total Floor Area definition included in this by-law, for a retail motor vehicle establishment, Total Floor Area includes the sum of the areas of each floor used, or designed or intended for use for the parking or storage of motor vehicles. For the purpose of this by-law a Retail Motor Vehicle Establishment is to be considered a non-residential use, and to provide clarity, not an industrial use;

**Retirement Home** means premises that provides accommodation primarily to retired persons or couples where each private bedroom or living unit has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and where common lounges, recreation rooms and medical care facilities may also be provided, but which shall not include a Long Term Care Home or Nursing Home. For the purpose of this by-law, a Retirement Home structure will be considered Multiple Use.

**Semi-Detached Dwelling** means a building divided vertically, into two separate dwelling units, with at least 50 per cent of the above-grade area of a main wall on one side of each dwelling unit attached to or the same as a main wall on one side of the other dwelling unit;

**Services** means services designated in Section 6 to this By-law or in agreement under Section 44 of the Act, or both;

**Single Family Detached Dwelling** means a completely detached residential building containing only one dwelling unit;

**Special Care Dwelling Unit** means a unit in a residential building not otherwise defined in this bylaw containing self-contained dwelling units which may include culinary facilities, which are designed to accommodate persons with specific needs and where meals are provided within the development on a regular basis, including, but not limited to, Independent Living Units and Assisted Living Units. For the purpose of this by-law, a Special Care Dwelling Unit is considered to be equivalent to a small apartment unit;

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

**Total Floor Area** means the sum total of all the areas of the floors in a building or structure, whether at, above, or below-grade, measured between the exterior faces of the exterior walls of the building or structure or from the center line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- (a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior wall partitions; and
- (b) excludes any parts of the building or structure used for mechanical equipment related to the operation or maintenance of the building or structure, stairwells, elevators, washrooms, and the parking and loading of vehicles, and;
- (c) where a building does not have any walls, the total floor area shall be the sum total of the area of land directly beneath the roof of the building and the total areas of the floors in the building or structure.

**Town** means The Corporation of the Town of Innisfil;

**Rules**

- 2. For the purpose of complying with Section 6 of the Act:
  - (a) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
  - (b) the rules developed under paragraph 9 of subsection 5(1) of the Act for determining if a Development Charge is payable in any particular case and for determining the amount of the charge shall be as set forth in sections 4 through 18, inclusive and Section 25 of this By-law;
  - (c) the exemptions provided for by such rules shall be the exemptions set forth in Sections 19 through 23, inclusive of this By-law, the indexing of charges shall be in accordance with Section 16 of this By-law; and
  - (d) there shall be no phasing of the charge as provided in subsection 16(1) of this By-law; and
  - (e) the Redevelopment of land shall be in accordance with the rules set forth in Section 24 of this By-law.

**By-Law No. 104-18****Lands Affected**

3. This By-law applies to all lands in the geographic area of the Town, subject to the following:
  - (a) municipal wastewater services Development Charges, as identified on Schedules B, C, D, E and F will only be levied against development of land that will receive sanitary sewerage services from the Town of Innisfil, or a local board thereof, at the time of development; and
  - (b) municipal water services Development Charges, as identified on Schedule as identified on Schedules B, C, D, E and F will only be levied against development of land that will receive water services from the Town of Innisfil, or a local board thereof, at the time of Development.

**Designation of Services**

4. It is declared by Council that all development of land within the area to which this By-law applies will increase the need for services.
5. The Development Charge applicable to a Development as determined under this By-law shall apply without regard to the services required or used by an individual Development, except as set out in subsections 3(a) and 3(b) of this By-law.
6. Development Charges shall be imposed for the following categories of services to pay for the increased capital costs required because of increased needs for services arising from development:
  - (a) General Government – Growth Studies;
  - (b) Library Services;
  - (c) Fire and Rescue Services;
  - (d) Police Services;
  - (e) Parks and Recreation Services;
  - (f) Public Works (Buildings and Related);
  - (g) Municipal Fleet;
  - (h) Roads and Related (including associated structures, sidewalks, street lights, traffic signals, multiuse paths and intersection improvements);
  - (i) Utility Services – Wastewater (Collection);
  - (j) Utility Services – Wastewater (Treatment);
  - (k) Utility Services – Water (Distribution); and
  - (l) Utility Services – Water (Supply and Treatment);

**Calculation of Development Charges**

7. The Development Charge with respect to the use of any land, Buildings or Structures shall be calculated as follows:
  - (a) in the case of Residential Development, or the residential portion of a Multiple Use Development, based upon the number and type of Dwelling Units; or



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- (b) in the case of Non-Residential Development, or the non-residential portion of a Multiple Use Development, based upon the Total Floor Area of such development.

**Approvals for Development**

8. Development Charges shall be imposed against all lands, Buildings or Structures within the area to which this By-law applies if the Development of such lands, Buildings or Structures requires any of the following approvals:
- (a) the passing of a zoning By-law or of an amendment thereto under Section 34 of the *Planning Act*;
  - (b) the approval of a minor variance under Section 45 of the *Planning Act*;
  - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
  - (e) a consent under Section 53 of the *Planning Act*;
  - (f) the approval of a description under section 50 of the *Condominium Act, 1998*; or
  - (g) the issuing of a Permit under the *Building Code Act* in relation to a Building or Structure.
9. No more than one Development Charge for each service designated in Section 6 shall be imposed upon any lands, Buildings or Structures to which this By-law applies even though two or more of the actions described in Section 8 are required before the lands, Buildings or Structure can be developed.
10. Notwithstanding Section 13 if two or more of the actions described in Section 8 occur at different times, additional Development Charges shall be imposed in respect of any increased or additional Development permitted by that action.
11. Where a Development requires an approval described in Section 8 after the issuance of a Building Permit and no Development Charge has been paid, then the Development Charge shall be paid prior to the granting of the approval required under Section 8.
12. If a Development does not require a Building Permit but does require one or more of the approvals described in Section 8, then the Development Charge shall nonetheless be payable in respect of any increased or additional Development permitted by such approval required for the increased or additional Development being granted.
13. Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Sections 51 or 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services as council may require, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing, or inspection fees.



**By-Law No. 104-18****Amount of Charge – Residential**

14. The Development Charges described in Schedules A, B, C, D, E and F to this By-law shall be imposed on Residential Uses of lands, Buildings or Structures, including a Dwelling Unit accessory to a Non-Residential Use and, in the case of a Multiple Use Building or Structure, on the Residential component of the Multiple Use Building or Structure, according to the type of Residential Use.

**Amount of Charge – Non-Residential**

15. The Development Charges described in Schedule A, B, C, D, E and F to this By-law shall be imposed on Non-Residential Uses of lands, Buildings or Structures and, in the case of a Multiple Use Building or Structure, on the Non-Residential components of the Multiple Use Building or Structure, and calculated with respect to each of the services according to the Total Floor Area of the Non-Residential Use.

**Indexing of Development Charges**

16. The Development Charges set out in Schedules A, B, C, D, E and F hereto shall be adjusted without amendment to this By-law annually on April 1<sup>st</sup> in each year, commencing April 1<sup>st</sup>, 2019, in accordance with the most recent twelve month change in the Statistics Canada Quarterly, Building Construction Price Index.

**Phasing, Timing of Calculation and Payment**

17. (1) The Development Charges set out in this By-law are not subject to phasing and are payable in full, subject to the exemptions and credits set out in this By-Law from the effective date of this By-law.
- (2) Subject to Section 24 (with respect to Redevelopment) and subsection (3) the Development Charge shall be calculated as of, and shall be payable prior to issuance, on the date the first Building Permit is issued in relation to a building or structure on land to which the Development Charge applies.
- (3) Notwithstanding subsection (2), the Town may require and where so required an Owner shall enter into an agreement, including the provision of security for the Owner's obligations under agreement, pursuant to section 27 of the Act and, without limiting the generality of the foregoing, such an agreement may require the early payment of the development charges hereunder. The terms of such agreement shall then prevail over the provisions of this By-law.

**Payment by Money or the Provision of Services**

18. (1) Payment of Development Charges shall be by cash or by cheque payable to the Treasurer of the Town of Innisfil.
- (2) In the alternative to payment by the means provided in subsection (1), the Town

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may, by an agreement entered into with the Owner, accept the provision of services in full or partial satisfaction of the Development Charge otherwise payable provided that:

- (a) If the Town and the Owner cannot agree as to the reasonable cost of doing the work under sub-section (2), the dispute shall be referred to Council whose decision shall be final and binding.
- (b) If the credit exceeds the amount of the charge for the service to which the work relates:
  - (i) the excess amount shall not be credited against the charge for any other service, unless the Town has so agreed in an agreement under Section 38 of the Act; and
  - (ii) in no event shall the Town be required to make a cash payment to the credit holder.
- (3) Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act* that the Owner, at the Owner's expense, install such local services as Council may require in accordance with the Town's local services' policies in effect at the time.

**Rules with Respect to Exemptions for Intensification of Existing Housing**

- 19. (1) This By-law does not apply with respect to approvals related to the residential Development of land, Buildings or Structures that would have the affect only:
  - (a) of permitting the enlargement of an existing Dwelling Unit;
  - (b) of creating one or two additional Dwelling Units in an existing Single Family Detached Dwelling;
  - (c) of creating one additional Dwelling Unit in an existing Semi-Detached Dwelling; or
  - (d) of creating one additional Dwelling Unit for any other existing Residential Use.
- (2) Notwithstanding clauses (1)(b) to (d), a Development Charge shall be imposed with respect to the creation of one or two additional Dwelling Units in a Building, if the Total Floor Area of the additional one or two Dwelling Units exceeds the Total Floor Area of the existing Dwelling Unit for the purposes of clause (1)(b) and (1)(c), and the smallest existing Dwelling Unit for the purposes of clause (1)(d).

**Rules with Respect to Industrial Expansion Exemption**

- 20. (1) If a Development includes the enlargement of the Total Floor Area of an existing Building, the amount of the Development Charge that is payable is the following:

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- (a) if the Total Floor Area is enlarged by 50 per cent or less, the amount of the Development Charge in respect of the enlargement is zero; and
  - (b) if the Total Floor Area is enlarged by more than 50 per cent, Development Charges are payable on the amount by which the enlargement exceeds 50 per cent of the Total Floor Area before the enlargement.
- (2) In this section, for greater certainty in applying the exemption herein:
- (a) the Total Floor Area of an existing Industrial Building shall be determined as of the date this By-law comes in to force; and
  - (b) the Total Floor Area of an existing Industrial Building is enlarged where there is a bona fide increase in the size of the existing Building and the enlarged area is attached to existing Industrial Building and is used for or in connection with an industrial purpose as set out in subsection 1(1) of O. Reg. 82/98. Without limiting the generality of the foregoing, the exemption in this section shall not apply where the enlarged area is attached to the existing Industrial Building by means only of a tunnel, bridge, canopy, corridor or other passageway, or through a shared below grade connection such as a service tunnel, foundation, footing or a parking facility.

**Categories of Exempt Institutions**

21. (1) The following categories of Institutions are hereby designated as being exempt from the payment of Development Charges:
- (a) Buildings or Structures used as Hospitals governed by the *Public Hospitals Act*, R.S.O 1990, c. P. 40;
  - (b) Buildings or Structures owned by and used for the purposes of the Town, the County, or their Local Boards;
  - (c) Buildings or Structures owned by a Board of Education and used for school purposes;
  - (d) Buildings or Structures owned by and used for the purposes of a college of applied arts and technology established pursuant to the Ministry of Training Colleges and Universities Act, R.S.O. 1990, c. M.19;
  - (e) Buildings or Structures owned by and used for the purposes of a university established by an Act of the Legislative Assembly of Ontario; and
  - (f) Places of Worship.
- (2) The exemption referred to in paragraph 21(1)(b) does not apply to the development for Residential Uses of lands owned by:
- (a) the County or any local board thereof; or

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- (b) any corporation owned, controlled, or operated by the County.

**Agricultural Uses**

22. Agricultural Uses as well as Farm Buildings and other ancillary Development to an Agricultural Use excluding any Residential or Non-Residential Uses shall be exempt from the provisions of this By-law.

**Temporary Buildings or Structures**

23. (1) Temporary Buildings or Structures shall be exempt from the provisions of this By-law.
- (2) In the event that a Temporary Building or Structure becomes Protracted, it shall be deemed not to be nor ever to have been a Temporary Building or Structure, and the Development Charges required to be paid under this By-law shall become payable on the date the Temporary Building or Structure becomes Protracted.
- (3) Prior to the Town issuing a Building Permit for a Temporary Building or Structure, the Town may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the Development Charge required by subsection 23(2) of this By-law to be paid after it would otherwise be payable. The terms of such agreement shall then prevail over the provisions of this By-law.

**Rules with Respect to the Redevelopment of Land**

24. (1) Where there is a Redevelopment of land on which there is a conversion of space proposed, or on which there was formerly erected a Building or Structure that since has been demolished, a credit shall be allowed against the Development Charge otherwise payable by the owner pursuant to this By-law for the portion of the previous Building or Structure still in existence that is being converted or for the portion of the Building or Structure that has been demolished, as the case may be, calculated by multiplying the number and type of Dwelling Units being converted or demolished or the Non-Residential Total Floor Area being converted or demolished by the relevant Development Charge in effect on the date when the Development Charge is payable in accordance with this By-law.
- (2) A credit in respect of any demolition under this section shall not be given unless a Building Permit has been issued or a subdivision agreement has been entered into with the Town for the Development within five years from the date the demolition permit was issued.
- (3) The amount of any credit hereunder shall not exceed, in total, the amount of the Development Charges otherwise payable with respect to the Development.
- (4) No credit shall be provided for a Development that was exempt from payment of Development Charges at the time of its original construction or for which no

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Development Charge was paid.

**Interest**

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

**Front Ending Agreements**

26. The Town may enter into agreements under Section 44 of the Act.

**Schedules**

27. The following Schedules are attached to this by-law and form an integral part of this By-law:
- a) Schedule A – Town-Wide Development Charges
  - b) Schedule B – Innisfil North Service Area – Water and Wastewater Charges
  - c) Schedule C – Friday Harbour Resort Service Area – Water and Wastewater Charges
  - d) Schedule D – Innisfil South Service Area – Water and Wastewater Charges
  - e) Schedule E – Innisfil Central Service Area – Water and Wastewater Charges
  - f) Schedule F – Cookstown Service Area – Water and Wastewater Charges
  - g) Schedule G – Geographic area to which the Development Charges rates for Schedules B to F are applied

**By-law Registration**

28. A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the Town and may be registered against title to any land to which this By-law applies.

**Date By-law Effective**

29. This By-law comes into force on January 1, 2019.

**Date By-law Expires**

30. This By-law expires five years from its effective date.

**Repeal**

31. By-law 001-014 is repealed effective on the date this By-law comes into force.

**Headings for Reference Only**

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

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**Severability**

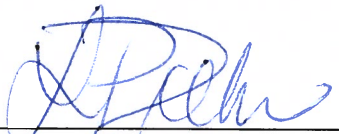
33. If, for any reason, any provision, section, subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt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

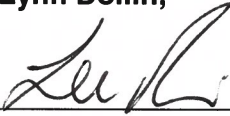
**Short Title**

34. This By-law may be referred to as the Town's Development Charges By-law.

**PASSED THIS 19<sup>th</sup> DAY OF SEPTEMBER, 2018.**

**Lee Parkin,**

  
\_\_\_\_\_  
**Lynn Dollin, Deputy-Mayor**

  
\_\_\_\_\_  
**Clerk**

## By-Law No. 104-18

## SCHEDULE 'A'

## Town-Wide Development Charges

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Library Board	\$1,703	\$1,476	\$1,005	\$767	\$0.00
Fire Services	\$1,394	\$1,208	\$823	\$628	\$6.44
Police Services	\$489	\$424	\$289	\$220	\$2.25
Parks And Recreation	\$9,995	\$8,660	\$5,898	\$4,501	\$0.00
Public Works	\$660	\$572	\$390	\$297	\$3.05
Municipal Fleet	\$857	\$742	\$505	\$386	\$3.96
General Government	\$448	\$388	\$264	\$202	\$2.07
<b>Subtotal Town-Wide Soft Services</b>	<b>\$15,546</b>	<b>\$13,470</b>	<b>\$9,174</b>	<b>\$7,001</b>	<b>\$17.77</b>
Roads and Related	\$17,420	\$15,094	\$10,279	\$7,845	\$86.97
<b>Total Town-Wide Services</b>	<b>\$32,966</b>	<b>\$28,564</b>	<b>\$19,453</b>	<b>\$14,846</b>	<b>\$104.74</b>

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**SCHEDULE 'B'**

**Innisfil North Service Area – Water and Wastewater Charges**

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Innisfil North</b>					
Water Distribution	\$1,636	\$1,417	\$965	\$737	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$2,988	\$2,589	\$1,763	\$1,346	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Water and Wastewater</b>	<b>\$15,980</b>	<b>\$13,846</b>	<b>\$9,430</b>	<b>\$7,197</b>	<b>\$128.51</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule G.



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## SCHEDULE 'C'

## Friday Harbour Resort Service Area – Water and Wastewater Charges

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Friday Harbour</b>					
Water Distribution	\$0	\$0	\$0	\$0	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$2,602	\$2,254	\$1,535	\$1,172	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Water and Wastewater</b>	<b>\$13,958</b>	<b>\$12,094</b>	<b>\$8,237</b>	<b>\$6,286</b>	<b>\$128.51</b>

## Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule G.

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SCHEDULE 'D'

Innisfil South Service Area – Water and Wastewater Charges

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Innisfil South</b>					
Water Distribution	\$10,256	\$8,886	\$6,052	\$4,618	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$3,726	\$3,228	\$2,198	\$1,678	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Water and Wastewater</b>	<b>\$25,338</b>	<b>\$21,954</b>	<b>\$14,952</b>	<b>\$11,410</b>	<b>\$128.51</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule G.

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SCHEDULE 'E'

Innisfil Central Service Area – Water and Wastewater Charges

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Innisfil Central</b>					
Water Distribution	\$4,212	\$3,649	\$2,485	\$1,897	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$8,221	\$7,123	\$4,851	\$3,702	\$28.54
Wastewater Treatment	\$8,320	\$7,209	\$4,910	\$3,747	\$44.53
<b>Total Water and Wastewater</b>	<b>\$23,789</b>	<b>\$20,612</b>	<b>\$14,038</b>	<b>\$10,713</b>	<b>\$128.51</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule G.

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**SCHEDULE 'F'**

**Cookstown Service Area – Water and Wastewater Charges**

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
<b>Cookstown</b>					
Water Distribution	\$1,719	\$1,490	\$1,015	\$774	\$27.99
Water Supply and Treatment	\$3,036	\$2,631	\$1,792	\$1,367	\$27.45
Wastewater Collection	\$11,737	\$10,170	\$6,926	\$5,285	\$28.54
Wastewater Treatment	\$0	\$0	\$0	\$0	\$44.53
<b>Total Water and Wastewater</b>	<b>\$16,492</b>	<b>\$14,291</b>	<b>\$9,733</b>	<b>\$7,426</b>	<b>\$128.51</b>

Note:

- 1) These charges are applicable to development receiving municipal sewer and/or water servicing within the prescribed service area and are in addition to the charges identified on Schedule A.
- 2) The Service Area is shown on Schedule G.

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**SCHEDULE 'G'**

**Geographic area to which the Development Charges rates  
for Schedules B to F are applied.**

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