

DEVELOPMENT CHARGES BACKGROUND STUDY
PREPARED BY HEMSON FOR THE COUNTY OF GREY

DEVELOPMENT CHARGES BACKGROUND STUDY

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EXECUTIVE SUMMARY

The *Development Charges Act, 1997 (DCA)* and its associated *Ontario Regulation 82/98 (O. Reg. 82/98)* allow municipalities to impose development charges on development and redevelopment to pay for development-related capital costs. This 2021 County of Grey Development Charges Background Study is presented as part of a process to establish a development charges by-law that complies with this legislation.

A. PURPOSE OF THE 2021 DEVELOPMENT CHARGES (DC) BACKGROUND STUDY

i. Legislative Context

The County of Grey 2021 Development Charges Background Study is presented as part of the process to lead to the approval of a new DC by-law in compliance with the *DCA*. The study is prepared in accordance with the *DCA* and associated regulations, including amendments that came into force through the *More Homes, More Choice Act* and *COVID-19 Economic Recovery Act*.

ii. Key Steps in Determining Future Development-Related Projects

In accordance with the *DCA* and associated regulations, 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 final adjustments to the calculated rate using a cash flow analysis.

iii. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the *DCA* and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs (e.g. computer equipment and vehicles with a replacement life of less than seven years); ineligible services, including parking facilities, parkland acquisition, etc.; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (e.g. industrial expansions).

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

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2021 DC Background Study. However, it is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the County’s normal annual budget process.

B. DEVELOPMENT FORECAST

The tables below summarize the anticipated residential and non-residential development over the 2022 to 2031 and 2022 to 2041 planning periods. Details on the development forecast are provided in Appendix A.

TABLE 1
COUNTY OF GREY
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
GROWTH FORECAST

Residential Growth Forecast	2021 Estimate	General Services Planning Period 2022 - 2031		Roads & Related Services 2022 - 2041	
		Growth	Total at 2031	Growth	Total at 2041
Total Dwellings (incl. Seasonal)	50,630	5,120	55,750	9,720	60,350
<i>Occupied</i>	43,530	5,620	49,150	10,120	53,650
<i>Seasonal Recreational</i>	7,100	(500)	6,600	(400)	6,700
Total Population	121,530	8,307	129,837	17,570	139,100
<i>Census Population</i>	100,230	9,807	110,037	18,770	119,000
<i>Population in Non-Permanent Units¹</i>	21,300	(1,500)	19,800	(1,200)	20,100
Population Growth In New Dwelling Units		11,880		22,717	

Note: Population in non-permanent units derived using a factor of 3.00 Persons Per Unit

Non-Residential Growth Forecast	2021 Estimate	General Services Planning Period 2022 - 2031		Roads & Related Services 2022 - 2041	
		Growth	Total at 2031	Growth	Total at 2041
Total Employment	43,560	3,420	46,980	6,850	50,410
<i>Population-Related</i>	22,580	1,700	24,280	3,120	25,700
<i>Employment Land</i>	13,880	1,400	15,280	2,970	16,850
<i>Rural</i>	7,100	320	7,420	760	7,860
Non-Residential Building Space (sq.m.)		240,999		491,054	

C. CALCULATED DEVELOPMENT CHARGES

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

Service	Residential Charge By Unit Type (1)			Non-Residential Adjusted Charge per Square Metre
	Singles	Semis, Rows & Other Multiples	Apartments	
TOTAL CHARGE PER UNIT	\$8,968	\$6,428	\$5,157	\$31.28
(1) Based on Persons Per Unit Of:	2.63	1.89	1.51	

D. LONG-TERM CAPITAL & OPERATING COSTS

An overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required by the *DCA*. Additional details on the long-term capital and operating impact analysis are found in Appendix E. By 2031, the County's annual net operating costs arising from the development-related infrastructure are estimated at about \$10.6 million.

For the general services and Public Works service, about \$28.5 million of development-related project costs will need to be funded from non-development charges sources over the next 10 years. About \$56.3 million of development-related project costs will need to be funded from non-development charges sourced over the next 20 years for the Roads and Related service. In addition, \$18.3 million in interim financing may be required for projects related to Long-Term Care that provide benefit post-2031 and Roads and Related works that provide benefit post-2041.

E. ASSET MANAGEMENT PLAN

The main purpose of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the DC by-law are financially sustainable over their full life cycle. The DC recoverable annual asset management contributions for the 2022 to 2031 planning period have been calculated. The year 2032 has been included to calculate the annual contribution for the 2022 to 2031 period as the expenditures in 2031 will not trigger asset management contributions until 2032. Similarly, the year 2042 has been included to calculate the annual contribution for the 2022 to 2041 period.

The County will need to fund an additional \$243,109 per annum by 2032 and \$473,596 per annum by 2042 to properly fund the full life cycle costs of all assets supported under the by-law.

F. COUNTY'S DEVELOPMENT CHARGES BY-LAW TO BE RELEASED UNDER SEPARATE COVER

The County's proposed DC by-law will be made available under separate cover a minimum of two weeks in advance of the statutory public meeting to be held on October 28, 2021.

1. INTRODUCTION

The *Development Charges Act, 1997 (DCA)* and its associated *Ontario Regulation 82/98 (O. Reg. 82/98)* allow municipalities in Ontario to recover growth-related capital costs from new development. The County of Grey Development Charges Background Study is presented as part of a process to pass a new development charge by-law in compliance with this legislation.

Growth forecasts for the County of Grey between 2022 and 2041 will increase the demand for all County services. The County wishes to continue implementing DCs to fund capital projects related to development so that growth can continue to be serviced in a fiscally responsible manner.

When passing a DC by-law, the *DCA* and *O. Reg. 82/98* require that a development charges background study be prepared in which DCs are determined with reference to:

- A forecast of the amount, type and location of development anticipated in the County;
- The average level of service provided by the County 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 County 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;
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate; and
- An Asset Management Plan to deal with all assets whose capital costs are proposed to be funded under the DC By-law, demonstrating that all assets included in the capital program are financially sustainable over their full life cycle.

The background study establishes the net capital costs attributable to development that is forecast to occur in the County of Grey between 2022 and 2041. These development-related net capital costs are apportioned to residential and non-residential development in a manner that reflects the increase in the need for each service.

The *DCA* provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges and methodology used. Following completion of this process, and in accordance with the *DCA* and Council's review of the study, it is intended that Council will pass new development charges for the County.

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

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

Section III presents a summary of the forecast residential and non-residential development which is expected to occur within the County over a planning period from 2021 to 2031.

Section IV summarizes the 10-year historical average capital service levels that have been attained in the County, which form the basis for the development charges calculations.

In **Section V**, the development-related capital program that has been developed by various County departments is reviewed.

Section VI summarizes the calculation of applicable development charges and the resulting calculated development charges by class and type of development.

Section VII compares the calculated development charges with those currently in force in the County.

Section VIII presents a cost of growth analysis, which considers an Asset Management Plan for the County, demonstrating the financial sustainability of assets over the life cycle of the 2021 Development Charges By-law and satisfying the requirements of the recent amendments to the *DCA*. Additionally, the long-term operating impacts of the projects considered under this study are reviewed.

Section IX provides a review of development charges administrative matters and consideration of area rating.

2. A COUNTY-WIDE METHODOLOGY ALIGNS COSTS AND BENEFITS

Several key steps are required when calculating any development charge. However, specific circumstances arise in each municipality that must be reflected in the calculation. Therefore, the study has been tailored to the local conditions that exist in the County of Grey. The approach to the proposed development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. The study uses a County-wide approach for General Services as well as the Services Related to a Highway, which is consistent with past practice, and is deemed the best approach to align development-related costs and benefits.

A. COUNTY-WIDE DEVELOPMENT CHARGES ARE CALCULATED

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

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

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

- Land Ambulance
- Social Housing
- Children's Services
- Provincial Offences
- Parks Services – Trails
- Public Health Unit
- Long-Term Care
- Development-Related Studies
- Services Related to a Highway:
 - Public Works
 - Roads & Related

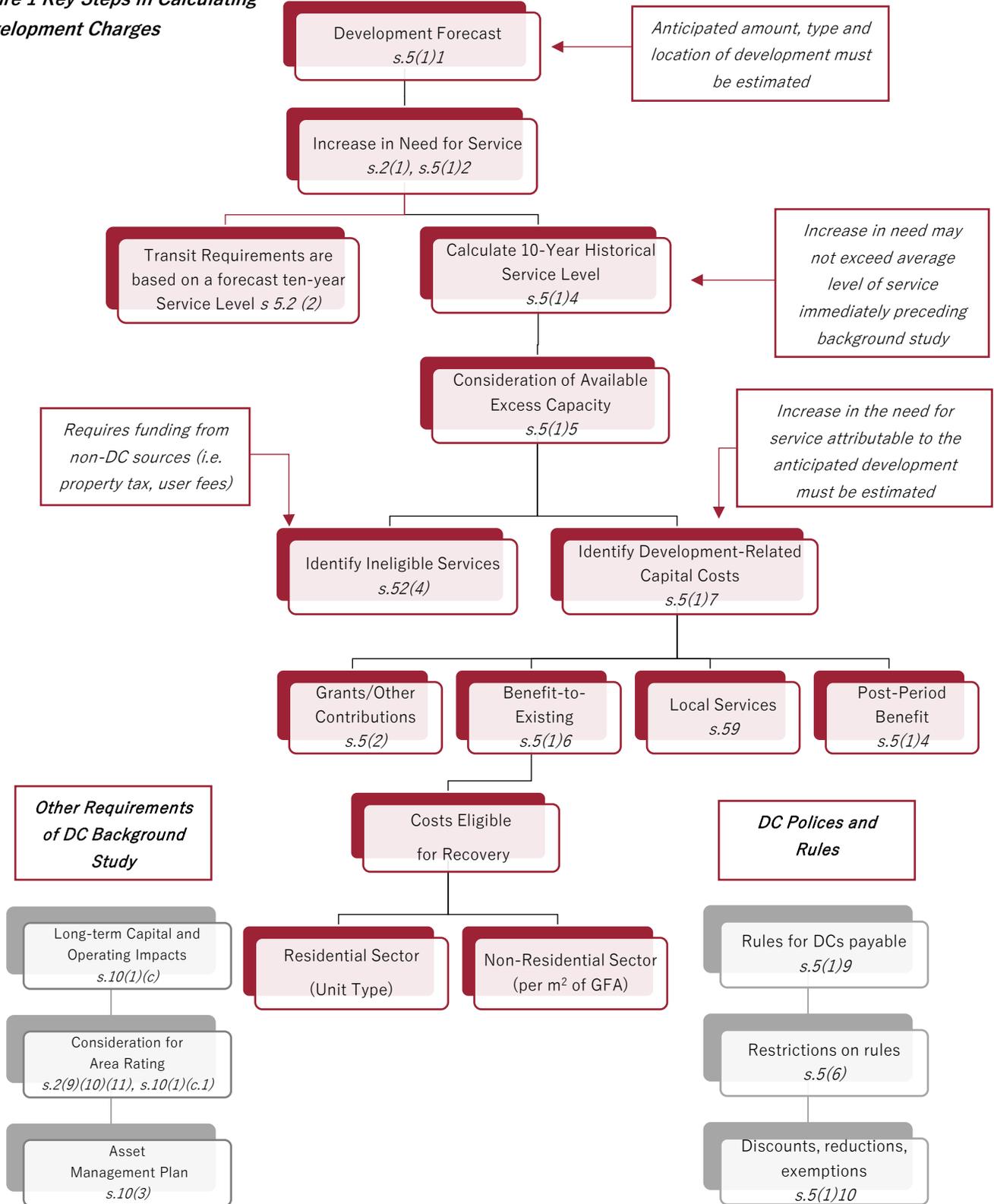
These services form a reasonable basis upon which to plan and administer the development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment currently in place. The resulting development charge for these services is to be imposed against all development anywhere in the County. Social Housing, Children’s Services, and Long-Term Care are services proposed to be re-introduced in the 2021 DC By-law after being excluded from the current DC by-law.

The County-wide approach to DCs used in this study follows the directive of County Council DC Steering Committee, which considered the use of area-specific DCs in its meeting of April 13, 2021.

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

Several key steps are required in calculating DCs for future development-related projects. These are summarized in Figure 1 below and discussed further in the following sections.

Figure 1 Key Steps in Calculating Development Charges



i. Development Forecast

The first step in the methodology requires that a development forecast be prepared for the planning periods, from 2022 to 2031 for the General Services, and from 2022 to 2041 for Services Related to a Highway – Roads and Related. The forecast is consistent with the County's *Update to the County of Grey Growth Management Strategy, 2021*. The Growth Management Strategy Update provides details on the forecast methodology and key assumptions.

For the residential portion of the forecast, the net population growth, population growth in new units, and adjusted population growth (which includes population in seasonal or non-permanent dwellings) is estimated. The adjusted population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

When calculating the development charge however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the ten-year period, 2022 to 2031, for General Services and over the twenty-year period, 2022 to 2041, for Services Related to a Highway – Roads and Related. The forecast of GFA is based on an employment forecast for the County. Factors for floor space per worker are used to convert the employment forecast into GFA.

ii. Service Categories and Historical Service Levels

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

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 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 development charges. A review of the County's capital service levels for buildings, land, vehicles and so on, has therefore been prepared as a reference for the calculation, so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2012 to 2021.

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

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

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

In conjunction with *DCA*, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical ten-year average service levels or the service levels embodied in future plans of the County. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, *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 forecast, a portion of the project may confer benefits to existing residents. As required by the *DCA*, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the County from non-development charge sources. The amount of County funding for such shares is also identified as part of the preparation of the capital forecast.

There is also a requirement in the *DCA* to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Adjustments are made in the analysis to meet this requirement of the *Act*. This requirement has been addressed through the use of “net” population and employment in the determination of

maximum permissible funding envelopes. Furthermore, the County's capital programs, and the need for increased capacity, reflects available and useable capacity within existing infrastructure and facilities.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and non-residential sectors. This is done using apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

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

Finally, the residential component of the development charge is applied to different housing types on the basis of average occupancy factors. The non-residential component is applied on the basis of building GFA in square metres.

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from the application of any unallocated reserve fund balances. A cash flow analysis is 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*.

3. DEVELOPMENT FORECAST

This section provides the basis for the development forecasts used to calculate the development charges, as well as a summary of the forecast results. The forecasts of population and employment are consistent with the County’s *Update to the County of Grey Growth Management Strategy, 2021*.

A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A.

A. RESIDENTIAL FORECAST

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*¹ as well as the *population in new units* is required.

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

Table 1 provides a summary of the residential forecast for two planning periods: a ten-year planning period, from 2022 to 2031, and a longer-term planning period from 2022 to 2041. As noted in Section 2, for development charge calculation purposes the ten-year planning period is applicable to the General Services and the longer-term development forecast has been utilized in the calculation of the Services Related to a Highway – Roads and Related development charges.

As shown on Table 1, the County’s total population, including permanent and seasonal residents, is forecast to increase by 8,307 over the next ten years, reaching 129,837 by 2031. The longer-term population is forecast to grow by 17,570, reaching 139,100 in 2041.

Over the ten-year planning period from 2022 to 2031, the number of new dwelling units is forecast to increase by 5,120, including seasonal and permanently occupied units. This

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

translates to population growth in new units of 11,880. Over the longer-term planning period the forecast is for growth of 9,720 dwelling units. The population residing in these new units is forecast at 22,717.

B. NON-RESIDENTIAL FORECAST

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

The non-residential forecast projects an increase of 3,420 jobs to 2031 and 6,850 jobs to 2041, the majority of which are anticipated to be population-related employment. The employment growth will be accommodated in 241,000 square metres of new non-residential building space to 2031 and 491,100 square metres of new space to 2041.

Table 1 summarizes the non-residential development forecasts.

TABLE 1

COUNTY OF GREY
 SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
 GROWTH FORECAST

Residential Growth Forecast	2021 Estimate	General Services Planning Period 2022 - 2031		Roads & Related Services 2022 - 2041	
		Growth	Total at 2031	Growth	Total at 2041
Total Dwellings (incl. Seasonal)	50,630	5,120	55,750	9,720	60,350
<i>Occupied</i>	43,530	5,620	49,150	10,120	53,650
<i>Seasonal Recreational</i>	7,100	(500)	6,600	(400)	6,700
Total Population	121,530	8,307	129,837	17,570	139,100
<i>Census Population</i>	100,230	9,807	110,037	18,770	119,000
<i>Population in Non-Permanent Units¹</i>	21,300	(1,500)	19,800	(1,200)	20,100
Population Growth In New Dwelling Units		11,880		22,717	

Note: Population in non-permanent units derived using a factor of 3.00 Persons Per Unit

Non-Residential Growth Forecast	2021 Estimate	General Services Planning Period 2022 - 2031		Roads & Related Services 2022 - 2041	
		Growth	Total at 2031	Growth	Total at 2041
Total Employment	43,560	3,420	46,980	6,850	50,410
<i>Population-Related</i>	22,580	1,700	24,280	3,120	25,700
<i>Employment Land</i>	13,880	1,400	15,280	2,970	16,850
<i>Rural</i>	7,100	320	7,420	760	7,860
Non-Residential Building Space (sq.m.)		240,999		491,054	

4. SUMMARY OF HISTORICAL CAPITAL SERVICE LEVELS

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

For General Services the legislative requirement is met by documenting historical service levels for the preceding ten years, in this case, for the period from 2012 to 2021. Typically, service levels for General Services are measured as a ratio of inputs per capita, or per capita plus employment.

O. Reg. 82/98 requires that when determining historical service levels, both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the County. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by County staff, based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure in 2021.

Table 2 summarizes service levels for all applicable services included in the development charge calculation. Appendix B provides the detailed historical inventory data upon which the calculation of service levels for the General Services is based. Further details regarding the Services Related to a Highway: Public Works and Roads & Related inventory of capital assets can be found in Appendix C.

TABLE 2
COUNTY OF GREY
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2012 - 2021

Service	2012 - 2021 Service Level Indicator	
1.0 LAND AMBULANCE	\$87.24	per population & employment
Buildings	\$55.01	per population & employment
Land	\$5.61	per population & employment
Vehicles	\$19.43	per population & employment
Furniture & Equipment	\$7.19	per population & employment
2.0 SOCIAL HOUSING	\$521.92	per capita
Buildings	\$485.66	per capita
Land	\$24.86	per capita
Furniture & Equipment	\$11.40	per capita
3.0 CHILDRENS' SERVICES	\$20.85	per capita
Buildings	\$17.11	per capita
Land	\$0.09	per capita
Resources	\$3.65	per capita
4.0 PROVINCIAL OFFENCES	\$9.45	per population & employment
Buildings	\$8.21	per population & employment
Land	\$0.46	per population & employment
Furniture & Equipment	\$0.78	per population & employment
5.0 PARKS SERVICES - TRAILS	\$64.30	per capita
Trails	\$5.58	per capita
Trail Infrastructure	\$58.40	per capita
Buildings	\$0.32	per capita
6.0 PUBLIC HEALTH UNIT	\$135.63	per population & employment
Buildings	\$124.57	per population & employment
Land	\$0.00	per population & employment
Furniture & Equipment	\$11.06	per population & employment
9.0 LONG TERM CARE	\$535.63	per population & employment
Buildings	\$498.63	per population & employment
Land	\$5.42	per population & employment
Furniture & Equipment	\$31.58	per population & employment
7.0 LONG-TERM CARE	\$664.15	per capita
Buildings	\$603.56	per capita
Land	\$28.46	per capita
Furniture & Equipment	\$32.13	per capita
SERVICES RELATED TO A HIGHWAY:		
1.0 PUBLIC WORKS	\$286.39	per population & employment
Buildings	\$76.65	per population & employment
Land	\$101.31	per population & employment
Furniture & Equipment	\$14.58	per population & employment
Vehicles	\$93.85	per population & employment
2.0 ROADS & RELATED	\$5,492.90	per population & employment
Roads	\$5,492.90	per population & employment

5. THE DEVELOPMENT-RELATED CAPITAL FORECAST

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

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

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

Based on the development forecasts summarized in Section III and discussed in detail in Appendix A, County staff, in collaboration with the consultants, have created a development-related capital forecast setting out those projects that are required to service anticipated development. For all General Services, the capital plan covers the ten-year period from 2022 to 2031. The development charges for Services Related to a Highway – Roads and Related is based on development anticipated in the County to 2041.

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

B. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR GENERAL SERVICES

The development-related capital forecast for the General Services is presented in Table 3. The table summarizes the cost of the capital plan for each services analysed over the ten-year planning period. Further details on the capital plans are available in Appendices B and C.

The gross cost of the development-related capital forecast for General Services is \$78.4 million. Grants and subsidies in the amount of \$28.9 million have been identified and

account for a Provincial construction subsidy and development grant related to the expansion of the Rockwood Terrace long-term care facility. After accounting for these alternative funding sources, the net cost of the capital program is reduced to \$49.5 million.

Of the \$49.5 million net capital cost of the program for General Services, \$27.8 million (56 per cent) is related to Long-Term Care. This program provides for the replacement and expansion of Rockwood Terrace which will add 28 beds to the existing 100-bed facility.

The net capital cost of the Social Housing capital program is \$16.8 million (34 per cent) and provides for the construction of two new 30-unit facilities.

The capital program associated with Land Ambulance amounts to \$3.1 million (6 per cent) and provides for new equipment, debenture payments associated with a new Durham Base, as well as the ongoing debt repayments on the Chatsworth facility built in 2018.

The Parks Services – Trails development-related capital program totals \$864,800 in net costs and accounts for 2 per cent of the overall program. The program includes an annual provision for trail improvements as well as new and improved facilities.

The capital program associated with Development-Related Studies totals \$844,600 (2 per cent) and provides for various land use planning and development studies as well as two development charges studies.

Approximately \$50,000 (0.1 per cent) of the ten-year capital program for General Services for Children's Services and relates to a Child Care & Early Years Strategic Growth Plan. This study is required in order to assess the need to acquire new lease space as a result of current capacity issues.

The remainder of the General Services net capital forecast totals \$44,200 and covers the final payment of the prior Grey-Bruce health unit expansion.

The General Services capital forecast incorporates those projects identified to be related to development anticipated in the next ten years. Not all of these costs are to be recovered from new development by way of development charges (see the following Section 6 for the method and determination of net capital costs attributable to development). Portions of the capital forecast may relate to providing services for development which has occurred prior to 2022 (for which development charge reserve fund balances exist), for replacement of existing capital facilities (e.g. Rockwood Terrace) or for development anticipated to occur beyond the 2022 to 2031 planning period.

TABLE 3

COUNTY OF GREY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2022 - 2031
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 LAND AMBULANCE	\$3,069.3	\$0.0	\$3,069.3
1.1 Equipment	\$1,717.4	\$0.0	\$1,717.4
1.2 Debenture Payment- Chatsworth Station	\$564.7	\$0.0	\$564.7
1.3 Debenture Payments of New Durham Base Facility	\$787.2	\$0.0	\$787.2
2.0 SOCIAL HOUSING	\$16,800.0	\$0.0	\$16,800.0
2.1 New Facility	\$16,800.0	\$0.0	\$16,800.0
3.0 CHILDREN'S SERVICES	\$50.0	\$0.0	\$50.0
3.1 Studies	\$50.0	\$0.0	\$50.0
4.0 PROVINCIAL OFFENCES	\$0.0	\$0.0	\$0.0
5.0 PARKS SERVICES - TRAILS	\$864.8	\$0.0	\$864.8
5.1 Trail Improvements	\$180.0	\$0.0	\$180.0
5.2 New & Improved Facilities	\$684.8	\$0.0	\$684.8
6.0 PUBLIC HEALTH UNIT	\$44.2	\$0.0	\$44.2
6.1 Buildings, Land & Furnishings	\$44.2	\$0.0	\$44.2
7.0 LONG-TERM CARE	\$56,700.0	\$28,890.5	\$27,809.5
7.1 Facility Replacement and Expansion	\$56,700.0	\$28,890.5	\$27,809.5
8.0 DEVELOPMENT-RELATED STUDIES	\$844.6	\$0.0	\$844.6
8.1 Development-Related Studies	\$844.6	\$0.0	\$844.6
TOTAL - 10 YEAR GENERAL SERVICES	\$78,372.9	\$28,890.5	\$49,482.4

C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR SERVICES RELATED TO A HIGHWAY

Table 4 summarizes the development-related capital recoveries for Services Related to a Highway. The capital program totals \$163.7 million and provides for infrastructure for anticipated development between 2022 and 2031 for Public Works and over the longer-term planning period from 2022 to 2041 for Roads & Related. Further details on the inventory of capital assets and capital plans are available in Appendix C.

Grants and subsidies in the amount of \$11.2 million have been identified and these funds are anticipated to be secured through contributions from the neighboring counties of Simcoe and Bruce for boundary road projects. As such, the County's funding responsibility is \$152.6 million.

The largest share of the net cost of the program (43 per cent) is associated with platform widening roads projects which total \$66.2 million, followed by major roads projects (22 per cent) which total \$32.9 million.

Reconstruction roadworks that have the effect of upgrading a road classification total \$24.9 million and account for 16 per cent of the net capital costs. Intersection improvements and realignments, including the addition of new turning lanes and installation of traffic signals, total \$18.7 million (12 per cent).

The replacement and expansion of the Patrol D facility for the Public Works services totals \$7.2 million (5 per cent).

The remainder of the Services Related to a Highway capital program includes culvert projects (\$1.3 million) that will largely widen existing structures and roads and related studies (\$1.4 million). These categories each account for 1 per cent of the total Services Related to a Highway capital program.

TABLE 4

COUNTY OF GREY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR SERVICES RELATED TO A HIGHWAY (2022 - 2031) & (2022 - 2041)
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
SERVICES RELATED TO A HIGHWAY:			
1.0 PUBLIC WORKS	\$ 7,200.0	\$ -	\$ 7,200.0
1.1 Facility Replacement & Expansion	\$ 7,200.0	\$ -	\$ 7,200.0
2.0 ROADS & RELATED	\$ 156,540.7	\$ 11,153.4	\$ 145,387.3
2.1 Category 1: Major Roads Projects	\$36,764.5	\$3,833.5	\$32,931.0
2.2 Category 2: Upgrade Of Road Classification	\$25,529.0	\$592.5	\$24,936.5
2.3 Category 3: Platform Widening	\$66,217.2	\$0.0	\$66,217.2
2.4 Category 4: Intersection Improvements/Realignments	\$24,705.0	\$6,037.4	\$18,667.6
2.5 Category 5: Culverts	\$1,950.0	\$690.0	\$1,260.0
2.6 Category 6: Roads & Related Studies	\$1,375.0	\$0.0	\$1,375.0
TOTAL	\$163,740.7	\$11,153.4	\$152,587.3

6. PROPOSED DEVELOPMENT CHARGES

This section summarizes the calculation of development charges for each service and the resulting total charges by sector. For all County 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, the adjusted total per capita amount is converted to a variable charge by housing unit type using unit occupancy factors. For non-residential development, the charges are based on the gross floor area of building space.

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

A. UNADJUSTED DEVELOPMENT CHARGES CALCULATION FOR GENERAL SERVICES

A summary of the “unadjusted” residential and non-residential development charges for General Services is presented in Table 5. Further details of the calculation for each individual service are available in Appendices B and C.

The net capital forecast for the General Services totals \$49.5 million and incorporates those projects identified to be related to development anticipated in the next ten years. However, not all of the capital costs are to be recovered from new development by way of development charges. As shown on Table 5, 45 per cent of the net costs, or \$22.1 million, relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. These portions of capital costs will have to be funded from non-development charge revenue sources, largely property taxes for these services.

An additional share of \$796,200 (2 per cent) has been identified as uncommitted development charges reserve funds and represents the revenue collected from prior growth in the County. This portion has been subtracted from the chargeable capital costs.

A share of \$15.5 million (31 per cent) is attributable to development beyond 2031. This development-related share has been removed from the calculation though it may be recovered under future development charge studies.

The total net costs eligible for recovery through development charges for General Services is \$11.1 million (23 per cent). This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Social Housing, Children's Services, Parks Services – Trails, and Long-Term Care are deemed to benefit residential development only, while the remaining services are allocated between both residential and non-residential sectors based on shares of population in new units and employment growth in new space. The allocation to the residential sector for these services is calculated at 78 per cent with 22 per cent to the non-residential sector.

Approximately \$10.9 million of the General Services development charges eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year growth in population in new dwelling units (11,880), an unadjusted charge of \$917.73 per capita results. The non-residential share totals \$241,500 and yields an unadjusted charge of \$1.00 per square metre when divided by the ten-year increase in non-residential building space (240,999 square metres).

TABLE 5

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

10 Year Growth in Population in New Units	11,880
10 Year Growth in Square Metres	240,999

Service	Development-Related Capital Program 2022 - 2031					Residential and Non-Residential Development Charges			
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post - 2031 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	Residential Share		Non-Residential Share	
						%	(\$000)	%	(\$000)
1.0 LAND AMBULANCE	\$3,069.3	\$157.4	\$225.9	\$1,662.9	\$1,023.0	78%	\$794.4	22%	\$228.68
Unadjusted Development Charge Per Capita							\$66.87		
Unadjusted Development Charge Per Sq.M									\$0.95
2.0 SOCIAL HOUSING	\$16,800.0	\$0.0	\$13.6	\$12,450.9	\$4,335.4	100%	\$4,335.4	0%	\$0.00
Unadjusted Development Charge Per Capita							\$364.94		
Unadjusted Development Charge Per Sq.M									\$0.00
3.0 CHILDREN'S SERVICES	\$50.0	\$0.0	\$11.2	\$0.0	\$38.8	100%	\$38.8	0%	\$0.00
Unadjusted Development Charge Per Capita							\$3.26		
Unadjusted Development Charge Per Sq.M									\$0.00
4.0 PROVINCIAL OFFENCES	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	78%	\$0.0	22%	\$0.00
Unadjusted Development Charge Per Capita							\$0.00		
Unadjusted Development Charge Per Sq.M									\$0.00
5.0 PARKS SERVICES - TRAILS	\$864.8	\$672.9	\$19.3	\$0.0	\$172.6	100%	\$172.6	0%	\$0.00
Unadjusted Development Charge Per Capita							\$14.53		
Unadjusted Development Charge Per Sq.M									\$0.00
6.0 PUBLIC HEALTH UNIT	\$44.2	\$25.6	\$18.6	\$0.0	\$0.0	78%	\$0.0	22%	\$0.00
Unadjusted Development Charge Per Capita							\$0.00		
Unadjusted Development Charge Per Sq.M									\$0.00
7.0 LONG-TERM CARE	\$27,809.5	\$20,923.7	\$0.0	\$1,368.9	\$5,516.9	100%	\$5,516.9	0%	\$0.00
Unadjusted Development Charge Per Capita							\$464.39		
Unadjusted Development Charge Per Sq.M									\$0.00
8.0 DEVELOPMENT-RELATED STUDIES	\$844.6	\$279.8	\$507.6	\$0.0	\$57.3	78%	\$44.5	22%	\$12.80
Unadjusted Development Charge Per Capita							\$3.74		
Unadjusted Development Charge Per Sq.M									\$0.05
TOTAL 10 YEAR GENERAL SERVICES	\$49,482.4	\$22,059.4	\$796.2	\$15,482.8	\$11,144.1		\$10,902.6		\$241.5
Unadjusted Development Charge Per Capita							\$917.73		
Unadjusted Development Charge Per Sq.M									\$1.00



B. UNADJUSTED DEVELOPMENT CHARGES CALCULATION FOR SERVICES RELATED TO A HIGHWAY

Table 6 displays the calculation of the unadjusted rates for Services Related to a Highway. The development-related infrastructure related to Public Works will be used to service development in the County between 2022 and 2031. The development-related infrastructure for Roads & Related will be used to service development in the County over the longer-term between 2022 and 2041.

Of the total Roads and Related net capital program (\$145.4 million), \$56.2 million (39 per cent) is attributable to the replacement of existing infrastructure or for shares of projects that provide benefit to the existing community. This amount has been netted off the chargeable capital costs.

An additional share of \$18.0 million (12 per cent) has been identified as uncommitted development charges reserve funds and represents the revenue collected from prior growth. This portion has also been subtracted from the chargeable capital costs.

Post-period shares in the amount of \$2.8 million (2 per cent) have been identified. These shares have been removed from the calculation though they may be recovered under future development charge studies.

The remaining \$68.2 million is related to development in the planning period and has been included in the development charge calculation.

Similar to the General Services capital program, the capital program eligible for recovery through development charges is allocated to the residential and non-residential sectors based on future shares of population in new units and employment growth over the planning period. On this basis, the allocation to the residential and non-residential sectors is calculated at 78 per cent and 22 per cent respectively for Public Works. The allocation changes slightly to 77 per cent residential and 23 per cent non-residential for Roads & Related based on the long-term development forecast to 2041.

Of the total development charge eligible cost for the Services Related to a Highway, \$52.6 million is deemed to benefit residential development. When this amount is divided by the long-term growth in population in new dwelling units (11,880 for Public Works and 22,717 for Roads & Related) an unadjusted charge of \$2,325.12 per capita results.

The non-residential share totals \$15.9 million and, when this amount is divided by the long-term forecast of building space growth (240,999 square metres to 2031 and 491,054 square metres to 2041) an unadjusted charge of \$32.44 per square metre results.

TABLE 6

COUNTY OF GREY
 SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
 CAPITAL PROGRAM FOR SERVICES RELATED TO A HIGHWAY

<i>Services Related to a Highway: Public Works</i>	
2022 - 2031 Growth in Population in New Units	11,880
2022 - 2031 Growth in Population in Square Metres	240,999
<i>Services Related to a Highway: Roads & Related</i>	
2022 - 2041 Growth in Population in New Units	22,717
2022 - 2041 Growth in Population in Square Metres	491,054

Service	Development-Related Capital Program (2022 - 2031) & (2022 - 2041)					Residential Share				Non-Residential Share	
	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-2041 Benefit	Total DC Eligible Costs for Recovery	%	(\$000)	%	(\$000)		
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)						
1.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$7,200.0	\$6,480.0	\$457.7	\$0.0	\$262.3	78%	\$203.7	22%	\$58.64		
Unadjusted Development Charge Per Capita							\$17.15				
Unadjusted Development Charge Per Sq.M									\$0.24		
2.0 SERVICES RELATED TO A HIGHWAY: ROADS & RELATED											
2.1 Category 1: Major Roads Projects	\$32,931.0	\$11,121.4	\$7,071.0	\$2,849.4	\$11,889.2	77%	\$9,134.8	23%	\$2,754.46		
Unadjusted Development Charge Per Capita							\$402.11				
Unadjusted Development Charge Per Sq.M									\$5.61		
2.2 Category 2: Upgrade Of Road Classification	\$24,936.5	\$10,296.5	\$6,992.5	\$0.0	\$7,647.5	77%	\$5,875.7	23%	\$1,771.75		
Unadjusted Development Charge Per Capita							\$258.65				
Unadjusted Development Charge Per Sq.M									\$3.61		
2.3 Category 3: Platform Widening	\$66,217.2	\$30,472.0	\$1,919.9	\$0.0	\$33,825.3	77%	\$25,988.8	23%	\$7,836.55		
Unadjusted Development Charge Per Capita							\$1,144.02				
Unadjusted Development Charge Per Sq.M									\$15.96		
2.4 Category 4: Intersection Improvements/Realignments	\$18,667.6	\$4,166.9	\$1,851.6	\$0.0	\$12,649.1	77%	\$9,718.6	23%	\$2,930.51		
Unadjusted Development Charge Per Capita							\$427.81				
Unadjusted Development Charge Per Sq.M									\$5.97		
2.5 Category 5: Culverts	\$1,260.0	\$210.0	\$140.0	\$0.0	\$910.0	77%	\$699.2	23%	\$210.83		
Unadjusted Development Charge Per Capita							\$30.78				
Unadjusted Development Charge Per Sq.M									\$0.43		
2.6 Category 6: Roads & Related Studies	\$1,375.0	\$56.3	\$0.0	\$0.0	\$1,318.8	77%	\$1,013.2	23%	\$305.52		
Unadjusted Development Charge Per Capita							\$44.60				
Unadjusted Development Charge Per Sq.M									\$0.62		
TOTAL ROADS AND RELATED SERVICES	\$145,387.3	\$56,323.0	\$17,975.0	\$2,849.4	\$68,239.9		\$52,633.9		\$15,868.3		
Unadjusted Development Charge Per Capita							\$2,325.12				
Unadjusted Development Charge Per Sq.M									\$32.44		



C. ADJUSTED RESIDENTIAL & NON-RESIDENTIAL DEVELOPMENT CHARGES

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

Table 7 summarizes the results of the cash flow adjustments for the residential development charges rates. The adjusted per capita rate increases by \$161.59 from \$3,242.84 per capita to \$3,404.43 per capita after the cash flow analysis.

TABLE 7
COUNTY OF GREY
COUNTY-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)		
			Singles	Semis, Rows & Other Multiples	Apartments
Land Ambulance	\$66.87	\$89	\$236	\$169	\$136
Social Housing	\$364.94	\$389	\$1,024	\$734	\$589
Children's Services	\$3.26	\$3	\$8	\$6	\$5
Provincial Offences	\$0.00	\$2	\$5	\$3	\$3
Parks Services - Trails	\$14.53	\$14	\$38	\$27	\$22
Public Health Unit	\$0.00	\$0	\$0	\$0	\$0
Long-Term Care	\$464.39	\$495	\$1,303	\$934	\$749
Development-Related Studies	\$3.74	\$1	\$3	\$2	\$1
Services Related To A Highway - Public Works	\$17.15	\$20	\$52	\$37	\$30
Services Related To A Highway - Roads & Related	\$2,307.97	\$2,392	\$6,299	\$4,516	\$3,622
TOTAL CHARGE PER UNIT	\$3,242.84	\$3,404.86	\$8,968	\$6,428	\$5,157
(1) Based on Persons Per Unit Of:			2.63	1.89	1.51

Residential County-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. As shown in Table 7, the calculated charges are \$8,968 per single detached unit, \$6,428 per semi-detached, row house, or other type of multiple unit, and \$5,157 per apartment unit.

The non-residential development charge decreases after cash flow considerations. The adjusted rate of \$31.28 per square meter of new building space is \$2.16 less than the unadjusted non-residential charge of \$33.44 per square metre. These charges are displayed in Table 8.

A charge has not been calculated for wind turbines given the uncertainty around future construction of wind turbines in the County.

TABLE 8
COUNTY OF GREY
COUNTY-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Residential Unadjusted Charge per Square Metre	Non-Residential Adjusted Charge per Square Metre
Land Ambulance	\$0.95	\$1.27
Social Housing	\$0.00	\$0.00
Children's Services	\$0.00	\$0.00
Provincial Offences	\$0.00	\$0.03
Parks Services - Trails	\$0.00	\$0.00
Public Health Unit	\$0.00	\$0.00
Long-Term Care	\$0.00	\$0.00
Development-Related Studies	\$0.05	\$0.19
Services Related To A Highway - Public Works	\$0.24	\$0.46
Services Related To A Highway - Roads & Related	\$32.20	\$29.33
TOTAL CHARGE PER SQUARE METRE	\$33.44	\$31.28

7. COMPARISON OF CALCULATED & CURRENT DCs

Tables 9 and 10 compare the newly calculated residential and non-residential development charges with the County's current charges (as of January 1st, 2021).

Table 9 shows that the calculated residential development charge for a single detached unit increases by \$1,444 per unit, or 19 per cent, from \$7,524 per unit to \$8,968 per unit.

The calculated development charge for non-residential development is \$31.28 per square meter. The County does not currently levy a non-residential development charge.

It should be noted that the development charges for Social Housing, Children's Services, and Long-Term Care are proposed to be re-introduced to the County's DC by-law after not being included in the current by-law.

TABLE 9

**COUNTY OF GREY
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Previously Residential Charge Res B	Calculated Residential Charge SDU	Difference in Charge	
Land Ambulance	\$163	\$236	\$73	45%
Social Housing	\$0	\$1,024	\$1,024	N/A
Children's Services	\$0	\$8	\$8	N/A
Provincial Offences	\$23	\$5	(\$18)	-78%
Parks Services - Trails	\$9	\$38	\$29	321%
Public Health Unit	\$160	\$0	(\$160)	-100%
Long-Term Care	\$0	\$1,303	\$1,303	N/A
Development-Related Studies	\$186	\$3	(\$183)	-98%
Services Related To A Highway - Public Works	\$0	\$52	\$52	N/A
Services Related To A Highway - Roads & Related	\$6,985	\$6,299	(\$686)	-10%
TOTAL CHARGE PER UNIT	\$7,524	\$8,968	\$1,444	19%

8. COST OF GROWTH ANALYSIS

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

A. ASSET MANAGEMENT PLAN

Table 11 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 County staff regarding useful life assumptions and the capital cost of acquiring and/or constructing each asset.

Table 10 and 11 illustrate that, by 2032 and 2042, the County will need to fund an additional \$243,109 and \$473,596 per annum respectively in order to properly fund the full life-cycle costs of the new assets supported under the DC by-law. The calculated annual funding provision should be considered within the context of the County's projected growth; over the next ten years (to 2031) the County is projecting an increase of 5,120 total private dwellings units, which represents a 10 per cent increase over the existing base and an increase of 9,720, or a 19 per cent increase, over the next 20 years (to 2042).

Additionally, 3,420 new employees occupying 240,999 square metres of non-residential building space are anticipated in Grey County over the next ten years and 6,850 employees occupying 491,054 square metres are expected by 2041. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the DC by-law.

TABLE 10

COUNTY OF GREY
ANNUAL ASSET MANAGEMENT PROVISION BY 2032

Service	2022-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC Related	Non-DC Related*	DC Related	Non-DC Related
Land Ambulance	\$ 1,248,951	\$ 1,820,369	\$ 9,961	\$ 125,643
Social Housing	\$ 4,349,076	\$ 12,450,924	\$ 91,622	\$ 265,844
Children's Services	\$ 50,000	\$ -	\$ -	\$ -
Provincial Offences	\$ -	\$ -	\$ -	\$ -
Parks Services - Trails	\$ 191,935	\$ 672,865	\$ 10,638	\$ 37,256
Public Health Unit	\$ 18,562	\$ 25,634	\$ 368	\$ 509
Long-Term Care	\$ 5,516,895	\$ 51,183,105	\$ 116,225	\$ 1,078,279
Development-Related Studies	\$ 564,850	\$ 279,750	\$ -	\$ -
Services Related To A Highway - Public Works	\$ 720,000	\$ 6,480,000	\$ 14,293	\$ 128,641
Total	\$ 12,660,269	\$ 72,912,646	\$ 243,109	\$ 1,636,172

*Includes costs that will be recovered in future development charges studies (e.g. post-period benefit)

TABLE 11

COUNTY OF GREY
ANNUAL ASSET MANAGEMENT PROVISION BY 2042

Service	2022-2041 Capital Program		Calculated AMP Annual Provision by 2042	
	DC Related	Non-DC Related*	DC Related	Non-DC Related
<i>Services Related To A Highway - Roads & Related</i>				
Category 1: Major Roads Projects	\$ 18,960,232	\$ 17,804,268	\$ 101,809	\$ 111,684
Category 2: Upgrade Of Road Classification	\$ 14,640,000	\$ 10,889,000	\$ 80,585	\$ 60,073
Category 3: Platform Widening	\$ 35,745,211	\$ 30,471,979	\$ 191,201	\$ 164,504
Category 4: Intersection Improvements/Realignments	\$ 14,500,714	\$ 10,204,287	\$ 85,139	\$ 57,973
Category 5: Culverts	\$ 1,050,000	\$ 900,000	\$ 14,862	\$ 14,050
Category 6: Roads & Related Studies	\$ 1,318,750	\$ 56,250	\$ -	\$ -
Total	\$ 86,214,906	\$ 70,325,784	\$ 473,596	\$ 408,283

*Includes costs that will be recovered in future development charges studies (e.g. post-period benefit)

B. LONG-TERM CAPITAL & OPERATING COSTS

Appendix E summarizes the estimated increase in net operating costs that the County will experience for additions associated with the planned capital forecast. Table 12 summarizes the estimated increase in net operating costs that the County will experience for additions associated with the planned capital program.

The County's annual net operating costs are estimated to increase by \$10.6 million by 2031 and \$56.3 million by 2041.

Appendix E also summarizes the components of the development related capital program that will require funding from non development charge sources. Of the \$202.1 million net capital cost of all services, about \$28.5 million will need to be funded from non-development charge sources over the next ten to twenty years. This is entirely related to shares of projects related to facility and infrastructure replacement and for non-development-related shares of projects that provide benefit to the existing community.

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

C. THE PROGRAM IS DEEMED TO BE FINANCIALLY SUSTAINABLE

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

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

TABLE 12

COUNTY OF GREY
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS
(in thousands of constant dollars)

2031	
Net Operating Impacts (1)	
Land Ambulance	\$171.7
Social Housing	\$4,668.3
Children's Services	\$0.0
Provincial Offences	\$0.0
Parks Services - Trails	\$10.4
Public Health Unit	\$5.7
Long-Term Care	\$3,583.0
Development-Related Studies	\$0.0
Services Related To A Highway - Public Works	\$720.0
Services Related To A Highway - Roads & Related	\$1,461.2
NET OPERATING IMPACTS	\$10,620.4

	Total to 2031 (4)	Total to 2041 (4)
Long-term Capital Impact (1)		
Total Net Cost	\$56,682.4	\$145,387.3
Net Cost From Development Charges	\$11,406.4	\$68,239.9
Prior Growth Share from DC Reserve Balances (2)	\$1,253.9	\$17,975.0
Portion for Other Development-Related (3)	\$15,482.8	\$2,849.4
Funding From Non-DC Sources		
Replacement	\$28,539.4	\$56,323.0
FUNDING FROM NON-DC SOURCES	\$28,539.4	\$56,323.0

Notes:

- (1) See Appendix E.
- (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) Other development-related net capital costs may be eligible for development charge funding in future DC by-laws.
- (4) The total to 2041 only accounts for Roads & Related costs.

9. ADMINISTRATION AND COLLECTION

This section sets out the DCA requirements in respect of DC collection and administration.

A. DEVELOPMENT CHARGES ADMINISTRATION AND COLLECTION

The DCA requirements in respect of the collection of DCs, certification and remittance, as well as reserve fund management are outlined in this section.

i. Collection, Certification, and Remittance of Development Charges

If a DC is imposed by an upper-tier municipality on a development in an area municipality:

- The treasurer of the upper-tier municipality shall certify to the treasurer of the area municipality that the charge has been imposed, the amount of the charge, the manner in which the charge is to be paid and when the charge is payable.
- The treasurer of the area municipality shall collect the charge when it is payable and shall, unless otherwise agreed by the upper-tier municipality, pay the charge to the treasurer of the upper-tier municipality on or before the 25th day of the month following the month in which the charge is received by the area municipality.
- If the charge is collected by the upper-tier municipality, the treasurer of the upper-tier municipality shall certify to the treasurer of the area municipality that the charge has been collected.

An upper-tier municipality may agree with an area municipality to collect DCs only in cases where the upper-tier municipality issues building permits.

Upon passage of a County DC by-law, the County Treasurer must certify the following to the Area Municipal Treasurers:

- That development charges have been imposed
- The amount of the development charge that has been imposed
- The manner in which the development charges are to be paid
- The date when the development charges are payable

ii. DC Amount Payable and Date of Payment

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

The default date of payment of a DC is the date of building permit issuance. However, under s.27 of the *DCA* the County may enter into an agreement with a developer to alter the timing of payment.

For three specific types of development DCs must be paid according to the following plan:

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

For required instalments, the County may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may accrue on each installment until the final payment has been made. Any skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the *DCA*.

iii. Reserve Funds

Under the *DCA*, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. While the *DCA* does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

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

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing
- Projects funded from DCs including amount and source of DC and non-DC funding

Statutory and non-statutory exemptions should be funded from non-DC sources.

iv. Recommendations

- As required under the DCA, the County should codify any rules regarding application of the by-law and exemptions within the DC by-law 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 County's normal capital budget process.
- It is recommended that limited exemptions, other than those required in the DCA, be formally adopted in the by-laws.
- It is recommended that the County continue to include indexing provisions in the by-law so as to ensure that the DC rates incorporate inflationary increases over the by-law term.

B. CONSIDERATION FOR AREA RATING

In accordance with the *DCA*, Council must consider the use of area rating, also known as area-specific development charges, as part of the DC Background Study. As part of the County's 2021 DC update none of the services were considered are appropriate to recover on an area-specific basis and as such only County-wide services are included in the study.

The County-wide approach to DCs follows the directive of County Council DC Steering Committee, which considered the use of area-specific DCs in its meeting of April 13, 2021.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A: DEVELOPMENT FORECAST

This appendix summarizes the development forecast used to prepare the 2021 Development Charges Background Study for the County of Grey. The forecast results are presented in the following tables:

Historical Development

Table A-1	Historical Population, Household & Employment Summary
Table A-2	Historical Residential Building Permits
Table A-3	Households by Period of Construction Showing Household Size

Forecast Development

Table A-4	Forecast Population, Household & Employment Summary
Table A-5	Housing by Unit Type
Table A-6	Housing Growth by Unit Type
Table A-7	Population Growth in New Housing by Unit Type
Table A-8	Place of Work Employment by Category
Table A-9	Employment Growth in New Non-Residential Space by Category

A. FORECAST APPROACH AND KEY ASSUMPTIONS

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

The forecasts of population and employment are consistent with the County’s *Update to the County of Grey Growth Management Strategy, 2021*. The Growth Management Strategy Update provides details on the forecast methodology and key assumptions.

A ten-year development forecast, from 2022 to 2031, has been used to calculate the development charges for the general services in the County. For the Services Related to a Highway - Roads and Related service, a longer-range forecast, from 2022 to 2041, has been used.

B. HISTORICAL DEVELOPMENT IN THE COUNTY

Historical population and employment set out in this appendix are used to determine the average service levels attained in the County over the last ten years (2012 to 2021). Since 2016 was the last year of the Census, population figures from 2017 to 2020 are estimated based on Statistics Canada's *Annual Demographic Estimates*.

Population figures shown in the development forecast represent mid-year estimates.

Population figures account for:

- population recorded in the Census ("Census population"). This definition does not include the Census net under-coverage which represents those who were missed or double-counted by the Census;
- seasonal residents who typically maintain a primary place of residence outside the County.

Similarly, the forecasts of households and housing units account for both permanently occupied households and households that are occupied only part of the year. The population in these non-permanent units is based on a Persons Per Unit (PPU) assumption of 3.0. This non-permanent population is added to the Census population to derive the total population used for the development charges calculation.

Historical growth figures presented in Table A-1 are based on Statistics Canada Census and Canada Mortgage and Housing Corporation (CMHC) data. Figures shown in the development forecast represent mid-year estimates.

Table A-1 shows that Grey County has experienced substantial population growth in recent years. The County's population increased by 8,008 over the last decade and is now estimated to be 100,230 in 2021; the vast majority of that growth, 6,819 persons, occurred after 2016.

Historical employment figures are also shown in Table A-1 and are based on Statistics Canada place of work data. "Place of Work Employment" figures record where people work rather than their place of residence. It includes all employment with a regular or no fixed place of work. However, work-at-home employment is excluded from the figures as, for development charge purposes, this type of employment is considered not to require building floorspace for its activities.

Employment growth in the County has been more sporadic than population growth, although the number of jobs increased overall between 2012 and 2020 and is now

estimated at 43,560 in 2021. The County's current activity rate is 43.5 per cent and has fallen slightly over the last decade.

As with recent population growth, the number of permanently occupied dwellings in the County increased over the last decade, from 38,051 in 2012 to 43,530 in 2021, with growth accelerating since 2016. The number of seasonally occupied dwellings has fallen by about 880 units over the same period.

The dominant type of housing in Grey County is the single-detached home, which accounts for 79 per cent of all building permits for new units (see Table A-2). There has been an increase in apartment construction in recent years.

Table A-3 provides details on historical occupancy patterns for permanently occupied households in Grey. Occupancy levels for recently constructed units, built between 2006 and 2016, are higher than the overall average and are generally used to support the development charges calculations since they better reflect the number of people that are likely to reside in new development. The average PPU of single detached units built in the County in the period 2006 to 2016 is 2.63. For the purpose of this study, PPU levels of 1.89 and 1.51 are assumed for row/semi-detached/other multiple units and apartments respectively.

C. FORECAST METHOD AND RESULTS

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the *population growth*¹ as well as the *population in new housing units*, is required.

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

Development charges are levied on non-residential development as a charge per square metre of gross floor area (GFA). As with the residential forecast, the non-residential

¹ Commonly referred to as "net population growth" in the context of development charges.

forecast requires both a projection of *employment growth* as well as a projection of the *employment growth associated with new floor space* in the County.

Employment is divided into three land-use based categories:

- **Population-related employment** is employment that primarily serves a resident population and includes retail, education, healthcare, and local government. This generally grows in line with population growth but is also influenced by tourism. Jobs under this category typically locate in land zoned for commercial and institutional uses, but may also be located in resorts and mixed-use areas.
- **Employment-land employment** refers to traditional industrial-type employment primarily accommodated in low-rise industrial buildings in business parks and employment areas. Given the spatial and operational needs of these types of jobs, they are almost exclusively located in lands zoned for industrial employment uses.
- **Rural-based employment** refers to jobs scattered throughout the rural area, primarily related to agricultural, recreational and primary industries. This is a smaller component of the employment base in Grey County.

i. **Residential Forecast**

The residential development forecast incorporates anticipated growth in population and private dwellings (permanent and seasonal/recreational) by type. As shown in Table A-4, the County's total population is forecast to grow from 121,530 in 2021 to 129,837 in 2031, with the majority of growth being permanent residents. Population growth will continue to 2041 when the total population is forecast to reach 139,100, including 119,000 permanent residents.

The number of occupied housing units is forecast to increase from 43,530 in 2021 to 49,150 in 2031 and 53,650 in 2041. This reflects an average annual increase of about 500 units per year between 2021 and 2031 and 450 units per year between 2031 and 2041.

A breakdown of forecast housing by unit type in the County is shown in Tables A-5 and A-6. The mix of new housing generally mirrors recent trends, with the largest share of housing (73 per cent) being single-detached unit types, though a gradual shift to higher density built forms is anticipated.

Population growth in the new units is estimated by applying the following PPUs to the housing unit forecast: 2.63 for single-detached units; 1.89 for rows, semi-detached units,

and other multiples; and 1.51 for apartments. The assumptions are informed by the historical occupancy patterns set out in Table A-3.

The total forecast population in new housing units, both permanent and seasonal, is: 11,880 over the 2022 to 2031 period; and 22,717 over the 2022 to 2041 period (see Table A-7).

ii. **Non-Residential Forecast**

Non-residential development charges are calculated on a per unit of gross floor area basis. Therefore, as per the DCA, a forecast of future non-residential building space has been developed. As with the residential forecast, the GFA forecast covers the 10-year period from 2021 to 2031 for the general services and 2021 to 2041 for the Services Related to a Highway – Roads and Related. This forecast is shown in Tables A-8 and A-9.

Overall employment is forecast to increase by 3,420 over the planning period 2022 to 2031 and by 6,850 between 2022 and 2041. About 46% of all job growth to 2041 will take the form of population-related employment, with 43% as employment land employment, and 11% as rural employment.

An assumed floor space per worker (FSW) is applied to the employment forecasts by category in order to forecast growth in new non-residential space in the County. The FSW assumptions used are 50 square metres per employee for population-related employment, and 100 square metres per employee for employment land and rural-based employment.

The overall growth in new non-residential building space across the County of Grey is: 240,999 square metres between 2022 and 2031; and 491,054 square metres between 2022 and 2041.

APPENDIX A
TABLE A-1

COUNTY OF GREY
HISTORICAL POPULATION, HOUSEHOLD & EMPLOYMENT SUMMARY

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	HH Size (PPU)	Seasonal Units	Annual Growth	HH Size (PPU)	Total Population	Annual Growth	Employment	Annual Growth	Activity Rate
2012	92,222		38,351		2.40	8,097		3.00	116,513		41,978		45.5%
2013	92,518	296	38,655	304	2.39	7,996	-101	3.00	116,506	-7	41,926	-52	45.3%
2014	92,815	297	38,961	306	2.38	7,896	-100	3.00	116,503	-3	41,874	-52	45.1%
2015	93,113	298	39,269	308	2.37	7,797	-99	3.00	116,504	1	41,822	-52	44.9%
2016	93,411	298	39,580	311	2.36	7,700	-97	3.00	116,511	7	41,770	-52	44.7%
2017	94,818	1,407	39,970	390	2.37	7,576	-124	3.00	117,546	1,035	42,770	1,000	45.1%
2018	96,127	1,310	40,560	590	2.37	7,454	-122	3.00	118,489	944	44,720	1,950	46.5%
2019	97,437	1,310	41,210	650	2.36	7,334	-120	3.00	119,439	950	44,380	-340	45.5%
2020	98,950	1,513	42,060	850	2.35	7,216	-118	3.00	120,598	1,159	43,860	-520	44.3%
2021	100,230	1,280	43,530	1,470	2.30	7,100	-116	3.00	121,530	932	43,560	-300	43.5%
Growth 2012 - 2021		8,008		5,179			-881			5,017		1,582	

Source: Hemson Consulting Ltd., 2021

APPENDIX A
TABLE A-2

COUNTY OF GREY
HISTORICAL RESIDENTIAL BUILDING PERMITS

Year	Building Permits (New Units By Type)				Building Permits (Share of New Units By Type)			
	Singles	Semis, Rows, & Other Multiples	Apartments	Total	Singles	Semis, Rows, & Other Multiples	Apartments	Total
2012	279	17	30	326	86%	5%	9%	100%
2013	225	28	12	265	85%	11%	5%	100%
2014	239	8	6	253	94%	3%	2%	100%
2015	324	27	50	401	81%	7%	12%	100%
2016	419	65	8	492	85%	13%	2%	100%
2017	600	79	24	703	85%	11%	3%	100%
2018	530	52	21	603	88%	9%	3%	100%
2019	544	89	154	787	69%	11%	20%	100%
2020	728	110	251	1,089	67%	10%	23%	100%
2021	210	24	7	241	87%	10%	3%	100%
Growth 2012 - 2021	4,098	499	563	5,160	79%	10%	11%	100%

Source: Statistics Canada, Building Permits

APPENDIX A
TABLE A-3

COUNTY OF GREY
HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction										Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2011	2011-2016	Pre 2006	2006-2016	Total
Singles													
Household Population	22,220	6,845	6,570	10,725	10,285	4,920	3,880	4,295	4,560	3,160	69,740	7,720	77,460
Households	8,880	3,070	2,780	4,365	4,165	1,930	1,480	1,540	1,730	1,205	28,210	2,935	31,145
Household Size	2.50	2.23	2.36	2.46	2.47	2.55	2.62	2.79	2.64	2.62	2.47	2.63	2.49
Semis													
Household Population	575	205	225	370	235	95	0	0	100	120	1,705	220	1,925
Households	285	80	80	145	75	30	15	0	30	50	710	80	790
Household Size	2.02	2.56	2.81	2.55	3.13	3.17	0.00	n/a	3.33	2.40	2.40	2.75	2.44
Rows													
Household Population	255	125	220	385	600	310	220	250	530	260	2,365	790	3,155
Households	120	80	95	200	340	150	125	170	310	145	1,280	455	1,735
Household Size	2.13	1.56	2.32	1.93	1.76	2.07	1.76	1.47	1.71	1.79	1.85	1.74	1.82
Apartments													
Household Population	2,490	1,160	1,295	1,560	1,315	420	155	210	185	120	8,605	305	8,910
Households	1,560	790	910	995	855	295	110	160	125	85	5,675	210	5,885
Household Size	1.60	1.47	1.42	1.57	1.54	1.42	1.41	1.31	1.48	1.41	1.52	1.45	1.51
All Units													
Household Population	25,540	8,335	8,310	13,040	12,435	5,745	4,255	4,755	5,375	3,660	82,415	9,035	91,450
Households	10,845	4,020	3,865	5,705	5,435	2,405	1,730	1,870	2,195	1,485	35,875	3,680	39,555
Household Size	2.36	2.07	2.15	2.29	2.29	2.39	2.46	2.54	2.45	2.46	2.30	2.46	2.31

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

Note: Population and household figures in this table are based on National Household Survey and may differ from Census figures.

APPENDIX A
TABLE A-4

COUNTY OF GREY
FORECAST POPULATION, HOUSEHOLD & EMPLOYMENT SUMMARY

Year	Census Population	Growth	Occupied Households	Growth	Household Size	Seasonal Recreational Units	Growth	Household Size	Total Population	Growth	Employment	Growth	Activity Rate
2022	101,242	1,012	44,118	588	2.29	7,039	-61	3.00	122,359	829	43,914	354	43.4%
2023	102,264	1,022	44,714	596	2.29	6,978	-61	3.00	123,198	839	44,271	357	43.3%
2024	103,296	1,032	45,318	604	2.28	6,918	-60	3.00	124,050	852	44,631	360	43.2%
2025	104,338	1,042	45,930	612	2.27	6,859	-59	3.00	124,915	865	44,994	363	43.1%
2026	105,391	1,053	46,550	620	2.26	6,800	-59	3.00	125,791	876	45,360	366	43.0%
2027	106,304	914	47,059	509	2.26	6,760	-40	3.00	126,584	794	45,679	319	43.0%
2028	107,225	921	47,573	514	2.25	6,720	-40	3.00	127,385	801	46,001	322	42.9%
2029	108,154	929	48,093	520	2.25	6,680	-40	3.00	128,194	809	46,325	324	42.8%
2030	109,091	937	48,619	526	2.24	6,640	-40	3.00	129,011	817	46,651	326	42.8%
2031	110,037	946	49,150	531	2.24	6,600	-40	3.00	129,837	826	46,980	329	42.7%
2032	110,934	897	49,621	471	2.24	6,580	-20	3.00	130,674	837	47,294	314	42.6%
2033	111,838	904	50,096	475	2.23	6,560	-20	3.00	131,518	844	47,610	316	42.6%
2034	112,750	912	50,576	480	2.23	6,540	-20	3.00	132,370	852	47,928	318	42.5%
2035	113,669	919	51,061	485	2.23	6,520	-20	3.00	133,229	859	48,248	320	42.4%
2036	114,596	927	51,550	489	2.22	6,500	-20	3.00	134,096	867	48,570	322	42.4%
2037	115,463	867	51,963	413	2.22	6,540	40	3.00	135,083	987	48,933	363	42.4%
2038	116,337	874	52,380	417	2.22	6,580	40	3.00	136,077	994	49,298	365	42.4%
2039	117,218	881	52,800	420	2.22	6,620	40	3.00	137,078	1,001	49,666	368	42.4%
2040	118,105	887	53,223	423	2.22	6,660	40	3.00	138,085	1,007	50,037	371	42.4%
2041	119,000	895	53,650	427	2.22	6,700	40	3.00	139,100	1,015	50,410	373	42.4%
Growth 2022 - 2031		9,807		5,620			-500			8,307		3,420	
Growth 2022 - 2041		18,770		10,120			-400			17,570		6,850	

Source: Hemson Consulting Ltd., 2021

APPENDIX A
TABLE A-5

COUNTY OF GREY
HOUSING BY UNIT TYPE

Year	Unit Type			Total Occupied
	Singles	Semis, Rows & Other Multiples	Apartments	
2022	35,505	2,218	6,394	44,117
2023	35,955	2,288	6,469	44,712
2024	36,411	2,360	6,545	45,316
2025	36,873	2,434	6,622	45,929
2026	37,340	2,510	6,700	46,550
2027	37,711	2,567	6,780	47,058
2028	38,085	2,626	6,861	47,572
2029	38,463	2,686	6,943	48,092
2030	38,845	2,747	7,026	48,618
2031	39,230	2,810	7,110	49,150
2032	39,562	2,866	7,192	49,620
2033	39,897	2,923	7,275	50,095
2034	40,235	2,981	7,359	50,575
2035	40,576	3,040	7,444	51,060
2036	40,920	3,100	7,530	51,550
2037	41,212	3,147	7,606	51,965
2038	41,506	3,194	7,683	52,383
2039	41,802	3,242	7,761	52,805
2040	42,100	3,291	7,840	53,231
2041	42,400	3,340	7,920	53,660
Growth 2022 - 2031	4,170	660	790	5,620
Growth 2022 - 2041	7,340	1,190	1,600	10,130

APPENDIX A
TABLE A-6

COUNTY OF GREY
HOUSING GROWTH BY UNIT TYPE

Year	Growth in Households by Unit Type					
	Occupied Households				Seasonal Recreational Units	Total Dwelling Units
	Singles	Semis, Rows & Other Multiples	Apartments	Total Occupied		
2022	445	68	74	587	-61	526
2023	450	70	75	595	-61	534
2024	456	72	76	604	-60	544
2025	462	74	77	613	-59	554
2026	467	76	78	621	-59	562
2027	371	57	80	508	-40	468
2028	374	59	81	514	-40	474
2029	378	60	82	520	-40	480
2030	382	61	83	526	-40	486
2031	385	63	84	532	-40	492
2032	332	56	82	470	-20	450
2033	335	57	83	475	-20	455
2034	338	58	84	480	-20	460
2035	341	59	85	485	-20	465
2036	344	60	86	490	-20	470
2037	292	47	76	415	40	455
2038	294	47	77	418	40	458
2039	296	48	78	422	40	462
2040	298	49	79	426	40	466
2041	300	49	80	429	40	469
Growth 2022 - 2031	4,170	660	790	5,620	-500	5,120
Growth 2022 - 2041	7,340	1,190	1,600	10,130	-400	9,730

Source: Hemson Consulting Ltd., 2021

APPENDIX A
TABLE A-7

COUNTY OF GREY
POPULATION GROWTH IN NEW HOUSING BY UNIT TYPE

Year	Population in New Households *					
	Occupied Households				Seasonal Recreational Units	Total Dwelling Units
	Singles	Semis, Rows & Other Multiples	Apartments	Total Occupied		
2022	1,172	124	112	1,408	-183	1,225
2023	1,185	127	114	1,426	-183	1,243
2024	1,201	131	115	1,447	-180	1,267
2025	1,217	135	117	1,469	-177	1,292
2026	1,230	138	118	1,486	-177	1,309
2027	977	104	121	1,202	-120	1,082
2028	985	107	123	1,215	-120	1,095
2029	995	109	124	1,228	-120	1,108
2030	1,006	111	126	1,243	-120	1,123
2031	1,014	115	127	1,256	-120	1,136
2032	874	102	124	1,100	-60	1,040
2033	882	104	126	1,112	-60	1,052
2034	890	105	127	1,122	-60	1,062
2035	898	107	129	1,134	-60	1,074
2036	906	109	130	1,145	-60	1,085
2037	769	85	115	969	120	1,089
2038	774	85	117	976	120	1,096
2039	780	87	118	985	120	1,105
2040	785	89	120	994	120	1,114
2041	790	89	121	1,000	120	1,120
2022 - 2031	10,982	1,201	1,197	13,380	-1,500	11,880
2022 - 2041	19,330	2,163	2,424	23,917	-1,200	22,717

* Based on PPU: 2.63 1.82 1.51 3.00

Source: Hemson Consulting Ltd., 2021

**APPENDIX A
TABLE A-8**

**COUNTY OF GREY
PLACE OF WORK EMPLOYMENT BY CATEGORY**

Year	Population-Related		Employment Land		Rural-Based		Total Employment	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2022	22,759	179	14,023	143	7,132	32	43,914	354
2023	22,940	181	14,167	144	7,164	32	44,271	357
2024	23,122	182	14,313	146	7,196	32	44,631	360
2025	23,305	183	14,460	147	7,228	32	44,993	362
2026	23,490	185	14,610	150	7,260	32	45,360	367
2027	23,646	156	14,742	132	7,292	32	45,680	320
2028	23,803	157	14,875	133	7,324	32	46,002	322
2029	23,961	158	15,009	134	7,356	32	46,326	324
2030	24,120	159	15,144	135	7,388	32	46,652	326
2031	24,280	160	15,280	136	7,420	32	46,980	328
2032	24,426	146	15,406	126	7,460	40	47,292	312
2033	24,573	147	15,533	127	7,500	40	47,606	314
2034	24,721	148	15,661	128	7,540	40	47,922	316
2035	24,870	149	15,790	129	7,580	40	48,240	318
2036	25,020	150	15,920	130	7,620	40	48,560	320
2037	25,155	135	16,102	182	7,667	47	48,924	364
2038	25,290	135	16,286	184	7,715	48	49,291	367
2039	25,426	136	16,472	186	7,763	48	49,661	370
2040	25,563	137	16,660	188	7,811	48	50,034	373
2041	25,700	137	16,850	190	7,860	49	50,410	376
Growth 2022 - 2031		1,700		1,400		320		3,420
Growth 2022 - 2041		3,120		2,970		760		6,850

Source: Hemson Consulting Ltd., 2021

APPENDIX A
TABLE A-9

COUNTY OF GREY
EMPLOYMENT GROWTH IN NEW NON-RESIDENTIAL SPACE BY CATEGORY

Employment Density

Population Related 50.0 m² per employee
 Employment Land 100.0 m² per employee
 Other Rural-Based 100.0 m² per employee

Year	Population-Related		Employment Land		Other Rural-Based		Other Rural-Based		Total	
	Employment Growth	Growth in New Space (m ²)	Employment Growth	Growth in New Space (m ²)	Employment Growth	Growth in New Space (m ²)	Employment Growth	Growth in New Space (m ²)	Employment Growth	Growth in New Space (m ²)
2022	179	8,950	143	14,300	16	-1	16	1,600	354	24,849
2023	181	9,050	144	14,400	16	0	16	1,600	357	25,050
2024	182	9,100	146	14,600	16	0	16	1,600	360	25,300
2025	183	9,150	147	14,700	16	0	16	1,600	362	25,450
2026	185	9,250	150	15,000	16	0	16	1,600	367	25,850
2027	156	7,800	132	13,200	16	0	16	1,600	320	22,600
2028	157	7,850	133	13,300	16	0	16	1,600	322	22,750
2029	158	7,900	134	13,400	16	0	16	1,600	324	22,900
2030	159	7,950	135	13,500	16	0	16	1,600	326	23,050
2031	160	8,000	136	13,600	16	0	16	1,600	328	23,200
2032	146	7,300	126	12,600	20	1	20	2,000	312	21,901
2033	147	7,350	127	12,700	20	2	20	2,000	314	22,052
2034	148	7,400	128	12,800	20	3	20	2,000	316	22,203
2035	149	7,450	129	12,900	20	4	20	2,000	318	22,354
2036	150	7,500	130	13,000	20	5	20	2,000	320	22,505
2037	135	6,750	182	18,200	24	6	24	2,350	364	27,306
2038	135	6,750	184	18,400	24	7	24	2,400	367	27,557
2039	136	6,800	186	18,600	24	8	24	2,400	370	27,808
2040	137	6,850	188	18,800	24	9	24	2,400	373	28,059
2041	137	6,850	190	19,000	25	10	25	2,450	376	28,310
Growth 2022 - 2031	1,700	85,000	1,400	140,000	160	-1	160	16,000	3,420	240,999
Growth 2022 - 2041	3,120	156,000	2,970	297,000	380	54	380	38,000	6,850	491,054

Source: Hemson Consulting Ltd., 2021



APPENDIX B
GENERAL SERVICES
TECHNICAL APPENDIX

GENERAL SERVICES – TECHNICAL APPENDIX

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the eligible general services provided by the County of Grey. Eight services have been analysed:

- Appendix B.1 Land Ambulance
- Appendix B.2 Social Housing
- Appendix B.3 Children’s Services
- Appendix B.4 Provincial Offences
- Appendix B.5 Parks Services – Trails
- Appendix B.6 Public Health Unit
- Appendix B.7 Long-Term Care
- Appendix B.8 Development-Related Studies

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

Given all County residents have access to all the general services, the benefits of these services are deemed to be County-wide for the purposes of calculating the development charges.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historical service level. The *DCA* and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in a municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period is defined as 2012 to 2021.

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 development reflect not only the quantity (number and size), but also the quality (replacement value or cost) of service provided by the municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by County staff. The information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

The cost of land used in the inventory of capital assets for each service varies based on the location of the land within the County. In most cases, land costs included in the County's 2016 DC study were indexed, as current data and land sales transaction information was unavailable.

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

There is also a requirement in the *DCA* to consider "excess capacity" within the County's existing infrastructure that may be available to partially meet 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 the maximum allowable funding envelope are required.

For those services with only a residential impact—Social Housing, Children's Services, Parks Services – Trails, and Long-Term Care—the service level measure of net population has been used. For the services that consider a residential and non-residential charge, the service level measure of net population plus employment has been used.

TABLE 2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The *DCA* requires that County Council express its intent to provide capital facilities to support future development. Based on the development forecasts presented in Appendix A, County staff, in collaboration with consultants, have prepared a development-related capital program that sets out the projects required to service anticipated development for the ten-year period from 2022 to 2031.

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

A benefit to existing share represents that portion of a capital project that will benefit the existing community. It could, for example, represent a portion of a new facility that, at least in part, replaces a facility that is demolished, redeployed or will otherwise not be available to serve its former function (a “replacement” share). The benefit to existing 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 benefit to existing shares will require funding from non-development charge sources, typically property taxes or user fees.

The capital program less any benefit to existing shares yields the development-related costs. Although identified as development-related, not all of these costs are necessarily recoverable from development charges in the period from 2022 to 2031. For some services, reserve funds collected from prior growth may be available to fund a share of the program. In addition, a portion of the capital program may service development that occurs beyond 2031. This portion of the capital program is deemed “other development-related” service capacity which may be eligible for recovery under future DCs.

The remaining portion of the net capital program represents the development-related cost that may be included in the DC calculation. In all cases, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Table 1. The result is the discounted development-related net capital cost that is eligible for recovery through development charges over the forecast period from 2022 to 2031.

Calculation of the Unadjusted Development Charges Rates

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

The first step in determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services except Social Housing, Children’s Services, Parks Services – Trails, and Long Term Care the development-related costs have been apportioned as 78 per cent residential and 22 per cent non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth in new space over the ten-year forecast period.

The development-related costs associated with Social Housing, Children’s Services, Parks Services – Trails, and Long Term Care have been allocated 100 per cent to the residential sector, as the need for these services is driven by residential development.

The residential share of the 2022 to 2031 DC eligible cost is then divided by the forecasted population growth in new dwelling units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital cost is divided by the forecasted increase in non-residential gross floor area (GFA) net of re-occupation of existing vacant non-residential space. This yields a charge per square metre of new non-residential development.

TABLE 3 CASH FLOW ANALYSIS

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

In order to determine appropriate development charge rates reflecting borrowing and earnings necessary to support the net development-related funding requirement, assumptions are used for the inflation rate and interest rate. An inflation rate of 2.0 per cent

is used for the funding requirements, an interest rate of 5.5 per cent is used for borrowing on the funds and an interest rate of 3.5 per cent is applied to positive balances.

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

APPENDIX B.1

LAND AMBULANCE

APPENDIX B.1: LAND AMBULANCE

The Grey County Paramedic Service (PS) provides emergency ambulance service to the County of Grey and services all urban, industrial, agricultural, rural, and recreational areas. The County of Grey assumed responsibility for providing land ambulance services from the Province in 2001. Space associated with Land Ambulance Services expanded in 2018 to include an eighth station in Chatsworth which is shared with the Public Works Patrol A. Only the inventory associated with land ambulance is considered below.

TABLE B.1-1 HISTORICAL SERVICE LEVELS

Table B.1-1 displays the ten-year historical inventory for buildings, land, vehicles, and furniture and equipment for Land Ambulance servicing in the County of Grey. The department operates out of 28,133 square feet of paramedic stations and administration space throughout the County. The space is valued at \$9.9 million. The land associated with all the building space totals 1.48 hectares, which is valued at \$947,900. Vehicles operated by the PS include 15 ambulances, three emergency response units, an incident response unit, and four community paramedicine vehicles. The 23 vehicles have a combined value of \$3.3 million. Finally, the total value of all furniture and equipment, station equipment, personal paramedic equipment, stretchers and defibrillators adds approximately \$1.3 million to the total value of the inventory.

The 2021 combined replacement value of the inventory of capital assets for Land Ambulance in Grey County is \$14.1 million, resulting in a ten-year historical average service level of \$87.24 per capita. This historical service level, multiplied by the ten-year net population and employment growth (11,727), results in a ten-year maximum allowable funding envelope of \$1.0 million.

TABLE B.1-2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The Land Ambulance 2022 to 2031 development-related capital program includes new cardiac monitors and defibrillators, debenture payments associated with the new Durham Base facility, as well as the ongoing recovery of the Chatsworth facility. The gross cost of the capital program totals \$3.1 million. Of this amount, \$157,446 has been identified as a BTE share and has been removed from the DC calculation. Additionally, the existing reserve

fund balance of \$255,913 has been excluded from the DC calculation. The DC share of eligible costs that exceeds the maximum allowable funding envelope (\$1.0 million) totals \$2.9 million and has been allocated to development beyond the 2031 planning period. This amount may be eligible for funding under future DC studies.

The remaining \$1.0 million is determined to be related to development in the County between 2022 and 2031 and is incorporated into the DC calculation. The cost is allocated 78 per cent (\$749,358) to the residential sector and 22 per cent (\$228,679) to the non-residential sector. When divided by the population growth in new units and increase in non-residential GFA, unadjusted development charges are calculated at \$66.87 per capita and \$0.95 per square metre.

TABLE B.1-3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge for Land Ambulance increases to \$89 per capita and the non-residential charge increases to \$1.27 per square metre. This increase is largely due to the effect of interest payments on debentures for the Chatsworth and Durham Base facilities.

The following table summarizes the calculation of the Land Ambulance development charge:

LAND AMBULANCE SUMMARY						
10-year Hist.	2022-2031		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
\$87.24	\$4,666,020	\$1,023,037	\$66.87	\$0.95	\$89	\$1.27

APPENDIX B.1
TABLE B.1-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
County Administration Building, Owen Sound	400	400	400	400	400	400	2,684	2,684	2,684	2,684	\$350
Station 1 - Owen Sound	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	\$350
Station 2 - Meaford	2,325	2,325	2,325	2,325	2,325	2,326	2,326	2,326	2,326	2,326	\$350
Station 3 - Markdale	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	\$350
Station 4 - Dundalk	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	\$350
Station 5 - Durham	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$350
Station 6 - Hanover	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	\$350
Station 7 - Craigeleith	4,133	4,133	4,133	4,133	4,133	4,133	4,133	4,133	4,133	4,133	\$350
Station 8 - Chatsworth	-	-	-	-	-	-	2,411	2,411	2,411	2,411	\$350
Total (sq.ft.)	23,437	23,437	23,437	23,437	23,437	23,438	28,133	28,133	28,133	28,133	
Total (\$000)	\$8,203.1	\$8,203.1	\$8,203.1	\$8,203.1	\$8,203.1	\$8,203.3	\$9,846.6	\$9,846.6	\$9,846.6	\$9,846.6	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
County Administration Building, Owen Sound	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	0.004	\$176,000
Station 1 - Owen Sound	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	\$176,000
Station 2 - Meaford	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043	0.043	\$342,000
Station 3 - Markdale	0.059	0.059	0.059	0.059	0.059	0.059	0.059	0.059	0.059	0.059	\$78,000
Station 4 - Dundalk	0.047	0.047	0.047	0.047	0.047	0.047	0.047	0.047	0.047	0.047	\$342,000
Station 5 - Durham	0.046	0.046	0.046	0.046	0.046	0.046	0.046	0.046	0.046	0.046	\$78,000
Station 6 - Hanover	0.063	0.063	0.063	0.063	0.063	0.063	0.063	0.063	0.063	0.063	\$78,000
Station 7 - Craigeleith	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	0.500	\$1,480,000
Station 8 - Chatsworth	-	-	-	-	-	-	0.22	0.22	0.22	0.22	\$342,000
Total (ha)	1.26	1.26	1.26	1.26	1.26	1.26	1.48	1.48	1.48	1.48	
Total (\$000)	\$872.7	\$872.7	\$872.7	\$872.7	\$872.7	\$872.7	\$947.9	\$947.9	\$947.9	\$947.9	

APPENDIX B.1
TABLE B.1-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

VEHICLES Type of Vehicle	# of Vehicles										UNIT COST (\$/vehicle)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Ambulances	17	16	16	15	15	15	15	15	15	15	182,000
Emergency Response Units	3	3	3	3	3	3	3	3	3	3	77,000
Incident Response Unit	1	1	1	1	1	1	1	1	1	1	45,000
Community Paramedicine Vehicles	-	-	-	-	-	-	-	-	1	1	77,000
Total (#)	21	20	20	19	19	19	19	20	20	23	
Total (\$000)	\$3,370.0	\$3,188.0	\$3,188.0	\$3,006.0	\$3,006.0	\$3,006.0	\$3,006.0	\$3,083.0	\$3,083.0	\$3,314.0	

FURNITURE & EQUIPMENT Station Name	Total Value of Furniture & Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Furniture & Equipment for all Buildings	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000	\$161,100	\$161,100	\$161,100	\$161,100	\$161,100
Equipment for Paramedics	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400	\$124,300	\$124,300	\$124,300	\$124,300	\$124,300
Stretchers	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$391,000	\$391,000	\$391,000	\$391,000	\$391,000
Defibrillators	\$497,440	\$497,440	\$497,440	\$497,440	\$497,440	\$510,210	\$510,210	\$510,210	\$510,210	\$595,350
Total (\$000)	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,186.6	\$1,186.6	\$1,186.6	\$1,186.6	\$1,271.8

APPENDIX B.1
TABLE B.1-1 - PAGE 3

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530
Historical Employment	<u>41,978</u>	<u>41,926</u>	<u>41,874</u>	<u>41,822</u>	<u>41,770</u>	<u>42,770</u>	<u>44,720</u>	<u>44,380</u>	<u>43,860</u>	<u>43,560</u>
Historical Population & Employment	158,491	158,432	158,377	158,326	158,281	160,316	163,209	163,819	164,458	165,090

INVENTORY SUMMARY (\$000)

Buildings	\$8,203.1	\$8,203.1	\$8,203.1	\$8,203.1	\$8,203.1	\$8,203.3	\$9,846.6	\$9,846.6	\$9,846.6	\$9,846.6
Land	\$872.7	\$872.7	\$872.7	\$872.7	\$872.7	\$872.7	\$947.9	\$947.9	\$947.9	\$947.9
Vehicles	\$3,370.0	\$3,188.0	\$3,188.0	\$3,006.0	\$3,006.0	\$3,006.0	\$3,006.0	\$3,083.0	\$3,083.0	\$3,314.0
Furniture & Equipment	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,186.6	\$1,186.6	\$1,186.6	\$1,186.6	\$1,271.8
Total (\$000)	\$12,445.8	\$12,263.8	\$12,263.8	\$12,081.8	\$12,081.8	\$12,082.0	\$13,800.5	\$13,877.5	\$13,877.5	\$14,108.5

SERVICE LEVEL (\$/population & employment)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average Service Level
Buildings	\$51.8	\$51.8	\$51.8	\$51.8	\$51.8	\$51.2	\$60.3	\$60.1	\$59.9	\$59.6	\$55.0
Land	\$5.5	\$5.5	\$5.5	\$5.5	\$5.5	\$5.4	\$5.8	\$5.8	\$5.8	\$5.7	\$5.6
Vehicles	\$21.3	\$20.1	\$20.1	\$19.0	\$19.0	\$18.8	\$18.4	\$18.8	\$18.7	\$20.1	\$19.4
Furniture & Equipment	\$7.0	\$7.0	\$7.0	\$7.0	\$7.0	\$7.4	\$7.3	\$7.2	\$7.2	\$7.7	\$7.2
Total (\$/population & employment)	\$85.53	\$84.41	\$84.44	\$83.32	\$83.34	\$82.77	\$91.83	\$91.96	\$91.60	\$93.16	\$87.24

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
LAND AMBULANCE

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$87.24
Net Population + Employment Growth 2022-2031	11,727
Maximum Allowable Funding Envelope	\$1,023,037

APPENDIX B.1

TABLE B.1-2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
LAND AMBULANCE

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			Prior Growth ¹	2022- 2031	Other Dev. Related
1.0 LAND AMBULANCE										
1.1 Equipment										
1.1.1 Cardiac Monitors/Defibrulators	2030	\$ 1,717,400	\$ -	\$ 1,717,400	0%	\$ -	\$ 1,717,400	\$ -	\$ 126,157	\$ 1,591,243
Subtotal Equipment		\$ 1,717,400	\$ -	\$ 1,717,400		\$ -	\$ 1,717,400	\$ -	\$ 126,157	\$ 1,591,243
1.2 Debenture Payment- Chatsworth Station										
1.2.1 Debt Repayment	2022	\$ 49,782	\$ -	\$ 49,782	0%	\$ -	\$ 49,782	\$ 49,782	\$ -	\$ -
1.2.2 Debt Repayment	2023	\$ 51,161	\$ -	\$ 51,161	0%	\$ -	\$ 51,161	\$ 51,161	\$ -	\$ -
1.2.3 Debt Repayment	2024	\$ 52,578	\$ -	\$ 52,578	0%	\$ -	\$ 52,578	\$ 52,578	\$ -	\$ -
1.2.4 Debt Repayment	2025	\$ 54,035	\$ -	\$ 54,035	0%	\$ -	\$ 54,035	\$ 72,392	\$ (18,358)	\$ -
1.2.5 Debt Repayment	2026	\$ 55,531	\$ -	\$ 55,531	0%	\$ -	\$ 55,531	\$ -	\$ 55,531	\$ -
1.2.6 Debt Repayment	2027	\$ 57,070	\$ -	\$ 57,070	0%	\$ -	\$ 57,070	\$ -	\$ 57,070	\$ -
1.2.7 Debt Repayment	2028	\$ 58,650	\$ -	\$ 58,650	0%	\$ -	\$ 58,650	\$ -	\$ 58,650	\$ -
1.2.8 Debt Repayment	2029	\$ 60,275	\$ -	\$ 60,275	0%	\$ -	\$ 60,275	\$ -	\$ 60,275	\$ -
1.2.9 Debt Repayment	2030	\$ 61,945	\$ -	\$ 61,945	0%	\$ -	\$ 61,945	\$ -	\$ 61,945	\$ -
1.2.10 Debt Repayment	2031	\$ 63,661	\$ -	\$ 63,661	0%	\$ -	\$ 63,661	\$ -	\$ 63,661	\$ -
Subtotal Debenture Payment- Chatsworth Station		\$ 564,687	\$ -	\$ 564,687		\$ -	\$ 564,687	\$ 225,913	\$ 338,774	\$ -
1.3 Debenture Payments for New Durham Base Facility										
1.3.1 Debt Repayment	2022	\$ 68,671	\$ -	\$ 68,671	20%	\$ 13,734	\$ 54,937	\$ -	\$ 54,937	\$ -
1.3.2 Debt Repayment	2023	\$ 70,731	\$ -	\$ 70,731	20%	\$ 14,146	\$ 56,585	\$ -	\$ 56,585	\$ -
1.3.3 Debt Repayment	2024	\$ 72,853	\$ -	\$ 72,853	20%	\$ 14,571	\$ 58,282	\$ -	\$ 58,282	\$ -
1.3.4 Debt Repayment	2025	\$ 75,038	\$ -	\$ 75,038	20%	\$ 15,008	\$ 60,031	\$ -	\$ 60,031	\$ -
1.3.5 Debt Repayment	2026	\$ 77,289	\$ -	\$ 77,289	20%	\$ 15,458	\$ 61,832	\$ -	\$ 61,832	\$ -
1.3.6 Debt Repayment	2027	\$ 79,608	\$ -	\$ 79,608	20%	\$ 15,922	\$ 63,687	\$ -	\$ 63,687	\$ -
1.3.7 Debt Repayment	2028	\$ 81,996	\$ -	\$ 81,996	20%	\$ 16,399	\$ 65,597	\$ -	\$ 65,597	\$ -
1.3.8 Debt Repayment	2029	\$ 84,456	\$ -	\$ 84,456	20%	\$ 16,891	\$ 67,565	\$ -	\$ 67,565	\$ -
1.3.9 Debt Repayment	2030	\$ 86,990	\$ -	\$ 86,990	20%	\$ 17,398	\$ 69,592	\$ -	\$ 69,592	\$ -
1.3.10 Debt Repayment	2031	\$ 89,600	\$ -	\$ 89,600	20%	\$ 17,920	\$ 71,680	\$ -	\$ -	\$ 71,680
Subtotal Debenture Payments for New Durham Base Facility		\$ 787,232	\$ -	\$ 787,232		\$ 157,446	\$ 629,786	\$ -	\$ 558,106	\$ 71,680
TOTAL LAND AMBULANCE		\$ 3,069,320	\$ -	\$ 3,069,320		\$ 157,446	\$ 2,911,873	\$ 225,913	\$ 1,023,037	\$ 1,662,922

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	78%	\$794,358
10 Year Growth in Population in New Units		11,880
Unadjusted Development Charge Per Capita		\$66.87
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	22%	\$228,679
10 Year Growth in Square Metres		240,999
Unadjusted Development Charge Per Square Metre		\$0.95

2022 - 2031 Net Funding Envelope	\$1,023,037
Reserve Fund Balance	\$225,913



**APPENDIX B.1
TABLE B.1-3 - PAGE 1**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LAND AMBULANCE
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

LAND AMBULANCE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$175.4	\$159.9	\$147.0	\$137.4	\$130.5	\$131.1	\$111.5	\$94.8	\$81.1	(\$46.8)	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$38.7	\$39.7	\$40.8	\$56.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$175.4
- Land Ambulance: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$98.0	\$0.0	\$98.0
- Principal on Debt: Non Inflated	\$42.7	\$43.9	\$45.3	\$32.4	\$91.1	\$93.8	\$96.5	\$99.3	\$102.1	\$49.4	\$696.4
- Land Ambulance: Inflated	\$81.31	\$84.46	\$87.73	\$92.01	\$91.1	\$93.8	\$96.5	\$99.3	\$216.9	\$49.4	\$992.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$109.6	\$113.5	\$118.0	\$122.7	\$126.8	\$106.9	\$110.4	\$113.9	\$117.8	\$121.5	\$1,161.1
INTEREST											
- Interest on Opening Balance	\$6.1	\$5.6	\$5.1	\$4.8	\$4.6	\$4.6	\$3.9	\$3.3	\$2.8	(\$2.6)	\$38.3
- Interest on In-year Transactions	\$0.5	\$0.5	\$0.5	\$0.5	\$0.6	\$0.2	\$0.2	\$0.3	(\$2.7)	\$1.3	\$2.0
- Interest on Debt Payments	(\$50.5)	(\$48.0)	(\$45.5)	(\$43.0)	(\$40.3)	(\$37.6)	(\$34.8)	(\$31.9)	(\$28.9)	(\$25.8)	(\$386.2)
TOTAL REVENUE	\$65.8	\$71.5	\$78.1	\$85.1	\$91.7	\$74.2	\$79.8	\$85.6	\$89.0	\$94.4	\$815.2
CLOSING CASH BALANCE	\$159.9	\$147.0	\$137.4	\$130.5	\$131.1	\$111.5	\$94.8	\$81.1	(\$46.8)	(\$1.9)	

2022 Adjusted Charge Per Capita	\$89
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2021	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.1
TABLE B.1-3 - PAGE 2

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
LAND AMBULANCE
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

LAND AMBULANCE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$50.5	\$46.1	\$42.1	\$38.7	\$35.7	\$34.8	\$29.9	\$25.8	\$22.4	(\$14.0)	
2022 -2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$11.1	\$11.4	\$11.8	\$16.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$50.5
- Land Ambulance: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$28.2	\$0.0	\$28.2
- Principal on Debt: Non Inflated	\$12.3	\$12.6	\$13.0	\$9.3	\$26.2	\$27.0	\$27.8	\$28.6	\$29.4	\$14.2	\$200.5
- Land Ambulance: Inflated	\$23.41	\$24.31	\$25.26	\$26.49	\$26.23	\$26.99	\$27.77	\$28.58	\$62.44	\$14.2	\$285.7
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	24,849	25,050	25,300	25,450	25,850	22,600	22,750	22,900	23,050	23,200	240,999
REVENUE											
- DC Receipts: Inflated	\$31.6	\$32.4	\$33.4	\$34.3	\$35.5	\$31.7	\$32.5	\$33.4	\$34.3	\$35.2	\$334.3
INTEREST											
- Interest on Opening Balance	\$1.8	\$1.6	\$1.5	\$1.4	\$1.2	\$1.2	\$1.0	\$0.9	\$0.8	(\$0.8)	\$10.6
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.1	\$0.1	\$0.2	\$0.1	\$0.1	\$0.1	(\$0.8)	\$0.4	\$0.6
- Interest on Debt Payments	(\$14.5)	(\$13.8)	(\$13.1)	(\$12.4)	(\$11.6)	(\$10.8)	(\$10.0)	(\$9.2)	(\$8.3)	(\$7.4)	(\$111.2)
TOTAL REVENUE	\$19.0	\$20.3	\$21.9	\$23.4	\$25.3	\$22.2	\$23.6	\$25.2	\$26.0	\$27.4	\$234.3
CLOSING CASH BALANCE	\$46.1	\$42.1	\$38.7	\$35.7	\$34.8	\$29.9	\$25.8	\$22.4	(\$14.0)	(\$0.9)	

2021 Adjusted Charge Per Square Metre	\$1.27
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.2

SOCIAL HOUSING

APPENDIX B.2: SOCIAL HOUSING

Grey County's Social Housing Department plans, funds and manages the social housing system in the County. The department is responsible for funding, administration and ensuring compliance of provincial housing programs. The County is responsible for nearly 1,000 social housing units which provide affordable housing options to individuals and families.

TABLE B.2-1 HISTORICAL SERVICE LEVELS

Grey County owns a range of social housing stock, including single-detached, semi-detached, townhouse and multi-storey buildings throughout the County. In 2021, the County owned nearly 1,000 units with a total value of \$62.7 million. The land associated with all social housing units in 2021 totaled 13.5 hectares, which are worth a combined \$3.3 million.

Another \$1.7 million in furniture and equipment brings the total value of the Social Housing capital infrastructure to \$67.7 million which results in a ten-year historical average service level of \$521.92 per capita. The historical service level, multiplied by the ten-year net population (8,307), results in a ten-year maximum allowable funding envelope of \$4.3 million.

TABLE B.2-2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The 2022 to 2031 development-related capital program for Social Housing amounts to \$16.8 million and includes the construction of 30 new units in Dundalk and 30 new units in Durham.

No benefit to existing shares have been identified. However, \$13,644 from the existing reserve fund balance has been netted off the DC calculation. Additionally, a portion of the eligible amount of \$12.5 million has been noted as other development-related costs eligible for recovery in subsequent DC Studies as it exceeds the calculated maximum permissible funding envelope of \$4.3 million.

The remaining costs eligible for recovery through development charges over the 2022 to 2031 period totals \$4.3 million. These costs are allocated entirely to the residential sector

as Social Housing is deemed to benefit future residential development only. The development-related costs are allocated against the ten-year growth in population in new units (11,880), which results in an unadjusted charge of \$364.94 per capita.

A. TABLE B.2-3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$389 per capita.

The following table summarizes the calculation of the Social Housing development charge:

SOCIAL HOUSING SUMMARY						
10-year Hist.	2022-2031		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$521.92	\$16,800,000	\$4,335,433	\$364.94	\$0.00	\$389	\$0.00

APPENDIX B.2
TABLE B.2-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SOCIAL HOUSING

BUILDINGS Type of Building	# of Units										UNIT COST (\$/sq.ft or unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Administration (sq.ft.)											
County Administration Building, Owen Sound	800	800	800	800	800	800	800	3,090	3,090	3,090	\$350
Social Housing - County Owned (# units)											
<i>Detached</i>											
2 Bedroom	6	6	6	6	6	6	6	6	6	6	\$57,000
3 Bedroom	34	34	34	34	34	34	34	34	34	34	\$57,000
<i>Townhouse 1 Storey</i>											
2 Bedroom	-	-	-	-	-	-	33	33	33	33	\$57,000
<i>Townhouse 2 Storey</i>											
2 Bedroom	28	28	28	28	28	28	28	28	28	28	\$57,000
3 Bedroom	30	30	30	30	30	30	60	60	60	60	\$57,000
4 Bedroom	10	10	10	10	10	10	10	10	10	10	\$57,000
<i>Semi-Detached 2 Storey</i>											
2 Bedroom	26	26	26	26	26	26	26	26	26	26	\$57,000
3 Bedroom	28	28	28	28	28	28	28	28	28	28	\$57,000
4 Bedroom	8	8	8	8	8	8	8	8	8	8	\$57,000
5 Bedroom	2	2	2	2	2	2	2	2	2	2	\$57,000
<i>Apartment 1 Storey</i>											
Bachelor	11	11	11	11	11	11	11	11	11	11	\$57,000
1 Bedroom	54	54	54	54	54	54	75	75	75	75	\$57,000
<i>Apartment Split Level</i>											
Bachelor	45	45	45	45	45	45	45	45	45	45	\$57,000
1 Bedroom	24	24	24	24	24	24	24	24	24	24	\$57,000
<i>Apartment 2 Storey</i>											
Bachelor	20	20	20	20	20	20	20	20	20	20	\$57,000
1 Bedroom	373	373	373	373	373	373	373	373	373	373	\$57,000
2 Bedroom	2	2	2	2	2	2	2	2	2	2	\$57,000
<i>Apartment 3 Storey</i>											
1 Bedroom	-	-	-	-	-	-	25	25	25	25	\$57,000
<i>Apartment 8 Storey</i>											
1 Bedroom	186	186	186	186	186	186	186	186	186	186	\$57,000
2 Bedroom	1	1	1	1	1	1	1	1	1	1	\$57,000
Social Housing - Non Profits (\$)											
Annual Capital Reserve Fund total	\$2,486,500	\$2,694,000	\$2,534,500	\$2,884,400	\$2,884,400	\$2,456,100	\$4,831,100	\$5,453,500	\$6,463,600	\$4,760,500	
Non Profit Annual Contribution	303,697	307,359	311,347	317,881	319,926	324,515	331,722	275,595	282,397	281,267	
Total Units (#)	888	888	888	888	888	888	997	997	997	997	
Total (\$000)	\$53,382.5	\$53,590.0	\$53,430.5	\$53,780.4	\$53,780.4	\$53,352.1	\$61,940.1	\$63,364.0	\$64,374.1	\$62,671.0	



APPENDIX B.2
TABLE B.2-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SOCIAL HOUSING

LAND Location	# of Hectares										UNIT COST (\$/ha)
	2,012.00	2,013.00	2,014.00	2,015.00	2,016.00	2,017.00	2,018.00	2,019.00	2,020.00	2,021.00	
Administration											
County Administration Building, Owen Sound	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	176,000
Social Housing - County Owned											
<i>Chatsworth</i>											
50 McNab Street	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	1.16	\$112,000
<i>Dundalk</i>											
130 Rowe's Lane	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	\$342,000
40 Artemesia Street	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$342,000
181 Victoria Street	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	\$342,000
<i>Durham</i>											
208 Queen Street South	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$78,000
248 Queen Street South	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$78,000
315 Bruce Street N	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$78,000
Various Bruce and Queen Streets	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	0.27	\$78,000
<i>Flesherton</i>											
43 Hill Street	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	0.36	\$78,000
<i>Hanover</i>											
214 11th Avenue	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$78,000
481 11th Street	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$78,000
250 12th Avenue	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$78,000
Various 14th Street	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	0.49	\$78,000
<i>Holstein</i>											
Main Street	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	0.74	\$78,000
<i>Markdale</i>											
41 Mark Street	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$78,000
99 Argyle Street	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$78,000
100 Margaret Elizabeth	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$78,000
<i>Mealord</i>											
159 Parker Street	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	0.61	\$342,000
157 Nelson Street	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$342,000
17 Legion Road	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	0.32	\$342,000
Various Collingwood and Paul Streets	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$342,000
121 William Street	-	-	-	-	-	-	0.40	0.40	0.40	0.40	\$176,000
130 Albert Street	-	-	-	-	-	-	0.27	0.27	0.27	0.27	\$176,000
80 Victoria Street	-	-	-	-	-	-	2.84	2.84	2.84	2.84	\$176,000
Owen Sound											
248 7th Avenue East	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
490 7th Avenue East	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
650 4th Street 'A' East	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
225 14th Street West	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
305 14th Street West	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
882-898 Alpha Street	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
Various-16th Street, 7th and 8th Ave W	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
Various-1300's 7th & 8th Ave W	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$176,000
Various-11th Ave, 11th, 12th & 15th St B E	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$176,000
<i>Thornbury</i>											
81 Bruce Street	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$1,480,000
85 Lemon Street	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$1,480,000
Total (ha)	10.02	10.02	10.02	10.02	10.02	10.02	13.53	13.53	13.53	13.53	
Total (\$000)	\$2,690.5	\$2,690.5	\$2,690.5	\$2,690.5	\$2,690.5	\$2,690.9	\$3,308.7	\$3,308.7	\$3,308.7	\$3,308.7	



APPENDIX B.2
TABLE B.2-1 - PAGE 3

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SOCIAL HOUSING

FURNITURE & EQUIPMENT Building Name	Total Value of Furniture & Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
County Administration Building, Furniture Equipment	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	\$30,000	30,000.00	30,000.00	30,000.00	30,000.00
Apartment Building Common Room Furniture	\$302,500	\$302,500	\$302,500	\$302,500	\$302,500	\$79,700	92,200.00	92,200.00	92,200.00	92,200.00
Equipment for Grey County Housing	\$790,000	\$790,000	\$790,000	\$790,000	\$790,000	\$1,093,500	1,528,700.00	1,494,400.00	1,577,800.00	1,577,800.00
Total (\$000)	\$1,122.5	\$1,122.5	\$1,122.5	\$1,122.5	\$1,122.5	\$1,203.2	\$1,650.9	\$1,616.6	\$1,700.0	\$1,700.0

APPENDIX B.2
TABLE B.2-1 - PAGE 4

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SOCIAL HOUSING

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historical Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530

INVENTORY SUMMARY (\$000)

BUILDINGS	\$53,383	\$53,590	\$53,431	\$53,780	\$53,780	\$53,352	\$61,940	\$63,364	\$64,374	\$62,671
LAND	\$2,690	\$2,690	\$2,690	\$2,690	\$2,690	\$2,691	\$3,309	\$3,309	\$3,309	\$3,309
FURNITURE & EQUIPMENT	\$1,123	\$1,123	\$1,123	\$1,123	\$1,123	\$1,203	\$1,651	\$1,617	\$1,700	\$1,700
Total (\$000)	\$57,195.5	\$57,403.0	\$57,243.5	\$57,593.4	\$57,593.4	\$57,246.2	\$66,899.7	\$68,289.3	\$69,382.8	\$67,679.7

SERVICE LEVEL (\$/capita)

Average
Service
Level

BUILDINGS	\$458.17	\$459.98	\$458.62	\$461.62	\$461.59	\$453.88	\$522.75	\$530.52	\$533.79	\$515.68	\$485.66
LAND	\$23.1	\$23.1	\$23.1	\$23.1	\$23.1	\$22.9	\$27.9	\$27.7	\$27.4	\$27.2	\$24.86
FURNITURE & EQUIPMENT	\$9.63	\$9.63	\$9.63	\$9.63	\$9.63	\$10.24	\$13.93	\$13.53	\$14.10	\$13.99	\$11.40
Total (\$/capita)	\$490.89	\$492.70	\$491.35	\$494.35	\$494.32	\$487.01	\$564.61	\$571.75	\$575.32	\$556.90	\$521.92

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
SOCIAL HOUSING

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$521.92
Net Population Growth 2022-2031	8,307
Maximum Allowable Funding Envelope	\$4,335,433

APPENDIX B.2
TABLE B.2-2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
SOCIAL HOUSING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares			Prior Growth ¹	2022-2031	Other Dev. Related
2.0 SOCIAL HOUSING										
2.1 New Projects										
2.1.1 New Units	2025	\$ 8,400,000	\$ -	\$ 8,400,000	0%	\$ -	\$ 8,400,000	\$ 13,644	\$ 4,335,433	\$ 4,050,924
2.1.2 New Units	2026	\$ 8,400,000	\$ -	\$ 8,400,000	0%	\$ -	\$ 8,400,000	\$ -	\$ -	\$ 8,400,000
Subtotal New Projects		\$ 16,800,000	\$ -	\$ 16,800,000		\$ -	\$ 16,800,000	\$ 13,644	\$ 4,335,433	\$ 12,450,924
TOTAL SOCIAL HOUSING		\$ 16,800,000	\$ -	\$ 16,800,000		\$ -	\$ 16,800,000	\$ 13,644	\$ 4,335,433	\$ 12,450,924

Note 1: Accounts for residential component only

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	100%	\$4,335,433
10 Year Growth in Population in New Units		11,880
Unadjusted Development Charge Per Capita		\$364.94
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		240,999
Unadjusted Development Charge Per Square Metre		\$0.00

2022 - 2031 Net Funding Envelope	\$4,335,433
Reserve Fund Balance	\$13,644

**APPENDIX B.2
TABLE B.2-3**

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

SOCIAL HOUSING	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$13.6	\$498.6	\$1,017.5	\$1,574.5	(\$2,565.0)	(\$2,145.7)	(\$1,791.2)	(\$1,402.0)	(\$975.7)	(\$509.0)	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$13.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$13.6
- Social Housing: Non Inflated	\$0.0	\$0.0	\$0.0	\$4,335.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,335.4
- Social Housing: Inflated	\$0.0	\$0.0	\$0.0	\$4,615.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$4,615.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$476.2	\$492.8	\$512.4	\$533.0	\$550.8	\$464.4	\$479.3	\$494.7	\$511.5	\$527.7	\$5,042.7
INTEREST											
- Interest on Opening Balance	\$0.5	\$17.5	\$35.6	\$55.1	(\$141.1)	(\$118.0)	(\$98.5)	(\$77.1)	(\$53.7)	(\$28.0)	(\$407.7)
- Interest on In-year Transactions	\$8.3	\$8.6	\$9.0	(\$112.3)	\$9.6	\$8.1	\$8.4	\$8.7	\$9.0	\$9.2	(\$33.3)
TOTAL REVENUE	\$485.0	\$518.9	\$557.0	\$475.8	\$419.3	\$354.5	\$389.2	\$426.3	\$466.7	\$509.0	\$4,601.6
CLOSING CASH BALANCE	\$498.6	\$1,017.5	\$1,574.5	(\$2,565.0)	(\$2,145.7)	(\$1,791.2)	(\$1,402.0)	(\$975.7)	(\$509.0)	(\$0.0)	

2022 Adjusted Charge Per Capita	\$389
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2021	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.3

CHILDREN'S SERVICES

APPENDIX B.3: CHILDREN’S SERVICES

Grey County provides Children’s Services to its residents. The Children’s Services Department operates out of the administration centre as well as an Ontario Early Years Centre. The department is responsible for funding, administration and ensuring compliance of provincial childcare programs.

TABLE B.3-1 HISTORICAL SERVICE LEVELS

Children’s services are provided through the County’s main Administration Building and Ontario Early Years Centre (previously Hanover Day Care). The total building space associated with the Children’s Services Department amounts to 5,827 square feet and is valued at \$2.0 million. The facility space occupies 0.1 hectares of land, which is worth approximately \$10,100. Resources for the administration and Ontario Early Years Centre total \$431,000.

The combined 2021 value of the County’s inventory of capital assets for Children’s Services is \$2.5 million which yields a historical average service level of \$20.85 per capita. The historical service level, multiplied by the ten-year net population growth (8,307) results in a ten-year maximum allowable funding envelope of \$173,195.

TABLE B.3-2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The 2022 to 2031 development-related capital program includes a Child Care & Early Years Strategic Growth Plan with an estimated cost of \$50,000. No replacement shares have been identified; thus, the full cost of the capital program has been identified as DC eligible. After netting off \$11,218 from the existing reserve fund, the 2022 to 2031 DC eligible costs amount to \$38,782.

The development-related net capital cost is allocated entirely to residential development. Therefore, the residential DC eligible capital costs are divided by the ten-year growth in population in new dwelling units (11,880) to derive an unadjusted charge of \$3.26 per capita.

TABLE B.3-3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge decreases slightly to \$3 per capita. This decrease reflects the back-ended nature of the timing of anticipated capital projects.

The following table summarizes the calculation of the Children’s Services development charge:

CHILDRENS' SERVICES SUMMARY						
10-year Hist. Service Level per capita	2022-2031 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$20.85	\$50,000	\$38,782	\$3.26	\$0.00	\$3	\$0.00

APPENDIX B.3
TABLE B.3-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
CHILDRENS' SERVICES

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Children's Services Administration	500	500	500	500	500	500	597	597	597	597	\$350
Ontario Early Years Centre (Old Hanover Day Care)	5,230	5,230	5,230	5,230	5,230	5,230	5,230	5,230	5,230	5,230	\$350
Total (sq.ft.)	5,730	5,730	5,730	5,730	5,730	5,730	5,827	5,827	5,827	5,827	
Total (\$000)	\$2,005.5	\$2,005.5	\$2,005.5	\$2,005.5	\$2,005.5	\$2,005.5	\$2,039.5	\$2,039.5	\$2,039.5	\$2,039.5	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Ontario Early Years Centre (Old Hanover Day Care)	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$77,990
Total (ha)	0.13										
Total (\$000)	\$10.4	\$10.4	\$10.4	\$10.4	\$10.4	\$10.1	\$10.1	\$10.1	\$10.1	\$10.1	

RESOURCES Facility Name	Total Value of Resources (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Children's Services Administration	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	110,000	110,000	110,000	110,000	110,000
Ontario Early Years Centre (Old Hanover Day Care)	\$321,000	\$321,000	\$321,000	\$321,000	\$321,000	321,000	321,000	321,000	321,000	321,000
Total (\$000)	\$431.0	\$431.0	\$431.0	\$431.0	\$431.0	\$431.0	\$431.0	\$431.0	\$431.0	\$431.0

APPENDIX B.3
TABLE B.3-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
CHILDRENS' SERVICES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530

INVENTORY SUMMARY (\$000)

BUILDINGS	\$2,006	\$2,006	\$2,006	\$2,006	\$2,006	\$2,006	\$2,039	\$2,039	\$2,039	\$2,039
LAND	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10	\$10
RESOURCES	\$431	\$431	\$431	\$431	\$431	\$431	\$431	\$431	\$431	\$431
Total (\$000)	\$2,446.9	\$2,446.9	\$2,446.9	\$2,446.9	\$2,446.9	\$2,446.6	\$2,480.6	\$2,480.6	\$2,480.6	\$2,480.6

SERVICE LEVEL (\$/capita)											Average Service Level
BUILDINGS	\$17.21	\$17.21	\$17.21	\$17.21	\$17.21	\$17.06	\$17.21	\$17.08	\$16.91	\$16.78	\$17.11
LAND	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.09
RESOURCES	\$3.70	\$3.70	\$3.70	\$3.70	\$3.70	\$3.67	\$3.64	\$3.61	\$3.57	\$3.55	\$3.65
Total (\$/capita)	\$21.00	\$21.00	\$21.00	\$21.00	\$21.00	\$20.81	\$20.94	\$20.77	\$20.57	\$20.41	\$20.85

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
CHILDRENS' SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$20.85
Net Population Growth 2022-2031	8,307
Maximum Allowable Funding Envelope	\$173,195

APPENDIX B.3
TABLE B.3-2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
CHILDRENS' 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			Prior Growth ¹	2022-2031	Other Dev. Related
3.0 CHILDRENS' SERVICES										
3.1 New Projects										
3.1.1 Child Care & Early Years Strategic Growth Plan	2030	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ 11,218	\$ 38,782	\$ -
Subtotal New Projects		\$ 50,000	\$ -	\$ 50,000		\$ -	\$ 50,000	\$ 11,218	\$ 38,782	\$ -
TOTAL CHILDRENS' SERVICES		\$ 50,000	\$ -	\$ 50,000		\$ -	\$ 50,000	\$ 11,218	\$ 38,782	\$ -

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	100.0%	\$38,782
10 Year Growth in Population in New Units		11,880
Unadjusted Development Charge Per Capita		\$3.26
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		240,999
Unadjusted Development Charge Per Square Metre		\$0.00

2022 - 2031 Net Funding Envelope	\$173,195
Reserve Fund Balance	\$11,218

**APPENDIX B.3
TABLE B.3-3**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
CHILDRENS' SERVICES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

CHILDRENS' SERVICES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$11.2	\$15.4	\$19.8	\$24.5	\$29.6	\$35.0	\$39.9	\$45.0	\$50.5	(\$3.8)	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$11.2	\$0.0	\$11.2
- Childrens' Services: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$38.8	\$0.0	\$38.8
- Childrens' Services: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$58.6	\$0.0	\$58.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$3.7	\$3.8	\$4.0	\$4.1	\$4.3	\$3.6	\$3.7	\$3.8	\$4.0	\$4.1	\$39.1
INTEREST											
- Interest on Opening Balance	\$0.4	\$0.5	\$0.7	\$0.9	\$1.0	\$1.2	\$1.4	\$1.6	\$1.8	(\$0.2)	\$9.3
- Interest on In-year Transactions	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$1.5)	\$0.1	(\$0.9)
TOTAL REVENUE	\$4.2	\$4.4	\$4.8	\$5.0	\$5.4	\$4.9	\$5.2	\$5.4	\$4.3	\$4.0	\$47.5
CLOSING CASH BALANCE	\$15.4	\$19.8	\$24.5	\$29.6	\$35.0	\$39.9	\$45.0	\$50.5	(\$3.8)	\$0.1	

2022 Adjusted Charge Per Capita	\$3
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2021	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.4

PROVINCIAL OFFENCES

APPENDIX B.4: PROVINCIAL OFFENCES

The County of Grey manages Provincial Offences matters through the Owen Sound and Walkerton Court service areas, which cover all of Grey and Bruce Counties. Only the County's share is incorporated into the development charges calculation.

TABLE B.4-1 HISTORICAL SERVICE LEVELS

Table B.4-1 displays the ten-year historical inventory for buildings, land and furniture and equipment for Provincial Offences. The administration of Provincial Offences in Grey County is carried out in offices in Owen Sound and Walkerton, which is leased from Bruce County. The office space in both locations totals 7,542 square feet, which is valued at \$1.6 million. The 0.4 hectares of land is worth a combined \$73,800. The value of all furniture and equipment adds another \$139,000 to the Provincial Offences' inventory of capital assets.

The 2021 combined replacement value of the County's share of the inventory of capital assets for Provincial Offences is \$1.8 million. This results in a ten-year historical average service level of \$9.45 per capita. The historical service level, multiplied by the ten-year net population and employment growth (11,727), results in a ten-year maximum allowable funding envelope of \$110,817.

TABLE B.4-2 CASH FLOW ANALYSIS

No growth-related projects have been identified for this service. However, a development charge has been calculated to recover the negative reserve fund balance of \$22,612. This amount has been apportioned 78 per cent to residential development (\$17,557) and 22 per cent to non-residential development (\$5,054). These figures are reflected in the negative opening cash balance in Table B.4-2.

After cash flow consideration, the residential charge amounts to \$2 per capita and the non-residential charge amounts to \$0.03 per square metre.

The following table summarizes the calculation of the Provincial Offences development charge:

PROVINCIAL OFFENCES SUMMARY						
10-year Hist.	2022-2031		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
\$9.45	\$0	\$0	\$0.00	\$0.00	\$2	\$0.03

APPENDIX B.4
TABLE B.4-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PROVINCIAL OFFENCES

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Owen Sound Office and Courts	5,100	5,100	5,100	5,100	5,100	5,100	7,160	7,160	7,160	7,160	\$210
Walkerton Court, 215 Cayley Street	382	382	382	382	382	382	382	382	382	382	\$210
Total (#)	5,482	5,482	5,482	5,482	5,482	5,482	7,542	7,542	7,542	7,542	
Total (\$000)	\$1,151.2	\$1,151.2	\$1,151.2	\$1,151.2	\$1,151.2	\$1,151.2	\$1,583.8	\$1,583.8	\$1,583.8	\$1,583.8	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Owen Sound Office and Courts	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$175,570
Walkerton Court, 215 Cayley Street	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$77,990
Total (ha)	0.44										
Total (\$000)	\$73.8										

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Owen Sound Office and Courts	\$99,000	\$99,000	\$99,000	\$111,000	\$111,000	\$116,000	\$116,000	\$116,000	\$121,000	\$121,000
Walkerton Court, 215 Cayley Street	\$8,000	\$8,000	\$8,000	\$16,000	\$16,000	\$18,000	\$18,000	\$18,000	\$18,000	\$18,000
Total (\$000)	\$107.0	\$107.0	\$107.0	\$127.0	\$127.0	\$134.0	\$134.0	\$134.0	\$139.0	\$139.0

APPENDIX B.4
TABLE B.4-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PROVINCIAL OFFENCES

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530
Historic Employment	41,978	41,926	41,874	41,822	41,770	42,770	44,720	44,380	43,860	43,560
Historic Population & Employment	158,491	158,432	158,377	158,326	158,281	160,316	163,209	163,819	164,458	165,090

INVENTORY SUMMARY (\$000)

Buildings	\$1,151	\$1,151	\$1,151	\$1,151	\$1,151	\$1,151	\$1,584	\$1,584	\$1,584	\$1,584
Land	\$74	\$74	\$74	\$74	\$74	\$74	\$74	\$74	\$74	\$74
Furniture & Equipment	\$107	\$107	\$107	\$127	\$127	\$134	\$134	\$134	\$139	\$139
Total (\$000)	\$1,332.0	\$1,332.0	\$1,332.0	\$1,352.0	\$1,352.0	\$1,359.0	\$1,791.6	\$1,791.6	\$1,796.6	\$1,796.6

SERVICE LEVEL (\$/population & employment)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average Service Level
Buildings	\$7.26	\$7.27	\$7.27	\$7.27	\$7.27	\$7.18	\$9.70	\$9.67	\$9.63	\$9.59	\$8.21
Land	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.4	\$0.4	\$0.46
Furniture & Equipment	\$0.68	\$0.68	\$0.68	\$0.80	\$0.80	\$0.84	\$0.82	\$0.82	\$0.85	\$0.84	\$0.78
Total (\$/population & employment)	\$8.40	\$8.41	\$8.41	\$8.54	\$8.54	\$8.48	\$10.98	\$10.94	\$10.92	\$10.88	\$9.45

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
PROVINCIAL OFFENCES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$9.45
Net Population Growth 2022-2031	11,727
Maximum Allowable Funding Envelope	\$110,817

APPENDIX B.4
TABLE B.4-2 - PAGE 1

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PROVINCIAL OFFENCES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PROVINCIAL OFFENCES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$17.6)	(\$16.3)	(\$14.9)	(\$13.4)	(\$11.7)	(\$9.8)	(\$8.2)	(\$6.4)	(\$4.5)	(\$2.4)	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Provincial Offences: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Provincial Offences: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$2.2	\$2.2	\$2.3	\$2.4	\$2.5	\$2.1	\$2.2	\$2.3	\$2.3	\$2.4	\$22.9
INTEREST											
- Interest on Opening Balance	(\$1.0)	(\$0.9)	(\$0.8)	(\$0.7)	(\$0.6)	(\$0.5)	(\$0.5)	(\$0.4)	(\$0.2)	(\$0.1)	(\$5.8)
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.4
TOTAL REVENUE	\$1.3	\$1.3	\$1.5	\$1.7	\$1.9	\$1.6	\$1.8	\$2.0	\$2.1	\$2.3	\$17.5
CLOSING CASH BALANCE	(\$16.3)	(\$14.9)	(\$13.4)	(\$11.7)	(\$9.8)	(\$8.2)	(\$6.4)	(\$4.5)	(\$2.4)	(\$0.0)	

2022 Adjusted Charge Per Capita	\$2
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2021	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX B.4
TABLE B.4-2 - PAGE 2**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PROVINCIAL OFFENCES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PROVINCIAL OFFENCES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	(\$5.1)	(\$4.6)	(\$4.1)	(\$3.5)	(\$2.8)	(\$2.2)	(\$1.6)	(\$0.9)	(\$0.1)	\$0.7	
2022 -2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Provincial Offences: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Provincial Offences: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	24,849	25,050	25,300	25,450	25,850	22,600	22,750	22,900	23,050	23,200	240,999
REVENUE											
- DC Receipts: Inflated	\$0.7	\$0.8	\$0.8	\$0.8	\$0.8	\$0.7	\$0.8	\$0.8	\$0.8	\$0.8	\$7.8
INTEREST											
- Interest on Opening Balance	(\$0.3)	(\$0.3)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.1)	(\$0.1)	(\$0.0)	(\$0.0)	\$0.0	(\$1.3)
- Interest on In-year Transactions	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.1
TOTAL REVENUE	\$0.4	\$0.6	\$0.6	\$0.6	\$0.7	\$0.6	\$0.7	\$0.8	\$0.8	\$0.8	\$6.6
CLOSING CASH BALANCE	(\$4.6)	(\$4.1)	(\$3.5)	(\$2.8)	(\$2.2)	(\$1.6)	(\$0.9)	(\$0.1)	\$0.7	\$1.5	

2021 Adjusted Charge Per Square Metre	\$0.03
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.5

PARKS SERVICES – TRAILS

APPENDIX B.5: PARKS SERVICES – TRAILS

The County of Grey owns and operates a network of trails available to County residents for transportation and leisure use.

TABLE B.5-1 HISTORICAL SERVICE LEVELS

The County of Grey maintains over 130 linear kilometres of trails throughout both the County forests and along the Canadian Pacific Rail Line. The land associated with these trails is valued at \$699,000. There are 81 culverts and 10 bridges throughout the trail system that enable use of the infrastructure. These structures have a combined value of \$7.0 million. Finally, the 160 square feet of office space in the County Administration Building dedicated to the maintenance of these trails adds another \$44,800 to the value of the inventory of capital assets.

The total value of the County's trail network amounts to \$7.8 million, resulting in a ten-year historical average service level of \$64.30 per capita. The historical service level, multiplied by the ten-year net population growth (8,307), results in a ten-year maximum allowable funding envelope of \$534,121.

TABLE B.5-2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The 2022 to 2031 development-related capital program for Parks Services - Trails amounts to \$864,800 and is comprised of annual trail improvements, as well as new and improved facilities including new parking areas and trail improvements.

The annual contribution of \$20,000 over the next ten years is based on historical annual spending on the stone dusting and grading that is undertaken in order to improve and increase capacity of the County's trail network. A benefit to existing share of 88 per cent has been applied to the annual trail improvement project costs and 75 per cent to the new and improved facilities costs in recognition of the maintenance component of the works and the benefit of existing residents that arise as a result of the investment in the trail system. This share amounts to \$672,865 and has been removed from the development charges calculation. Additionally, the existing reserve fund balance totalling \$19,303 has been netted off from the DC charge.

The remaining costs eligible for recovery through development charges between 2022 and 2031 total \$172,632. These costs are allocated entirely to the residential sector as Parks Services - Trails are deemed to benefit future residential development only. The development-related costs are allocated against the ten-year growth in population in new units (11,880), which results in an unadjusted charge of \$14.53 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge decreases slightly to \$14 per capita.

The following table summarizes the calculation of the Parks Services - Trails development charge:

PARKS SERVICES - TRAILS SUMMARY						
10-year Hist.	2022-2031		Unadjusted		Adjusted	
Service Level	Development-Related	Capital Program	Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$64.30	\$864,800	\$172,632	\$14.53	\$0.00	\$14	\$0.00

APPENDIX B.5
TABLE B.5-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PARKS SERVICES - TRAILS

TRAILS Description	# of Linear Kilometres										UNIT COST (\$/linear km)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
County Forest Trails	31	31	31	31	31	58	58	58	58	58	3,000
CP Rail Line	75	75	75	75	75	75	75	75	75	75	7,000
Total (#)	106	106	106	106	106	133	133	133	133	133	
Total (\$000)	\$618.0	\$618.0	\$618.0	\$618.0	\$618.0	\$699.0	\$699.0	\$699.0	\$699.0	\$699.0	

TRAIL INFRASTRUCTURE Description	# Bridges and Culverts										UNIT COST (\$/unit)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Culverts	64	64	64	64	64	81	81	81	81	81	70,000
Culvert 1	1	1	1	1	1	-	-	-	-	-	\$137,000
Culvert 21	1	1	1	1	1	-	-	-	-	-	\$797,000
Bridges	10	10	10	10	10	10	10	10	10	10	135,000
Total (#)	76	76	76	76	76	91	91	91	91	91	
Total (\$000)	\$6,764.0	\$6,764.0	\$6,764.0	\$6,764.0	\$6,764.0	\$7,020.0	\$7,020.0	\$7,020.0	\$7,020.0	\$7,020.0	

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Office Space in County Administration Building	120	120	120	120	120	120	160	160	160	160	\$280
Total (#)	120	120	120	120	120	120	160	160	160	160	
Total (\$000)	\$33.6	\$33.6	\$33.6	\$33.6	\$33.6	\$33.6	\$44.8	\$44.8	\$44.8	\$44.8	

APPENDIX B.5
TABLE B.5-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PARKS SERVICES - TRAILS

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530

INVENTORY SUMMARY (\$000)

TRAILS	\$618	\$618	\$618	\$618	\$618	\$699	\$699	\$699	\$699	\$699
TRAIL INFRASTRUCTURE	\$6,764	\$6,764	\$6,764	\$6,764	\$6,764	\$7,020	\$7,020	\$7,020	\$7,020	\$7,020
BUILDINGS	\$34	\$34	\$34	\$34	\$34	\$34	\$45	\$45	\$45	\$45
Total (\$000)	\$7,415.6	\$7,415.6	\$7,415.6	\$7,415.6	\$7,415.6	\$7,752.6	\$7,763.8	\$7,763.8	\$7,763.8	\$7,763.8

SERVICE LEVEL (\$/capita)

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	Average Service Level
TRAILS	\$5.30	\$5.30	\$5.30	\$5.30	\$5.30	\$5.95	\$5.90	\$5.85	\$5.80	\$5.75	\$5.58
TRAIL INFRASTRUCTURE	\$58.1	\$58.1	\$58.1	\$58.1	\$58.1	\$59.7	\$59.2	\$58.8	\$58.2	\$57.8	\$58.40
BUILDINGS	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.29	\$0.38	\$0.38	\$0.37	\$0.37	\$0.32
Total (\$/capita)	\$63.65	\$63.65	\$63.65	\$63.65	\$63.65	\$65.95	\$65.52	\$65.00	\$64.38	\$63.88	\$64.30

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
PARKS SERVICES - TRAILS

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$64.30
Net Population Growth 2022-2031	8,307
Maximum Allowable Funding Envelope	\$534,121

APPENDIX B.5

TABLE B.5-2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS SERVICES - TRAILS

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		Prior Growth ¹	2022-2031	Other Dev. Related
5.0 PARKS SERVICES - TRAILS										
5.1 Trail Improvements										
5.1.1 Trail Improvements - Stone Dusting & Grading	2022	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.2 Trail Improvements - Stone Dusting & Grading	2023	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.3 Trail Improvements - Stone Dusting & Grading	2024	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.4 Trail Improvements - Stone Dusting & Grading	2025	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.5 Trail Improvements - Stone Dusting & Grading	2026	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.6 Trail Improvements - Stone Dusting & Grading	2027	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.7 Trail Improvements - Stone Dusting & Grading	2028	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.8 Trail Improvements - Stone Dusting & Grading	2029	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
5.1.9 Trail Improvements - Stone Dusting & Gardening	2030	\$ 20,000	\$ -	\$ 20,000	88%	\$ 17,629	\$ 2,371	\$ -	\$ 2,371	\$ -
Subtotal Trail Improvements		\$ 180,000	\$ -	\$ 180,000		\$ 158,665	\$ 21,335	\$ -	\$ 21,335	\$ -
5.2 New & Improved Facilities										
5.2.1 Kolapore County Forest - Parking Area & Trail Improvements	2022	\$ 78,800	\$ -	\$ 78,800	75%	\$ 59,100	\$ 19,700	\$ 19,303	\$ 397	\$ -
5.2.2 CP Rail Trail Parking Area - South of Grey Road 18	2023	\$ 55,000	\$ -	\$ 55,000	75%	\$ 41,300	\$ 13,700	\$ -	\$ 13,700	\$ -
5.2.3 CP Trail Crossing Improvements - Highway & County Roads	2024	\$ 16,000	\$ -	\$ 16,000	76%	\$ 12,200	\$ 3,800	\$ -	\$ 3,800	\$ -
5.2.4 Massie County Forest- Parking Area & Trail Improvements	2024	\$ 47,200	\$ -	\$ 47,200	75%	\$ 35,400	\$ 11,800	\$ -	\$ 11,800	\$ -
5.2.5 Camp Oliver East & West County Forest - Parking Area & Trail Improvements	2025	\$ 30,200	\$ -	\$ 30,200	75%	\$ 22,700	\$ 7,500	\$ -	\$ 7,500	\$ -
5.2.6 Lily Oak County Forest - Parking Area & Trail Improvements	2025	\$ 30,200	\$ -	\$ 30,200	75%	\$ 22,700	\$ 7,500	\$ -	\$ 7,500	\$ -
5.2.7 CP Rail Parking Area - Chatsworth	2026	\$ 55,000	\$ -	\$ 55,000	75%	\$ 41,300	\$ 13,700	\$ -	\$ 13,700	\$ -
5.2.8 Glenelg Klondyke County Forest - Parking Area & Trail Improvements	2027	\$ 147,200	\$ -	\$ 147,200	75%	\$ 110,400	\$ 36,800	\$ -	\$ 36,800	\$ -
5.2.9 CP Rail Trail Parking Area - Berkley	2028	\$ 55,000	\$ -	\$ 55,000	75%	\$ 41,300	\$ 13,700	\$ -	\$ 13,700	\$ -
5.2.10 CP Rail Trail Parking Area - Ceylon	2029	\$ 55,000	\$ -	\$ 55,000	75%	\$ 41,300	\$ 13,700	\$ -	\$ 13,700	\$ -
5.2.11 CP Rail Trail Parking Area - Holland Centre	2030	\$ 55,000	\$ -	\$ 55,000	75%	\$ 41,300	\$ 13,700	\$ -	\$ 13,700	\$ -
5.2.12 Harkaway County Forest - Parking Area & Trail Improvements	2031	\$ 60,200	\$ -	\$ 60,200	75%	\$ 45,200	\$ 15,000	\$ -	\$ 15,000	\$ -
Subtotal New & Improved Facilities		\$ 684,800	\$ -	\$ 684,800		\$ 514,200	\$ 170,600	\$ 19,303	\$ 151,297	\$ -
TOTAL PARKS SERVICES - TRAILS		\$ 864,800	\$ -	\$ 864,800		\$ 672,865	\$ 191,935	\$ 19,303	\$ 172,632	\$ -

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	100%	\$172,632
10 Year Growth in Population in New Units		11,880
Unadjusted Development Charge Per Capita		\$14.53
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		240,999
Unadjusted Development Charge Per Square Metre		\$0.00

2022 - 2031 Net Funding Envelope	\$534,121
Reserve Fund Balance	\$19,303



**APPENDIX B.5
TABLE B.5-3**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PARKS SERVICES - TRAILS
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

PARKS SERVICES - TRAILS	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$19.3	\$15.5	\$18.0	\$18.9	\$21.0	\$24.8	(\$1.1)	(\$1.5)	(\$1.7)	(\$1.6)	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$19.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$19.3
- Parks Services - Trails: Non Inflated	\$2.8	\$16.1	\$18.0	\$17.4	\$16.1	\$39.2	\$16.1	\$16.1	\$16.1	\$15.0	\$172.6
- Parks Services - Trails: Inflated	\$22.1	\$16.4	\$18.7	\$18.4	\$17.4	\$43.2	\$18.1	\$18.5	\$18.8	\$17.9	\$209.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$17.7	\$18.3	\$19.0	\$19.8	\$20.4	\$17.2	\$17.8	\$18.4	\$19.0	\$19.6	\$187.2
INTEREST											
- Interest on Opening Balance	\$0.7	\$0.5	\$0.6	\$0.7	\$0.7	\$0.9	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	\$3.8
- Interest on In-year Transactions	(\$0.1)	\$0.0	\$0.0	\$0.0	\$0.1	(\$0.7)	(\$0.0)	(\$0.0)	\$0.0	\$0.0	(\$0.7)
TOTAL REVENUE	\$18.3	\$18.9	\$19.6	\$20.5	\$21.2	\$17.4	\$17.7	\$18.3	\$18.9	\$19.5	\$190.3
CLOSING CASH BALANCE	\$15.5	\$18.0	\$18.9	\$21.0	\$24.8	(\$1.1)	(\$1.5)	(\$1.7)	(\$1.6)	\$0.0	

2022 Adjusted Charge Per Capita	\$14
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2021	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.6

PUBLIC HEALTH UNIT

APPENDIX B.6: PUBLIC HEALTH UNIT

The Grey County Public Health Unit offers programs and services for the prevention of disease, health promotion, and health protection in the Counties of Grey and Bruce. The unit is funded through a complex funding arrangement by the Province, both Counties and their respective area municipalities, as well as user fees and grant-based programs. It underwent a major expansion in 13 years ago.

TABLE B.6-1 HISTORICAL SERVICE LEVELS

Health services are provided to both Grey and Bruce Counties in a central facility in Owen Sound, which was constructed in 2008. The facility totals 58,593 square feet and, at \$340 per square foot, is valued at \$19.9 million. The facility is located on land not owned by the County and, as such, no values have been included. The furniture and equipment required for service provision to the County of Grey, excluding computer equipment, is \$2.1 million.

The total value of the inventory of capital assets for the County's Health Unit in 2021 was \$22.0 million, resulting in a ten-year historical average service level of \$135.63 per population and employment. The historical service level, multiplied by the ten-year net population and employment growth (11,727), results in a ten-year maximum allowable funding envelope of \$1.6 million.

TABLE B.6-2 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The Public Health Unit Capital Program amounts to \$44,196 which represents the final Grey County capital contribution to the Grey-Bruce health unit expansion in Owen Sound in 2008.

The benefit to existing share represents 58 per cent of the net municipal costs, which represents the two offices that existed previously and were replaced by the new office. The replacement share of \$25,634 and prior growth share of \$18,562 have been deducted from the DC calculation; thus, no portion of the health unit expansion is eligible for recovery during the 2022 to 2031 planning period.

APPENDIX B.6
TABLE B.6-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PUBLIC HEALTH UNIT

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Walkerton Office	4,000	-	-	-	-	-	-	-	-	-	\$280
Owen Sound Office - 101 17th St East	58,593	58,593	58,593	58,593	58,593	58,593	58,593	58,593	58,593	58,593	\$340
Total (#)	62,593	58,593									
Total (\$000)	\$21,041.6	\$19,921.6									

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Walkerton Office	0.04	0.04	-	-	-	-	-	-	-	-	\$78,000
Owen Sound Office - 101 17th St East	1.56	1.56	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$0
Total (ha)	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	
Total (\$000)	\$2.9	\$2.9	\$0.0								

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Walkerton Office	\$110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Office - 101 17th St East	\$1,584,845	\$1,615,372	\$1,655,341	\$1,672,313	\$1,675,000	\$1,714,610	\$1,781,455	\$1,878,670	\$2,060,870	\$2,060,870
Total (\$000)	\$1,694.8	\$1,615.4	\$1,655.3	\$1,672.3	\$1,675.0	\$1,714.6	\$1,781.5	\$1,878.7	\$2,060.9	\$2,060.9

APPENDIX B.6
TABLE B.6-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PUBLIC HEALTH UNIT

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530
Historic Employment	<u>41,978</u>	<u>41,926</u>	<u>41,874</u>	<u>41,822</u>	<u>41,770</u>	<u>42,770</u>	<u>44,720</u>	<u>44,380</u>	<u>43,860</u>	<u>43,560</u>
Historic Population & Employment	158,491	158,432	158,377	158,326	158,281	160,316	163,209	163,819	164,458	165,090

INVENTORY SUMMARY (\$000)

BUILDINGS	\$21,042	\$19,922	\$19,922	\$19,922	\$19,922	\$19,922	\$19,922	\$19,922	\$19,922	\$19,922
LAND	\$3	\$3	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
FURNITURE & EQUIPMENT	\$1,695	\$1,615	\$1,655	\$1,672	\$1,675	\$1,715	\$1,781	\$1,879	\$2,061	\$2,061
Total (\$000)	\$22,739.4	\$21,539.9	\$21,577.0	\$21,593.9	\$21,596.6	\$21,636.2	\$21,703.1	\$21,800.3	\$21,982.5	\$21,982.5

SERVICE LEVEL (\$/population & employment)

Average
Service
Level

BUILDINGS	\$132.76	\$125.74	\$125.79	\$125.83	\$125.86	\$124.27	\$122.06	\$121.61	\$121.14	\$120.67	\$124.57
LAND	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.00
FURNITURE & EQUIPMENT	\$10.69	\$10.20	\$10.45	\$10.56	\$10.58	\$10.70	\$10.92	\$11.47	\$12.53	\$12.48	\$11.06
Total (\$/population & employment)	\$143.47	\$135.96	\$136.24	\$136.39	\$136.44	\$134.96	\$132.98	\$133.08	\$133.67	\$133.15	\$135.63

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
PUBLIC HEALTH UNIT

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$135.63
Net Population Growth 2022-2031	11,727
Maximum Allowable Funding Envelope	\$1,590,492

APPENDIX B.6
TABLE B.6-2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC HEALTH UNIT

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			Prior Growth ¹	2022-2031	Other Dev. Related
6.0 PUBLIC HEALTH UNIT										
6.1 Buildings, Land & furnishings										
6.1.1 Health Unit Expansion	2022	\$ 44,196	\$ -	\$ 44,196	58%	\$ 25,634	\$ 18,562	\$ 18,562	\$ -	\$ -
Subtotal Buildings, Land & furnishings		\$ 44,196	\$ -	\$ 44,196		\$ 25,634	\$ 18,562	\$ 18,562	\$ -	\$ -
TOTAL HEALTH UNIT		\$ 44,196	\$ -	\$ 44,196		\$ 25,634	\$ 18,562	\$ 18,562	\$ -	\$ -

Note 1: Accounts for residential component only

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	78%	\$0
10 Year Growth in Population in New Units		11,880
Unadjusted Development Charge Per Capita		\$0.00
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	22%	\$0
10 Year Growth in Square Metres		240,999
Unadjusted Development Charge Per Square Metre		\$0.00

2022 - 2031 Net Funding Envelope	\$1,590,492
Reserve Fund Balance	\$51,564

APPENDIX B.7

LONG-TERM CARE

APPENDIX B.7: LONG-TERM CARE

The County of Grey owns and operates three long-term care facilities located in Durham, Markdale, and Owen Sound. Each of the facilities provide a range of housing and care options as well as public community space.

TABLE B.7-1 HISTORICAL SERVICE LEVELS

Table B.7-1 displays the ten-year historical inventory for buildings, land, and furniture and equipment for Long-Term Care Services. The three long-term care facilities total 228,233 square feet with a replacement value of \$70.8 million. These buildings occupy 6.1 hectares of land valued at \$3.4 million in 2021. Furniture and equipment in the three facilities add another \$3.8 million to the inventory of capital assets which totalled \$77.9 million in 2021.

This results in a ten-year historical average service level of \$664.15 per capita. The historical service level, multiplied by the ten-year net population growth (8,307), results in a ten-year maximum allowable funding envelope of \$5.5 million.

TABLE B.7-2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The 2022 to 2031 development-related capital program includes the replacement and expansion of the Rockwood Terrace facility which will add 28 long-term care beds to the current 100-bed facility.

The total cost of the Rockwood Terrace project is \$56.7 million which includes a replacement component (\$38.5 million) for the existing 100 beds and a non-replacement component (\$18.2 million) for the 28 new beds. The estimated cost of a new bed is \$385,000 (2021 value) and was provided by the County.

Provincial construction subsidies and a development grant totalling \$28.9 million are available to fund the works and have been allocated to the replacement and expansion components of the project pursuant to County staff report CAOR-RD-09-21, dated August 5, 2021. Applying the subsidies and grants reduces the net municipal cost of the facility to \$27.8 million, including \$10.8 million representing the expansion component.

Not all of the expansion component is attributable to future development. A share of the \$10.8 million net municipal cost of the expansion, amounting to \$2.5 million or 23 per cent of the cost, has been removed from the development charge calculation. The BTE represents that portion of the expansion that is not required to maintain the current ratio of beds per capita to 2031.

The 2022 to 2031 DC eligible costs amount to \$5.5 million, equivalent to the maximum allowable funding envelope, and have been allocated entirely to residential development.

Recognizing that a portion of the facility expansion may service development that occurs beyond the 2031 planning period, a share of \$1.4 million has been attributed to “other development-related” and may be eligible for recovery under future DCs.

The residential DC eligible capital cost of \$5.5 million is divided by the ten-year growth in population in new dwelling units (11,880) to derive an unadjusted charge of \$464.39 per capita.

TABLE B.7-3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$495 per capita.

The following table summarizes the calculation of the Long-Term Care Services development charge:

10-year Hist. Service Level per capita	LONG-TERM CARE SUMMARY				Adjusted Development Charge	
	2022-2031 Development-Related Capital Program		Unadjusted Development Charge		\$/capita	\$/sq.m
	Total	Net DC Recoverable	\$/capita	\$/sq.m		
\$664.15	\$56,700,000	\$5,516,895	\$464.39	\$0.00	\$495	\$0.00

APPENDIX B.7
TABLE B.7-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
LONG-TERM CARE

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)	
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Rockwood Terrace, Durham	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	59,000	\$310
Grey Gables, Markdale	80,980	80,980	80,980	80,980	80,980	80,980	80,980	80,980	80,980	80,980	80,980	\$310
Lee Manor, Owen Sound	90,697	90,697	90,697	90,697	90,697	90,697	88,253	88,253	88,253	88,253	88,253	\$310
Total (#)	230,677	230,677	230,677	230,677	230,677	230,677	228,233	228,233	228,233	228,233	228,233	
Total (\$000)	\$71,509.9	\$71,509.9	\$71,509.9	\$71,509.9	\$71,509.9	\$71,509.9	\$70,752.2	\$70,752.2	\$70,752.2	\$70,752.2	\$70,752.2	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)	
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
Rockwood Terrace, Durham	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	\$ 1,643,258
Grey Gables, Markdale	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$77,990
Lee Manor, Owen Sound	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	2.42	\$175,570
Total (ha)	6.11											
Total (\$000)	\$3,358.0											

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Rockwood Terrace, Durham	\$1,128,598	\$1,128,598	\$1,128,598	\$1,128,598	\$1,128,598	\$1,128,598	\$1,128,598	\$1,128,598	\$1,128,598	\$1,128,598
Grey Gables, Markdale	\$978,274	\$978,274	\$978,274	\$978,274	\$978,274	\$978,274	\$978,274	\$978,274	\$978,274	\$978,274
Lee Manor, Owen Sound	\$1,684,407	\$1,684,407	\$1,684,407	\$1,684,407	\$1,684,407	\$1,684,407	\$1,684,407	\$1,684,407	\$1,684,407	\$1,684,407
Total (\$000)	\$3,791.3	\$3,791.3	\$3,791.3	\$3,791.3	\$3,791.3	\$3,791.3	\$3,791.3	\$3,791.3	\$3,791.3	\$3,791.3

**APPENDIX B.7
TABLE B.7-1 - PAGE 2**

**COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
LONG-TERM CARE**

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530

INVENTORY SUMMARY (\$000)

BUILDINGS	\$71,510	\$71,510	\$71,510	\$71,510	\$71,510	\$71,510	\$70,752	\$70,752	\$70,752	\$70,752
LAND	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358	\$3,358
FURNITURE & EQUIPMENT	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791	\$3,791
Total (\$000)	\$78,659.1	\$78,659.1	\$78,659.1	\$78,659.1	\$78,659.1	\$78,659.1	\$77,901.5	\$77,901.5	\$77,901.5	\$77,901.5

SERVICE LEVEL (\$/capita)											Average Service Level
BUILDINGS	\$613.75	\$613.79	\$613.80	\$613.80	\$613.76	\$608.36	\$597.12	\$592.37	\$586.68	\$582.18	\$603.56
LAND	\$28.8	\$28.8	\$28.8	\$28.8	\$28.8	\$28.6	\$28.3	\$28.1	\$27.8	\$27.6	\$28.46
FURNITURE & EQUIPMENT	\$32.54	\$32.54	\$32.54	\$32.54	\$32.54	\$32.25	\$32.00	\$31.74	\$31.44	\$31.20	\$32.13
Total (\$/capita)	\$675.11	\$675.15	\$675.17	\$675.16	\$675.12	\$669.18	\$657.46	\$652.23	\$645.96	\$641.01	\$664.15

**COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
LONG-TERM CARE**

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$664.15
Net Population Growth 2022-2031	8,307
Maximum Allowable Funding Envelope	\$5,516,895

APPENDIX B.7
TABLE B.7-2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
LONG-TERM CARE

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE Share			Prior Growth ¹	2022-2031	Other Dev. Related
7.0 LONG-TERM CARE										
7.1 Facility Replacement and Expansion										
7.1.1 Rockwood Expansion (Durham) Construction (67.90% Replacement)	2022	\$ 38,500,000	\$ 19,617,025	\$ 18,882,975	100%	\$ 18,882,975	\$ -	\$ -	\$ -	\$ -
Rockwood Expansion (Durham) Construction (32.10% Non-Replacement)	2025	\$ 18,200,000	\$ 9,273,503	\$ 8,926,497	23%	\$ 2,040,691	\$ 6,885,806	\$ -	\$ 5,516,895	\$ 1,368,911
<i>Total Rockwood Expansion (Durham) Construction</i>	<i>2025</i>	<i>\$ 56,700,000</i>	<i>\$ 28,890,528</i>	<i>\$ 27,809,472</i>	<i>75%</i>	<i>\$ 20,923,666</i>	<i>\$ 6,885,806</i>	<i>\$ -</i>	<i>\$ 5,516,895</i>	<i>\$ 1,368,911</i>
Subtotal Facility Replacement and Expansion		\$ 56,700,000	\$ 28,890,528	\$ 27,809,472		\$ 20,923,666	\$ 6,885,806	\$ -	\$ 5,516,895	\$ 1,368,911
TOTAL LONG-TERM CARE		\$ 56,700,000	\$ 28,890,528	\$ 27,809,472		\$ 20,923,666	\$ 6,885,806	\$ -	\$ 5,516,895	\$ 1,368,911

Note 1: Accounts for residential component only

Note 2: County acquired 14.64 hectares in 2020 on a like for like basis for expansion.

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	100%	\$5,516,895
10 Year Growth in Population in New Units		11,880
Unadjusted Development Charge Per Capita		\$464.39
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		240,999
Unadjusted Development Charge Per Square Metre		\$0.00

2022 - 2031 Net Funding Envelope	\$5,516,895
Reserve Fund Balance	\$0

**APPENDIX B.7
TABLE B.7-3**

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

LONG-TERM CARE	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$0.0	\$616.6	\$1,276.4	\$1,984.5	(\$3,264.6)	(\$2,730.9)	(\$2,279.8)	(\$1,784.4)	(\$1,241.8)	(\$647.8)	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Long-Term Care: Non Inflated	\$0.0	\$0.0	\$0.0	\$5,516.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,516.9
- Long-Term Care: Inflated	\$0.0	\$0.0	\$0.0	\$5,854.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5,854.6
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$606.0	\$627.2	\$652.1	\$678.3	\$701.0	\$591.0	\$610.1	\$629.7	\$650.9	\$671.7	\$6,418.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$21.6	\$44.7	\$69.5	(\$179.6)	(\$150.2)	(\$125.4)	(\$98.1)	(\$68.3)	(\$35.6)	(\$521.5)
- Interest on In-year Transactions	\$10.6	\$11.0	\$11.4	(\$142.3)	\$12.3	\$10.3	\$10.7	\$11.0	\$11.4	\$11.8	(\$41.9)
TOTAL REVENUE	\$616.6	\$659.8	\$708.2	\$605.4	\$533.7	\$451.1	\$495.4	\$542.6	\$594.0	\$647.8	\$5,854.6
CLOSING CASH BALANCE	\$616.6	\$1,276.4	\$1,984.5	(\$3,264.6)	(\$2,730.9)	(\$2,279.8)	(\$1,784.4)	(\$1,241.8)	(\$647.8)	\$0.0	

2022 Adjusted Charge Per Capita	\$495
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Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2021	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.8

DEVELOPMENT- RELATED STUDIES

APPENDIX B.8: DEVELOPMENT-RELATED STUDIES

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

TABLE B.8-1 2022 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

As shown in Table B.8-1, the 2022 to 2031 development-related gross cost for development-related studies is \$844,600. The capital program includes a Long-Term Care Strategy, a Transit Master Plan, two additional Development Charges Studies, Official Plan Background Studies & Updates, as well as other development-related studies.

As the major elements of these studies are related to development in the County of Grey, only a few benefit to existing shares have been deducted to account for the portion of certain studies that will review the state of the existing infrastructure and make recommendations for its improvement. The BTE share removed from the calculation totals \$279,750. Additionally, \$507,575 from the existing reserve fund balance has been netted off from the development-related costs to yield an in-period DC eligible capital cost of \$57,275.

This amount is apportioned 78 per cent (\$44,472) to residential development and 22 per cent (\$12,803) to non-residential development. The resulting unadjusted charges for Development-Related Studies are \$3.74 per capita and \$0.05 per square metre non-residential development.

TABLE B.8-2 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table B.8-2 and considers the timing of the development charges revenues to determine the adjusted rates. After cash flow considerations, the residential development charge decreases to \$1 per capita and the non-residential charge is increased to \$0.19 per square metre. This is a reflection of the timing of the capital program and anticipated development charges revenues.

DEVELOPMENT-RELATED STUDIES SUMMARY

2022-2031		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$844,600	\$57,275	\$3.74	\$0.05	\$1	\$0.19

APPENDIX B.8
TABLE B.8-1

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares			Prior Growth ¹	2022-2031	Other Dev. Related
8.0 DEVELOPMENT-RELATED STUDIES										
8.1 Development-Related Studies										
8.2.1 Long-Term Care Strategy	2022	\$ 75,000	\$ -	\$ 75,000	50%	\$ 37,500	\$ 37,500	\$ 37,500	\$ -	\$ -
8.2.2 Bedrock & Shale Resource Study	2022	\$ 75,000	\$ -	\$ 75,000	67%	\$ 50,000	\$ 25,000	\$ 25,000	\$ -	\$ -
8.2.3 Transit Master Plan	2023	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 75,000	\$ 75,000	\$ -	\$ -
8.2.4 Archaeological Management Plan	2024	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -
8.2.5 Development Charges Study	2026	\$ 66,300	\$ -	\$ 66,300	0%	\$ -	\$ 66,300	\$ 66,300	\$ -	\$ -
8.2.6 Growth Management Study & Housing Study Updates	2028	\$ 125,000	\$ -	\$ 125,000	12%	\$ 14,700	\$ 110,300	\$ 110,300	\$ -	\$ -
8.2.7 Age-Friendly Community/Strategy Action Plan Update	2031	\$ 75,000	\$ -	\$ 75,000	50%	\$ 37,500	\$ 37,500	\$ 37,500	\$ -	\$ -
8.2.8 Climate Change Action Plan	2022	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 25,000	\$ 25,000	\$ -	\$ -
8.2.9 Development Charges Study	2031	\$ 73,200	\$ -	\$ 73,200	0%	\$ -	\$ 73,200	\$ 73,200	\$ -	\$ -
8.2.10 Multi-Function Plotter/Scanner (MFP)	2031	\$ 50,100	\$ -	\$ 50,100	50%	\$ 25,050	\$ 25,050	\$ 25,050	\$ -	\$ -
8.2.11 Official Plan Background Studies & Official Plan Update	2031	\$ 130,000	\$ -	\$ 130,000	50%	\$ 65,000	\$ 65,000	\$ 7,725	\$ 57,275	\$ -
Subtotal Development-Related Studies		\$ 844,600	\$ -	\$ 844,600		\$ 279,750	\$ 564,850	\$ 507,575	\$ 57,275	\$ -
TOTAL DEVELOPMENT-RELATED STUDIES		\$ 844,600	\$ -	\$ 844,600		\$ 279,750	\$ 564,850	\$ 507,575	\$ 57,275	\$ -

Residential Development Charge Calculation	
Residential Share of 2022 - 2031 DC Eligible Costs	78% \$44,472
10 Year Growth in Population in New Units	11,880
Unadjusted Development Charge Per Capita	\$3.74
Non-Residential Development Charge Calculation	
Non-Residential Share of 2022 - 2031 DC Eligible Costs	22% \$12,803
10 Year Growth in Square Metres	240,999
Unadjusted Development Charge Per Square Metre	\$0.05

Reserve Fund Balance	\$507,575
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APPENDIX B.8
TABLE B.8-2 - PAGE 1

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

DEVELOPMENT-RELATED STUDIES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$394.1	\$339.3	\$291.5	\$282.3	\$293.6	\$248.1	\$258.0	\$169.1	\$176.4	\$183.9	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$67.9	\$58.2	\$19.4	\$0.0	\$51.5	\$0.0	\$85.6	\$0.0	\$0.0	\$111.4	\$394.1
- Development-Related Studies: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$44.5	\$44.5
- Development-Related Studies: Inflated	\$67.9	\$59.4	\$20.2	\$0.0	\$55.7	\$0.0	\$96.4	\$0.0	\$0.0	\$186.3	\$486.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$1.2	\$1.3	\$1.3	\$1.4	\$1.4	\$1.2	\$1.2	\$1.3	\$1.3	\$1.3	\$12.9
INTEREST											
- Interest on Opening Balance	\$13.8	\$11.9	\$10.2	\$9.9	\$10.3	\$8.7	\$9.0	\$5.9	\$6.2	\$6.4	\$92.3
- Interest on In-year Transactions	(\$1.8)	(\$1.6)	(\$0.5)	\$0.0	(\$1.5)	\$0.0	(\$2.6)	\$0.0	\$0.0	(\$5.1)	(\$13.1)
TOTAL REVENUE	\$13.2	\$11.6	\$11.0	\$11.3	\$10.2	\$9.9	\$7.6	\$7.2	\$7.5	\$2.6	\$92.1
CLOSING CASH BALANCE	\$339.3	\$291.5	\$282.3	\$293.6	\$248.1	\$258.0	\$169.1	\$176.4	\$183.9	\$0.2	

2022 Adjusted Charge Per Capita	\$1
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2021	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX B.8
TABLE B.8-2 - PAGE 2**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

DEVELOPMENT-RELATED STUDIES	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$113.5	\$102.2	\$93.2	\$95.6	\$104.2	\$96.8	\$104.9	\$85.1	\$93.2	\$101.6	
2022 -2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$19.6	\$16.8	\$5.6	\$0.0	\$14.8	\$0.0	\$24.7	\$0.0	\$0.0	\$32.1	\$113.5
- Development-Related Studies: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$57.3	\$57.3
- Development-Related Studies: Inflated	\$19.6	\$17.1	\$5.8	\$0.0	\$16.0	\$0.0	\$27.8	\$0.0	\$0.0	\$106.8	\$193.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	24,849	25,050	25,300	25,450	25,850	22,600	22,750	22,900	23,050	23,200	240,999
REVENUE											
- DC Receipts: Inflated	\$4.7	\$4.9	\$5.0	\$5.1	\$5.3	\$4.7	\$4.9	\$5.0	\$5.1	\$5.3	\$50.0
INTEREST											
- Interest on Opening Balance	\$4.0	\$3.6	\$3.3	\$3.3	\$3.6	\$3.4	\$3.7	\$3.0	\$3.3	\$3.6	\$34.7
- Interest on In-year Transactions	(\$0.4)	(\$0.3)	(\$0.0)	\$0.1	(\$0.3)	\$0.1	(\$0.6)	\$0.1	\$0.1	(\$2.8)	(\$4.1)
TOTAL REVENUE	\$8.3	\$8.1	\$8.2	\$8.5	\$8.7	\$8.2	\$7.9	\$8.1	\$8.5	\$6.1	\$80.5
CLOSING CASH BALANCE	\$102.2	\$93.2	\$95.6	\$104.2	\$96.8	\$104.9	\$85.1	\$93.2	\$101.6	\$0.9	

2021 Adjusted Charge Per Square Metre	\$0.19
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C

SERVICES RELATED TO A HIGHWAY:

ROADS & RELATED

TECHNICAL APPENDIX

INTRODUCTION

The Transportation and Engineering Department is responsible for Services Related to a Highway which includes the following services: Public Works; and Roads & Related Works.

A ten-year development forecast, from 2022 to 2031, has been used to calculate the development charges for the Public Works service. For the Roads and Related service, a longer-range forecast, from 2022 to 2041, has been used.

Given all County residents have access to the Services Related to a Highway, the benefits of these services are deemed to be County-wide for the purposes of calculating the development charges.

Details on the development forecasts and development charge methodology for the Services related to a Highway are set out in Appendix A and the introduction to Appendix B respectively. The tables in this Appendix C provide the background data and analysis undertaken to arrive at the calculated development charge rates for the Public Works (Appendix C.1) and Roads and Related (Appendix C.2).

APPENDIX C.1

PUBLIC WORKS

APPENDIX C.1: PUBLIC WORKS

The County provides public works and road maintenance services through the Transportation and Engineering Department. This section sets out the County’s capital assets of Public Works buildings, land, and related furniture, equipment, and fleet. Road network capital assets are included in Appendix C.2.

TABLE C.1-1 HISTORICAL SERVICE LEVELS

The County delivers Public Works services through four patrol facilities across 29 sites throughout its jurisdiction. The facilities have a replacement value of \$12.7 million and occupy 20.5 hectares of land valued roughly at \$6.5 million. The operations fleet and associated furniture, tools, and equipment includes 91 vehicles, including trucks, trailers, graders, and other specialized vehicles. The vehicles and equipment have a combined value of \$15.5 million.

The current replacement value of the entire Public Works inventory of capital assets is \$34.7 million. The resulting ten-year historical average service level is \$286 per capita and employment, and this, multiplied by the ten-year growth in population and employment (11,727), results in a maximum allowable funding envelope of \$3.4 million.

TABLE C.1-2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The ten-year development-related capital program for Public Works amounts to \$7.2 million and is wholly related to the construction of a new Patrol D facility. No grants or subsidies have been identified to fund the gross cost of the project. Of the net cost, 90 per cent (\$6.5 million) is removed from the development charge calculations as a benefit to existing share as it represents that portion of the area of the new facility that will replace the existing Patrol D facility.

Of the \$720,000 in development-related capital costs, \$457,679 can be funded using development charge reserve funds that have been collected from prior growth in the County. The remaining \$262,321 is considered to relate to development occurring within the 2022 to 2031 planning period. This cost is allocated 78 per cent, or \$203,685, against new residential development and 22 per cent, or \$58,636, to non-residential development. When

applied to the ten-year growth in population in new units (11,880) and growth in square metres of non-residential building space (240,999), unadjusted development charges of \$17.2 per capita and \$0.24 per square metre is the result.

TABLE C.1-3 CASH FLOW ANALYSIS

After cash flow considerations, both the residential and non-residential development charges increase to \$20 per capita and \$0.46 per square metre respectively. The increases reflect the front-ended timing of the capital program.

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

10-year Hist. Service Level per pop & emp	SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS SUMMARY				Adjusted Development Charge	
	2022-2041 Development-Related Capital Program		Unadjusted Development Charge		\$ /capita	\$ /sq.m
	Total	Net DC Recoverable	\$/capita	\$/sq.m		
\$286.39	\$7,200,000	\$262,321	\$17.15	\$0.24	\$20	\$0.46

APPENDIX C.1
TABLE C.1-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS

BUILDINGS Building Name	Total Value of Buildings (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
TAPS Patrol C - Sand Dome	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - 20x20 Storage & Lunchroom Shed	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ 14,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Weigh scale house	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ 8,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - 1993 Weigh Tronix 80 ft truck scale	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ 69,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Equipment Depot and Office	\$ 460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ 460,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Sand Dome	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Storage Shed	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ 22,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Patrol Depot and Offices	\$ 625,000	\$ 625,000	\$ 625,000	\$ 625,000	\$ 625,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000	\$ 800,000
TAPS Patrol A - Sand Dome	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
TAPS Patrol A - Salt Shed	\$ -	\$ -	\$ -	\$ 60,000	\$ 60,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
TAPS Patrol A - Pesticide Storage	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ 6,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Depot and Offices	\$ 1,149,000	\$ 1,149,000	\$ 1,149,000	\$ 1,149,000	\$ 1,149,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000	\$ 1,500,000
TAPS Patrol B - Salt Shed Clarksburg	\$ 37,900	\$ 37,900	\$ 37,900	\$ 37,900	\$ 37,900	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
TAPS Patrol B - Storage Building Clarksburg	\$ 14,530	\$ 14,530	\$ 14,530	\$ 14,530	\$ 14,530	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000	\$ 20,000
TAPS Patrol B - Storage Shed Meaford	\$ 172,000	\$ 172,000	\$ 172,000	\$ 172,000	\$ 172,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000	\$ 150,000
TAPS Patrol B - Sand Dome Clarksburg	\$ 517,000	\$ 517,000	\$ 517,000	\$ 517,000	\$ 517,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
TAPS Patrol D - Sand and Salt Dome - Feversham	\$ 689,000	\$ 689,000	\$ 689,000	\$ 689,000	\$ 689,000	\$ 689,000	\$ 689,000	\$ 689,000	\$ 689,000	\$ 689,000
TAPS Patrol B - Sand and Salt Dome - Kimberley	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
TAPS Patrol C - Sand and Salt Storage Shed - near Holstein	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000	\$ 575,000
TAPS Patrol B - Weigh Scale, Storage & Lunchroom Bldg - Quarry	\$ 19,400	\$ 19,400	\$ 19,400	\$ 19,400	\$ 19,400	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Sand Dome - "Pendleton" site	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
TAPS Patrol C - Garage and Office	\$ 432,000	\$ 432,000	\$ 432,000	\$ 432,000	\$ 432,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - Ayton Sand Dome	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
TAPS Patrol C - Ayton Storage Shed	\$ -	\$ -	\$ 43,805	\$ 43,805	\$ 43,805	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
TAPS Patrol D - Radio Tower - Ceylon	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000	\$ 230,000
TAPS Patrol A - Radio Tower - Woodford	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000	\$ 345,000
TAPS Patrol A - Radio Tower - 40 ft - Chatsworth Depot	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000	\$ 9,000
TAPS Patrol B - Sign Cutting Building 24x24	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 63,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000	\$ 70,000
TAPS Patrol A - Bridge Crew shop at Chats Depot 30x40	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000
TAPS Patrol A - Salt Brine Building and Contents	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Flesherton Depot - MTO	\$ 862,000	\$ 862,000	\$ 862,000	\$ 862,000	\$ 862,000	\$ 862,000	\$ 862,000	\$ 862,000	\$ 862,000	\$ 862,000
TAPS Patrol D - Flesherton Sand Dome - MTO	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000
TAPS Patrol D - 2 Out Buildings (Dundalk - bldg 1)	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ 17,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - 2 Out Buildings (Dundalk - bldg 2 Sand Dome)	\$ 362,765	\$ 362,765	\$ 362,765	\$ 362,765	\$ 362,765	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000	\$ 500,000
TAPS Patrol D - Dundalk Depot	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 488,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000	\$ 550,000
TAPS Patrol D - Pump House Flesherton	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000	\$ 5,000
TAPS Patrol D - Salt Brine Storage	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	\$ 29,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - Depot and Offices (Ayton)	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 1,300,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000	\$ 2,000,000
TAPS Patrol A - Storage Shed 46x60	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 45,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000	\$ 75,000
TAPS Patrol C - Salt Shed (Ayton)	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000	\$ 85,000
TAPS Patrol A - Keppel	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000	\$ 350,000
TAPS Patrol A - Sarawak	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000	\$ 400,000
Total (\$000)	\$12,037.6	\$12,037.6	\$12,081.4	\$11,566.4	\$12,141.4	\$12,693.0	\$12,693.0	\$12,693.0	\$12,693.0	\$12,693.0

APPENDIX C.1
TABLE C.1-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS

LAND Facility Name	# of hectares										UNIT COST (\$/ha)	
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021		
TAPS Patrol C	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	2.69	\$300,000
TAPS Patrol D	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	\$300,000
TAPS Patrol A	3.88	3.88	3.88	3.88	3.88	3.88	3.88	3.66	3.66	3.66	3.66	\$300,000
TAPS Patrol B	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	\$350,000
TAPS Patrol B - Storage Shed	5.59	5.59	5.59	5.59	5.59	5.59	5.59	5.59	5.59	5.59	5.59	\$350,000
TAPS Patrol D - Sand and Salt Dome - Feversham	1.58	1.58	1.58	1.58	-	-	-	-	-	-	-	\$300,000
TAPS Patrol B - Sand and Salt Dome - Kimberly	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$300,000
TAPS Patrol C - Sand and Salt Storage Shed - near Holstein	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$275,000
TAPS Patrol B - Weigh scale, storage & lunchroom bldg - Quarry	40.12	40.12	40.12	40.12	40.12	40.12	40.12	40.12	40.12	-	-	\$275,000
TAPS Patrol B - Sand Dome - "Pendleton" site	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	1.35	\$300,000
TAPS Patrol C - Garage and Office	1.58	1.58	1.58	1.58	1.58	-	-	-	-	-	-	\$400,000
TAPS Patrol D - Radio Tower - Ceylon	1.63	1.63	1.63	1.63	1.63	1.63	1.63	1.63	1.63	1.63	1.63	\$300,000
TAPS Patrol A - Radio Tower - Woodford	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	\$300,000
TAPS Patrol D - Flesherton Depot	1.89	1.89	1.89	1.89	1.89	-	-	-	-	-	-	\$400,000
Total (ha)	65.88	65.88	65.88	65.88	64.30	60.83	60.61	60.61	20.49	20.49		
Total (\$000)	\$19,438.3	\$19,438.3	\$19,438.3	\$19,438.3	\$18,964.3	\$17,576.3	\$17,510.3	\$17,510.3	\$6,477.3	\$6,477.3		

APPENDIX C.1
TABLE C.1-1 - PAGE 3

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
TAPS Patrol C - Sand Dome	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ 50,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Weigh Scale House	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ 3,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Equipment Depot and Office	\$ 441,000	\$ 441,000	\$ 441,000	\$ 441,000	\$ 441,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
TAPS Patrol D - Sand Dome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Storage Shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Patrol Depot and Offices	\$ 772,000	\$ 772,000	\$ 772,000	\$ 772,000	\$ 772,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000	\$ 450,000
TAPS Patrol A - Sand Dome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Salt shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Pesticide Storage	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Depot and Offices	\$ 772,000	\$ 772,000	\$ 772,000	\$ 772,000	\$ 772,000	\$ 360,000	\$ 360,000	\$ 360,000	\$ 360,000	\$ 360,000
TAPS Patrol B - Storage Building	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Storage Shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Sand Dome and Salt Shed	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Sand and Salt Dome - Feversham	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Sand and Salt Dome - Kimberly	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - Sand and Salt Storage Shed - near Holstein	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Weigh scale, storage & lunchroom bldg - Quarry	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Sand Dome - "Pendleton" site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - Garage and Office	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
TAPS Patrol D - Radio Tower - Ceylon	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Radio Tower - Woodford	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Radio Tower - 40 ft - Chatsworth Depot	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol B - Sign Cutting Building 24x24	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol A - Bridge Crew shop at Chats Depot 30x40	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 33,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000	\$ 35,000
TAPS Patrol A - Salt Brine Building and Contents	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ 28,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Flesherton Depot	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 551,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
TAPS Patrol D - Flesherton Sand Dome	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - 2 Out Buildings	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol D - Pump House	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - Depot - Durham MTO Patrol Yard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - Sand Dome - Durham MTO Patrol Yard	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Miscellaneous Equipment - various locations	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ 66,000	\$ -	\$ -	\$ -	\$ -	\$ -
TAPS Patrol C - Depot and Offices (Ayton)	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 300,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000	\$ 60,000
TAPS Patrol A - Storage Shed 46x60	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total (\$000)	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$1,085.0	\$1,085.0	\$1,085.0	\$1,085.0	\$1,085.0



APPENDIX C.1
TABLE C.1-1 - PAGE 4

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS

VEHICLES Type of Vehicle	# of Vehicles										UNIT COST (\$/vehicle)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Tri-Axle Truck	6	6	6	6	6	6	5	4	3	2	\$326,600
Gradall	1	1	1	1	1	1	1	1	1	1	\$669,600
Tandem	15	17	17	17	17	17	17	17	17	17	\$326,600
Tandem Roll Offs	-	-	-	-	-	-	-	2	2	2	\$461,200
MACK Float-Trac	1	1	-	-	-	-	-	-	-	-	\$162,480
Small Grader	2	2	2	2	2	1	1	1	1	1	\$258,500
Large Grader	2	2	2	2	2	2	2	2	2	2	\$482,400
Backhoe Loader	5	5	5	5	5	4	4	4	4	4	\$134,200
Large Tractor	4	4	4	4	4	4	4	4	4	4	\$116,100
Pick Up Truck	20	20	16	16	16	16	17	17	17	19	\$41,000
1 Ton Truck	5	5	5	5	5	4	4	4	4	4	\$70,300
Loader	3	3	3	3	3	4	4	4	4	4	\$290,000
Trailer - Enclosed	4	4	2	2	2	1	1	1	1	1	\$15,000
Trailer - Flatbed	1	1	2	2	2	3	3	3	3	3	\$30,000
Crew Cab	-	-	1	1	1	1	-	-	-	-	\$12,520
Fork Lift	3	3	3	3	3	3	3	3	3	3	\$8,000
Rock Drill	1	1	1	1	1	1	1	1	-	-	\$437,980
Mobile Speed Monitor	2	2	2	2	2	2	2	2	2	2	\$15,000
Truck - SINGLE AXLE 5 Ton	5	5	5	5	5	5	5	5	5	5	\$118,000
Truck - 3/4 TON	1	1	1	1	1	1	3	3	3	5	\$42,300
Wood Chipper	2	2	2	2	2	2	2	2	2	2	\$84,900
Power Screen Stackler	1	1	-	-	-	-	-	-	-	-	\$160,660
Compressor 185 CFM	3	3	2	2	2	2	2	2	2	2	\$21,000
DynaPac Smooth Drum Packer	2	2	-	-	-	-	-	-	-	-	\$160,660
Float Trailer	1	1	-	-	-	-	-	-	-	-	\$108,280
Storage Trailer for Tires	1	1	1	1	1	1	1	1	1	1	\$8,060
Propane Steamer	1	1	1	1	1	1	1	1	1	1	\$16,000
Sign Plotter/Cutter	1	1	1	1	1	1	1	1	1	1	\$24,000
Skid Steer Loader with Forestry Head	1	1	1	1	1	1	1	1	1	1	\$131,200
Tri-Axle Trailer for S.St.Loader	1	1	1	1	1	-	-	-	-	-	\$10,810
Miscellaneous Equipment	1	1	1	1	1	1	1	1	1	1	\$711,900
Mid Size Sedan	-	1	1	1	1	1	1	1	1	-	\$27,660
Social Services Vans	1	2	2	2	2	2	2	2	2	2	\$41,500
Engineering Mini Van	-	-	-	-	-	-	1	1	1	1	\$32,100
Total (#)	97	101	91	91	91	88	90	91	89	91	
Total (\$000)	\$15,330.2	\$16,052.6	\$15,127.3	\$15,127.3	\$15,127.3	\$14,958.5	\$14,777.1	\$15,372.9	\$14,608.3	\$14,420.7	



APPENDIX C.1
TABLE C.1-1 - PAGE 5

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530
Historic Employment	<u>41,978</u>	<u>41,926</u>	<u>41,874</u>	<u>41,822</u>	<u>41,770</u>	<u>42,770</u>	<u>44,720</u>	<u>44,380</u>	<u>43,860</u>	<u>43,560</u>
Historic Population & Employment	158,491	158,432	158,377	158,326	158,281	160,316	163,209	163,819	164,458	165,090

INVENTORY SUMMARY (\$000)

Buildings	\$12,038	\$12,038	\$12,081	\$11,566	\$12,141	\$12,693	\$12,693	\$12,693	\$12,693	\$12,693
Land	\$19,438	\$19,438	\$19,438	\$19,438	\$18,964	\$17,576	\$17,510	\$17,510	\$6,477	\$6,477
Furniture & Equipment	\$3,567	\$3,567	\$3,567	\$3,567	\$3,567	\$1,085	\$1,085	\$1,085	\$1,085	\$1,085
Vehicles	\$15,330	\$16,053	\$15,127	\$15,127	\$15,127	\$14,959	\$14,777	\$15,373	\$14,608	\$14,421
Total (\$000)	\$50,373.0	\$51,095.4	\$50,214.0	\$49,699.0	\$49,800.0	\$46,312.8	\$46,065.4	\$46,661.2	\$34,863.6	\$34,675.9

SERVICE LEVEL (\$/population & employment)

Average
Service
Level

Buildings	\$75.95	\$75.98	\$76.28	\$73.05	\$76.71	\$79.18	\$77.77	\$77.48	\$77.18	\$76.89	\$76.65
Land	\$122.6	\$122.7	\$122.7	\$122.8	\$119.8	\$109.6	\$107.3	\$106.9	\$39.4	\$39.2	\$101.31
Furniture & Equipment	\$22.5	\$22.5	\$22.5	\$22.5	\$22.5	\$6.8	\$6.6	\$6.6	\$6.6	\$6.6	\$14.58
Vehicles	\$96.73	\$101.32	\$95.51	\$95.55	\$95.57	\$93.31	\$90.54	\$93.84	\$88.83	\$87.35	\$93.85
Total (\$/population & employment)	\$317.83	\$322.51	\$317.05	\$313.90	\$314.63	\$288.89	\$282.25	\$284.83	\$211.99	\$210.04	\$286.39

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
INVENTORY OF CAPITAL ASSETS

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$286.39
Net Population Growth 2022-2031	11,727
Maximum Allowable Funding Envelope	\$3,358,410

APPENDIX C.1
TABLE C.1-2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY- 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 %	Replacement & BTE Shares		Prior Growth ¹	2022-2031	Other Dev. Related
1.0 SERVICES RELATED TO A HIGHWAY- PUBLIC WORKS										
1.1 New Projects										
1.1.1 Patrol D- New Facility	2022	\$ 7,200,000	\$ -	\$ 7,200,000	90%	\$ 6,480,000	\$ 720,000	\$ 457,679	\$ 262,321	\$ -
Subtotal New Projects		\$ 7,200,000	\$ -	\$ 7,200,000		\$ 6,480,000	\$ 720,000	\$ 457,679	\$ 262,321	\$ -
TOTAL SERVICES RELATED TO A HIGHWAY- PUBLIC WORKS		\$ 7,200,000	\$ -	\$ 7,200,000		\$ 6,480,000	\$ 720,000	\$ 457,679	\$ 262,321	\$ -

Residential Development Charge Calculation		
Residential Share of 2022 - 2031 DC Eligible Costs	78%	\$203,685
10 Year Growth in Population in New Units		11,880
Unadjusted Development Charge Per Capita		\$17.15
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2031 DC Eligible Costs	22%	\$58,636
10 Year Growth in Square Metres		240,999
Unadjusted Development Charge Per Square Metre		\$0.24

2022 - 2031 Net Funding Envelope	\$3,358,410
Reserve Fund Balance	\$457,679

APPENDIX C.1
TABLE C.1-3 - PAGE 1

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$355.37	(\$181.9)	(\$166.4)	(\$149.1)	(\$129.8)	(\$108.6)	(\$90.7)	(\$70.9)	(\$49.3)	(\$25.6)	
2022 -2031 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$355.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$355.4
- Services Related To A Highway - Public Works: Non Inflated	\$203.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$203.7
- Services Related To A Highway - Public Works: Inflated	\$559.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$559.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	11,880
REVENUE											
- DC Receipts: Inflated	\$24.1	\$25.0	\$26.0	\$27.0	\$27.9	\$23.5	\$24.3	\$25.1	\$25.9	\$26.7	\$255.5
INTEREST											
- Interest on Opening Balance	\$12.4	(\$10.0)	(\$9.2)	(\$8.2)	(\$7.1)	(\$6.0)	(\$5.0)	(\$3.9)	(\$2.7)	(\$1.4)	(\$41.0)
- Interest on In-year Transactions	(\$14.7)	\$0.4	\$0.5	\$0.5	\$0.5	\$0.4	\$0.4	\$0.4	\$0.5	\$0.5	(\$10.7)
TOTAL REVENUE	\$21.8	\$15.4	\$17.3	\$19.3	\$21.2	\$17.9	\$19.7	\$21.6	\$23.6	\$25.8	\$203.8
CLOSING CASH BALANCE	(\$181.9)	(\$166.4)	(\$149.1)	(\$129.8)	(\$108.6)	(\$90.7)	(\$70.9)	(\$49.3)	(\$25.6)	\$0.1	

2022 Adjusted Charge Per Capita	\$20
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2016	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.1
TABLE C.1-3 - PAGE 2

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

SERVICES RELATED TO A HIGHWAY - PUBLIC WORKS	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$102.30	(\$49.1)	(\$44.5)	(\$39.5)	(\$34.1)	(\$27.9)	(\$22.9)	(\$17.4)	(\$11.4)	(\$4.9)	
2022 -2031 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$102.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$102.3
- Services Related To A Highway - Public Works: Non Inflated	\$59.9	\$4.6	\$4.6	\$4.6	\$4.6	\$4.6	\$4.6	\$4.6	\$4.6	\$4.6	\$101.3
- Services Related To A Highway - Public Works: Inflated	\$162.2	\$4.7	\$4.8	\$4.9	\$5.0	\$5.1	\$5.2	\$5.3	\$5.4	\$5.5	\$208.0
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	24,849	25,050	25,300	25,450	25,850	22,600	22,750	22,900	23,050	23,200	240,999
REVENUE											
- DC Receipts: Inflated	\$11.4	\$11.8	\$12.1	\$12.4	\$12.9	\$11.5	\$11.8	\$12.1	\$12.4	\$12.8	\$121.2
INTEREST											
- Interest on Opening Balance	\$3.6	(\$2.7)	(\$2.4)	(\$2.2)	(\$1.9)	(\$1.5)	(\$1.3)	(\$1.0)	(\$0.6)	(\$0.3)	(\$10.3)
- Interest on In-year Transactions	(\$4.1)	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$3.0)
TOTAL REVENUE	\$10.8	\$9.2	\$9.8	\$10.4	\$11.2	\$10.1	\$10.7	\$11.3	\$11.9	\$12.7	\$107.9
CLOSING CASH BALANCE	(\$49.1)	(\$44.5)	(\$39.5)	(\$34.1)	(\$27.9)	(\$22.9)	(\$17.4)	(\$11.4)	(\$4.9)	\$2.2	

2021 Adjusted Charge Per Square Metre	\$0.46
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Allocation of Capital Program	
Residential Sector	77.6%
Non-Residential Sector	22.4%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.2

ROADS & RELATED WORKS

APPENDIX C.2: ROADS & RELATED WORKS

The Transportation and Engineering Department oversees the design, development, and construction of all County roads and related infrastructure in the County of Grey. The Department also provides review and inspection services to facilitate new development and to maintain service standards to sustain existing infrastructure. This appendix summarizes the development charge calculations for the County road network and related infrastructure.

The development-related Roads and Related infrastructure projects are required to service the needs of new development in the County over a 20 year planning horizon, from 2022 to 2041, during which time 22,720 additional persons in new dwelling units and 491,055 additional square meters of non-residential building space are forecast in Grey. The development forecast is discussed in more detail in Appendix A.

The following tables set out the 2022 to 2041 development-related capital forecast and the development charge calculations. The cost, quantum and description of the projects included in the forecast have been developed by County staff and engineers with assistance from the consulting team.

Tables C.2-1 to C.2-3 provide details of the projects included in the roads and related development charges calculation. The content of the tables is as follows:

Table C.2-1 Roads & Related Historical Service Levels 2012 – 2021

Table C.2-2 Roads & Related Capital Program: 2022 – 2041

Category 1: Major Road Projects

Category 2: Upgrade of Road Classification

Category 3: Platform Widening

Category 4: Intersections Improvements/Realignments

Category 5: Culverts

Category 6: Roads & Related Studies

Summary of Development-Related Roads & Related Capital Program
& Calculation of Development Charges

Table C.2-3 Cash Flow Analysis

TABLE C.2-1 HISTORICAL SERVICE LEVELS

Table C.2-1 displays the ten-year historical inventory for Roads & Related infrastructure. The replacement value of the current 869.3 kilometre County road network, net of land costs, is estimated at \$884.1 million. The network includes rural, semi-urban and urban roads throughout the County.

The resulting ten-year historical average service level of \$5,492.90 per capita and employment is multiplied by the long-term net population and employment growth (29,567) and results in a maximum allowable funding envelope of \$162.4 million.

TABLE C.2-2 2022–2031 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The Roads and Related development-related capital program for 2022 to 2041 includes a range of projects located throughout the County road network and is set out in Table C.2-2. Key maps showing the location of the works are included in Appendix C.3. The development-related projects are divided into six categories and are described in Table 1 below.

The gross cost of the Roads and Related capital program is \$156.5 million and provides for the undertaking of projects throughout the County (see Table C.2-2). Grants and funding from the neighbouring Counties of Simcoe and Bruce for boundary road works in the amount of \$11.2 million are available to fund the works and have been removed from the development charge calculation. The net cost of the program is therefore \$145.4 million.

Approximately \$56.3 million of the program cost has been identified as the benefit to existing share. Table 1 below describes the approach for determining the benefit to existing share for each project category. The benefit to existing shares were established in collaboration with County Staff.

Of the \$89.1 million in development-related capital costs, \$18.0 million can be funded using development charge reserve funds that have been collected from prior growth in the County. An additional \$2.9 million, associated with works to be constructed later in the planning period, is considered to benefit development beyond 2041.

Table 1 – Roads and Related Works – Project Categories

Category	Location and Description	Benefit to Existing (BTE) Shares
Major Road Projects	Includes major road expansions and new road links, including provision for land acquisition. These major works respond to increased traffic arising on the County road network and are generally located in The Town of the Blue Mountains, City of Owen Sound, and Town of Hanover.	BTE shares based on cost to maintain existing road segment assuming existing class benchmark cost to 2041 (existing class benchmarks costs range from \$600,000 per km to \$1.95 million per km). Total BTE is 34% for all projects.
Upgrade of Road Classification	Includes road improvements that have the effect of changing to the road classification, thus improving traffic flow and increasing the capacity of the road network. These works are widely distributed across the County though many are focussed in and around Owen Sound.	BTE shares are based on cost to reconstruct/maintain existing road segment in existing class over planning period to 2041. Total BTE is 41% for all projects.
Platform Widening	Includes projects that result in the widening of a roadway in order to improve sightlines, shoulders and other features that will improve traffic flow. A wider road platform will also allow the County to install bike lanes and routes for active transportation near urban areas.	BTE based on detailed assessment of cost components of each project to assign benefits between existing and new development. BTE ranges from 30% to 60% for most works and is 46% for all projects.
Intersection Improvements	Addresses investments in 22 intersections across the County to improve traffic flow including new roundabouts, new turning lanes, and traffic light installation.	BTE is 0% for new turning lanes and 25% for all other works; total BTE is 22% for all projects.
Culverts	Extension and widening of 5 culverts.	BTE ranges from 0% to 26%, with total BTE being 17% for all projects.
Studies	Includes transportation master plans and updates, cycling and trails master plans and updates, environmental assessments, local traffic studies, and urban area drainage studies.	BTE is 0% for almost all projects as need for studies is driven by County's responsibility to plan for growth.

The remaining \$68.2 million is considered to relate to development occurring within the 2022 to 2041 planning period. This cost is allocated 77 per cent, or \$52.4 million, against new residential development and 23 per cent, or \$15.8 million, to non-residential development. The allocation of costs is based on the ratio of forecast growth in population in new units and employment. When applied to the ten-year growth in population in new units (22,717) and growth in non-residential building space (491,054 square metres), unadjusted development charges of \$2,307.97 per capita and \$32.20 per square metre is the result.

Given the uncertainty of future wind turbine construction in the County, a Roads and Related development charge has not been calculated for wind turbine developments.

TABLE C.2-3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$2,392 per capita and the non-residential charge decreases to \$29.33 per square metre.

The following table summarizes the calculation of the Roads & Related development charge:

SERVICES RELATED TO A HIGHWAY - ROADS & RELATED SUMMARY						
10-year Hist. Service Level per pop & emp	2022-2041 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$5,492.90	\$156,540,690	\$68,239,887	\$2,307.97	\$32.20	\$2,392	\$29.33

APPENDIX C.2
TABLE C.2-1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED

ROADS Type of Road	# of Kilometres										UNIT COST (\$/km)
	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	
Rural											
Paved - 2 lane	723.1	723.1	722.2	720.8	720.8	720.8	720.8	720.8	720.8	720.8	\$1,000,000
Boundary Road Paved - 2 Lane	83.9	83.9	83.9	83.9	83.9	83.9	83.9	83.9	83.9	83.9	\$500,000
Paved - 3 lane	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$1,250,000
Semi-Urban											
2 Lanes	19.7	19.7	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	\$1,400,000
4 lanes	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$2,000,000
Boundary Road Paved - 2 Lane	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	10.0	\$700,000
Urban											
2 Lanes	22.9	22.9	22.9	24.3	24.3	24.3	24.3	24.3	24.3	24.3	\$2,400,000
3 Lanes	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$3,000,000
4 Lanes	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	\$3,500,000
Boundary Road Paved - 2 Lane	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	1.8	\$1,225,000
Total (km)	869.3										
Total (\$000)	\$881,788.0	\$881,788.0	\$882,148.0	\$884,108.0							

APPENDIX C.2
TABLE C.2-1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED

	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021
Historic Population (Adjusted)	116,513	116,506	116,503	116,504	116,511	117,546	118,489	119,439	120,598	121,530
Historic Employment	<u>41,978</u>	<u>41,926</u>	<u>41,874</u>	<u>41,822</u>	<u>41,770</u>	<u>42,770</u>	<u>44,720</u>	<u>44,380</u>	<u>43,860</u>	<u>43,560</u>
Historic Population & Employment	158,491	158,432	158,377	158,326	158,281	160,316	163,209	163,819	164,458	165,090

INVENTORY SUMMARY (\$000)

ROADS	\$881,788	\$881,788	\$882,148	\$884,108	\$884,108	\$884,108	\$884,108	\$884,108	\$884,108	\$884,108
Total (\$000)	\$881,788.0	\$881,788.0	\$882,148.0	\$884,108.0						

SERVICE LEVEL (\$/population & employment)

											Average Service Level
ROADS	\$5,563.65	\$5,565.72	\$5,569.92	\$5,584.10	\$5,585.69	\$5,514.80	\$5,417.03	\$5,396.88	\$5,375.90	\$5,355.31	\$5,492.90
Total (\$/population & employment)	\$5,563.65	\$5,565.72	\$5,569.92	\$5,584.10	\$5,585.69	\$5,514.80	\$5,417.03	\$5,396.88	\$5,375.90	\$5,355.31	\$5,492.90

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
INVENTORY OF CAPITAL ASSETS

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2012-2021	\$5,492.90
Net Population & Employment Growth 2022-2041	29,567
Maximum Allowable Funding Envelope	\$162,408,574

APPENDIX C.2
TABLE C.2-2 - PAGE 1

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
CATEGORY 1: MAJOR ROADS PROJECTS

Project Description	Timing	From	To	Total Length (Km)	Design Class Benchmark Cost	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
									Replacement & BTE Shares			Prior Growth	2022 -2041	Other Dev. Related	
1.0 CATEGORY 1: MAJOR ROADS PROJECTS															
1.1 Grey Road 1															
1.1.1 Grey Road 1 - Property Acquisition	2034				\$ 100,000	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -	
1.1.2 Grey Road 1 - Urban 2 Lane with Auxilliary Lanes and Paved Shoulders	2035	23rd Street	26th Street	0.5	\$ 2,500,000	\$ 1,250,000	\$ -	\$ 1,250,000	34%	\$ 425,000	\$ 825,000	\$ -	\$ 825,000	\$ -	
1.1.3 Grey Road 1 - Urban 2 Lane with Auxilliary Lanes and Paved Shoulders	2035	26th Street	Owen Sound North limit	0.59	\$ 2,500,000	\$ 1,475,000	\$ -	\$ 1,475,000	34%	\$ 501,500	\$ 973,500	\$ -	\$ 973,500	\$ -	
1.1.4 Grey Road 1 - Urban 2 Lane with Auxilliary Lanes	2028	10th Street West	14th Street West	0.68	\$ 2,250,000	\$ 1,530,000	\$ -	\$ 1,530,000	87%	\$ 1,326,000	\$ 204,000	\$ -	\$ 204,000	\$ -	
Subtotal Grey Road 1					\$ 7,350,000	\$ 4,355,000	\$ -	\$ 4,355,000		\$ 2,252,500	\$ 2,102,500	\$ -	\$ 2,102,500	\$ -	
1.2 Grey Road 4: East end of Hanover															
1.2.1 Grey Road 4 - Property Acquisition	2028				\$ 50,000	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -	
1.2.2 Grey Road 4: Urban 4 Lane with Storm Sewer	2030	Grey Road 28	1 km east of Road 28	1.02	\$ 4,000,000	\$ 4,080,000	\$ -	\$ 4,080,000	19%	\$ 790,500	\$ 3,289,500	\$ -	\$ 3,289,500	\$ -	
Subtotal Grey Road 4: East end of Hanover					\$ 4,050,000	\$ 4,130,000	\$ -	\$ 4,130,000		\$ 790,500	\$ 3,339,500	\$ -	\$ 3,339,500	\$ -	
1.3 Grey Road 5: Urban 4-lane with Storm Sewer															
1.3.1 Grey Road 5	2027	16th Avenue	20th Avenue	0.7	\$ 4,000,000	\$ 2,800,000	\$ -	\$ 2,800,000	15%	\$ 420,000	\$ 2,380,000	\$ -	\$ 2,380,000	\$ -	
Subtotal Grey Road 5: Urban 4-lane with Storm Sewer					\$ 4,000,000	\$ 2,800,000	\$ -	\$ 2,800,000		\$ 420,000	\$ 2,380,000	\$ -	\$ 2,380,000	\$ -	
1.4 Grey Road 17B: 2 Lane Urban with Storm Sewer															
1.4.1 Grey Road 17B - Property Acquisition	2022	West Street	Hwy 21		\$ 100,000	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	
1.4.2 Grey Road 17B - 2 Lane Urban with Paved Shoulders	2023	Somers Street	Hwy 21	0.88	\$ 2,500,000	\$ 2,200,000	\$ -	\$ 2,200,000	34%	\$ 748,000	\$ 1,452,000	\$ 1,452,000	\$ -	\$ -	
1.4.3 Grey Road 17B - 2 Lane Urban with Paved Shoulders	2035	West Street	Somers Street	0.95	\$ 2,500,000	\$ 2,375,000	\$ -	\$ 2,375,000	24%	\$ 570,000	\$ 1,805,000	\$ -	\$ 1,805,000	\$ -	
Subtotal Grey Road 17B: 2 Lane Urban with Storm Sewer					\$ 5,100,000	\$ 4,675,000	\$ -	\$ 4,675,000		\$ 1,318,000	\$ 3,357,000	\$ 1,552,000	\$ 1,805,000	\$ -	
1.5 Grey Rd 19: Simcoe Boundary to Highway 26															
1.5.1 Grey Road 19, Blue Mountains - Property Acquisition	2023	Grey Road 21	Highway 26		\$ 600,000	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ 600,000	\$ -	\$ -	
1.5.2 Grey Road 19, Blue Mountains - 4 Lane Rural with Paved Shoulders	2024	Grey Road 21	Grey Road 119	1.38	\$ 2,650,000	\$ 3,657,000	\$ -	\$ 3,657,000	23%	\$ 828,000	\$ 2,829,000	\$ 2,829,000	\$ -	\$ -	
1.5.3 Grey Road 19, Blue Mountains - 4 Lane Rural with Paved Shoulders	2033	Grey Road 119	Jozo Weider (South)	0.77	\$ 2,650,000	\$ 2,040,500	\$ -	\$ 2,040,500	29%	\$ 596,750	\$ 1,443,750	\$ -	\$ 1,443,750	\$ -	
1.5.4 Grey Road 19, Blue Mountains - 2 Lane Semi Urban with Paved Shoulders	2039	Jozo Weider (South)	Monterra Road	0.85	\$ 1,000,000	\$ 850,000	\$ -	\$ 850,000	78%	\$ 658,750	\$ 191,250	\$ -	\$ 38,250	\$ 153,000	
1.5.5 Grey Road 19, Blue Mountains - 2 Lane Semi Urban with Paved Shoulders	2039	Monterra Road	Highway 26	3.24	\$ 1,000,000	\$ 3,240,000	\$ -	\$ 3,240,000	78%	\$ 2,511,000	\$ 729,000	\$ -	\$ 145,800	\$ 583,200	
Subtotal					\$ 7,900,000	\$ 10,387,500	\$ -	\$ 10,387,500		\$ 4,594,500	\$ 5,793,000	\$ 3,429,000	\$ 1,627,800	\$ 736,200	
1.6 Grey Road 21: Grey Road 19 to Highway 26 (4 Lane Rural with Storm Sewer)															
1.6.1 Grey Road 21 - Property Acquisition	2038				\$ 300,000	\$ 300,000	\$ 150,000	\$ 150,000	29%	\$ 43,868	\$ 106,132	\$ -	\$ 106,132	\$ -	
1.6.2 Grey Road 21 - Osler Bluff Road	2038	Grey Road 19	Monterra Road	1.84	\$ 2,650,000	\$ 4,876,000	\$ 2,438,000	\$ 2,438,000	29%	\$ 713,000	\$ 1,725,000	\$ -	\$ 345,000	\$ 1,380,000	
1.6.3 Grey Road 21 - Osler Bluff Road	2038	Monterra Road	Highway 26	0.94	\$ 2,650,000	\$ 2,491,000	\$ 1,245,500	\$ 1,245,500	26%	\$ 329,000	\$ 916,500	\$ -	\$ 183,300	\$ 733,200	
Subtotal Grey Road 21: Grey Road 19 to Highway 26 (4 Lane Rural with Storm Sewer)					\$ 5,600,000	\$ 7,667,000	\$ 3,833,500	\$ 3,833,500	85%	\$ 1,085,868	\$ 2,747,632	\$ -	\$ 634,432	\$ 2,113,200	
1.7 Road 28: Urban 2 lane with Storm Sewer and Auxilliary Lanes															
1.7.1 Grey Road 28	2023	Road 4	Saugeen River Bridge	1.1	\$ 2,500,000	\$ 2,750,000	\$ -	\$ 2,750,000	24%	\$ 660,000	\$ 2,090,000	\$ 2,090,000	\$ -	\$ -	
Subtotal Road 28: Urban 2 lane with Storm Sewer and Auxilliary Lanes					\$ 2,500,000	\$ 2,750,000	\$ -	\$ 2,750,000		\$ 660,000	\$ 2,090,000	\$ 2,090,000	\$ -	\$ -	
Total Category 1: Major Roads Projects						\$ 36,500,000	\$ 36,764,500	\$ 3,833,500	\$ 32,931,000		\$ 11,121,368	\$ 21,809,632	\$ 7,071,000	\$ 11,889,232	\$ 2,849,400

Notes:

- (1) Design project costs include contingency and engineering allowances: Urban Road Construction: 15% contingency and 15% engineering. Rural Road Construction: 10% contingency and 10% engineering. Structures: 5% construction and 20% engineering.
- (2) Benefit to existing or non-growth share is based on the County's cost of having to repave the existing sections 1.5 times over the 20 year planning period. This cost is a reflection of the capital cost the County would have incurred under a no-growth scenario.



APPENDIX C.2
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COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
CATEGORY 2: UPGRADE OF ROAD CLASSIFICATION

Project Description	Timing	From	To	Total Length (Km)	Design Class Benchmark Cost	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
									Replacement & BTE Shares	DC Eligible Costs		Prior Growth	2022 -2041	Other Dev. Related	
2.0 CATEGORY 2: UPGRADE OF ROAD CLASSIFICATION															
2.1.1 3 - Grey Road 3, Derby	2038	Grey Road 16	South Limit of Keady	0.25	\$ 2,500,000	\$ 625,000	\$ -	\$ 625,000	24%	\$ 150,000	\$ 475,000	\$ -	\$ 475,000	\$ -	\$ -
2.1.2 3 - Grey Road 3, Derby	2038	Grey Road 16	North Limit of Keady	0.25	\$ 2,500,000	\$ 625,000	\$ -	\$ 625,000	28%	\$ 175,000	\$ 450,000	\$ -	\$ 450,000	\$ -	\$ -
2.1.3 16 - Grey Road 16, Keady, Sullivan/Derby	2038	0.3 km West of Grey Road 3	Grey Road 3	0.3	\$ 1,950,000	\$ 585,000	\$ -	\$ 585,000	31%	\$ 180,000	\$ 405,000	\$ -	\$ 405,000	\$ -	\$ -
2.1.4 16 - Grey Road 16, Keady, Sullivan/Derby	2038	0.3km East of Grey Road 3	Grey Road 3	0.53	\$ 1,950,000	\$ 1,033,500	\$ -	\$ 1,033,500	31%	\$ 318,000	\$ 715,500	\$ -	\$ 715,500	\$ -	\$ -
2.1.5 5 - Grey Road 5, Derby	2030	West Limit of Kilsyth	Concession 7	0.43	\$ 2,500,000	\$ 1,075,000	\$ -	\$ 1,075,000	28%	\$ 301,000	\$ 774,000	\$ -	\$ 774,000	\$ -	\$ -
2.1.6 5 - Grey Road 5, Derby	2033	3.3 km East of Grey Road 18	1st Street Southwest	1.02	\$ 2,500,000	\$ 2,550,000	\$ -	\$ 2,550,000	34%	\$ 867,000	\$ 1,683,000	\$ -	\$ 1,683,000	\$ -	\$ -
2.1.7 5 - 2nd Avenue East, Owen Sound	2023	1st Street Southeast	Street Southwest	0.19	\$ 2,500,000	\$ 475,000	\$ -	\$ 475,000	24%	\$ 114,000	\$ 361,000	\$ 361,000	\$ -	\$ -	\$ -
2.1.8 5 - 2nd Avenue East, Owen Sound	2023	Southwest	Park Entrance)	0.41	\$ 4,000,000	\$ 1,640,000	\$ -	\$ 1,640,000	15%	\$ 246,000	\$ 1,394,000	\$ 1,394,000	\$ -	\$ -	\$ -
2.1.9 5 - 8th Street East, Owen Sound	2027	0.6 km East of 9th Avenue East	16th Avenue East	0.47	\$ 4,000,000	\$ 1,880,000	\$ -	\$ 1,880,000	60%	\$ 1,128,000	\$ 752,000	\$ -	\$ 752,000	\$ -	\$ -
2.1.10 7-St. Vincent Street, Meaford	2023	South Limit of Meaford	Highway 26	0.55	\$ 2,500,000	\$ 1,375,000	\$ -	\$ 1,375,000	24%	\$ 330,000	\$ 1,045,000	\$ 1,045,000	\$ -	\$ -	\$ -
2.1.11 10 - Grey Road 10, Normanby, South of Neustadt	2025	Neustadt	South Limit of Neustadt	0.5	\$ 1,200,000	\$ 600,000	\$ 300,000	\$ 300,000	50%	\$ 150,000	\$ 150,000	\$ -	\$ 150,000	\$ -	\$ -
2.1.12 10 - Jacob Street, Neustadt	2025	South Limit of Neustadt	Mill Street	0.18	\$ 1,950,000	\$ 351,000	\$ -	\$ 351,000	44%	\$ 153,000	\$ 198,000	\$ -	\$ 198,000	\$ -	\$ -
2.1.13 10 - Mill St, Neustadt	2025	Jacob Street	Queen Street	0.25	\$ 2,800,000	\$ 700,000	\$ -	\$ 700,000	89%	\$ 625,000	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ -
2.1.14 9 - Queen St, Neustadt	2025	Mill Street	David Winkler Parkway	0.13	\$ 2,500,000	\$ 325,000	\$ -	\$ 325,000	90%	\$ 292,500	\$ 32,500	\$ -	\$ 32,500	\$ -	\$ -
2.1.15 10 - David Winkler Pkwy, Neustadt	2025	Queen Street	John Street	0.26	\$ 1,950,000	\$ 507,000	\$ -	\$ 507,000	31%	\$ 156,000	\$ 351,000	\$ -	\$ 351,000	\$ -	\$ -
2.1.16 10 - David Winkler Pkwy, Neustadt	2025	John Street	300m N of John St	0.3	\$ 1,950,000	\$ 585,000	\$ -	\$ 585,000	31%	\$ 180,000	\$ 405,000	\$ -	\$ 405,000	\$ -	\$ -
2.1.17 10 - Grey Road 10, Bentinck	2040	Church Street	(300m N of Church St)	0.3	\$ 1,950,000	\$ 585,000	\$ 292,500	\$ 292,500	31%	\$ 90,000	\$ 202,500	\$ -	\$ 202,500	\$ -	\$ -
2.1.18 13 - Clarksburg	2027	0.7 km East of 10th Line	Clark Street	0.65	\$ 1,950,000	\$ 1,267,500	\$ -	\$ 1,267,500	44%	\$ 552,500	\$ 715,000	\$ -	\$ 715,000	\$ -	\$ -
2.1.19 15-East Bayshore Road, Owen Sound	2022	3rd Avenue East	Street East	1.47	\$ 2,500,000	\$ 3,675,000	\$ -	\$ 3,675,000	24%	\$ 882,000	\$ 2,793,000	\$ 2,793,000	\$ -	\$ -	\$ -
2.1.20 15-3rd Avenue East, Owen Sound	2035	9th Street East	10th Street East	0.22	\$ 3,500,000	\$ 770,000	\$ -	\$ 770,000	86%	\$ 660,000	\$ 110,000	\$ -	\$ 110,000	\$ -	\$ -
2.1.21 15-3rd Avenue East, Owen Sound	2023	10th Street East	12th Street East	0.42	\$ 2,500,000	\$ 1,050,000	\$ -	\$ 1,050,000	78%	\$ 819,000	\$ 231,000	\$ 231,000	\$ -	\$ -	\$ -
2.1.22 15 15-3rd Avenue East, Owen Sound	2024	12th Street East	16th Street East	0.57	\$ 2,500,000	\$ 1,425,000	\$ -	\$ 1,425,000	78%	\$ 1,111,500	\$ 313,500	\$ 313,500	\$ -	\$ -	\$ -
2.1.23 15 15-3rd Avenue East, Owen Sound	2025	16th Street East	18th Street East	0.28	\$ 2,500,000	\$ 700,000	\$ -	\$ 700,000	78%	\$ 546,000	\$ 154,000	\$ -	\$ 154,000	\$ -	\$ -
2.1.24 27 - Durham Road West, Durham	2023	Grey Road 4	Highway 6	0.45	\$ 2,500,000	\$ 1,125,000	\$ -	\$ 1,125,000	24%	\$ 270,000	\$ 855,000	\$ 855,000	\$ -	\$ -	\$ -
Subtotal Category 2: Upgrade Of Road Classification					\$ 59,150,000	\$ 25,529,000	\$ 592,500	\$ 24,936,500		\$ 10,296,500	\$ 14,640,000	\$ 6,992,500	\$ 7,647,500	\$ -	\$ -
Total Category 2: Upgrade Of Road Classification					\$ 59,150,000	\$ 25,529,000	\$ 592,500	\$ 24,936,500		\$ 10,296,500	\$ 14,640,000	\$ 6,992,500	\$ 7,647,500	\$ -	\$ -

APPENDIX C.2
TABLE C.2-2 - PAGE 3

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
CATEGORY 3: PLATFORM WIDENING

Project Description	Timing	From	To	Total Length (Km)	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
								Replacement & BTE Shares	DC Eligible Costs		Available DC Reserves	2022 -2041	Post 2041	
3.0 CATEGORY 3: PLATFORM WIDENING														
3.1 Grey Road 5														
3.1.1 Grey Road 5	2028	1.4 km East of Grey Road	83.3 km East of Grey Road 18	1.92	\$ 1,785,600	\$ -	\$ 1,785,600	31%	\$ 548,179	\$ 1,237,421	\$ -	\$ 1,237,421	\$ -	
3.1.2 Grey Road 5	2037	Grey Road 18	1.4 km East of Grey Road 18	1.4	\$ 840,000	\$ -	\$ 840,000	47%	\$ 396,732	\$ 443,268	\$ -	\$ 443,268	\$ -	
Subtotal Grey Road 5					\$ 2,625,600	\$ -	\$ 2,625,600		\$ 944,911	\$ 1,680,689	\$ -	\$ 1,680,689	\$ -	
3.2 Grey Road 7														
3.2.1 Grey Road 7	2035	Grey Road 13	2.8km North of Grey Road 13	2.75	\$ 1,663,750	\$ -	\$ 1,663,750	58%	\$ 966,972	\$ 696,779	\$ -	\$ 696,779	\$ -	
3.2.2 Grey Road 7	2022	2.8km North of Grey Road	Sideroad 22B	6.59	\$ 3,756,300	\$ -	\$ 3,756,300	48%	\$ 1,820,679	\$ 1,935,621	\$ -	\$ 1,935,621	\$ -	
3.2.3 Grey Road 7	2033	Sideroad 22B	Grey Road 40	3.78	\$ 2,154,600	\$ -	\$ 2,154,600	43%	\$ 927,555	\$ 1,227,045	\$ -	\$ 1,227,045	\$ -	
3.2.4 Grey Road 7	2023	Grey Road 40	Sideroad	3.701	\$ 2,812,760	\$ -	\$ 2,812,760	44%	\$ 1,249,428	\$ 1,563,332	\$ -	\$ 1,563,332	\$ -	
3.2.5 Grey Road 7	2029	4 Sideroad	Muir Street	5.56	\$ 4,197,800	\$ -	\$ 4,197,800	35%	\$ 1,480,144	\$ 2,717,656	\$ -	\$ 2,717,656	\$ -	
Subtotal Grey Road 7					\$ 14,585,210	\$ -	\$ 14,585,210		\$ 6,444,778	\$ 8,140,432	\$ -	\$ 8,140,432	\$ -	
3.3 Grey Road 9														
3.3.1 Grey Road 9	2024	Grey Road 23	West Limit of Hopeville	9.58	\$ 5,939,600	\$ -	\$ 5,939,600	43%	\$ 2,539,179	\$ 3,400,421	\$ -	\$ 3,400,421	\$ -	
3.3.2 Grey Road 9	2024	East Limit of Hopeville	Southgate Sideroad 13	1.74	\$ 922,200	\$ -	\$ 922,200	52%	\$ 480,005	\$ 442,195	\$ -	\$ 442,195	\$ -	
Subtotal Grey Road 9					\$ 6,861,800	\$ -	\$ 6,861,800		\$ 3,019,184	\$ 3,842,616	\$ -	\$ 3,842,616	\$ -	
3.4 Grey Road 12														
3.4.1 Grey Road 12	2025	Grey Road 40	16 Sideroad	8.21	\$ 4,679,700	\$ -	\$ 4,679,700	49%	\$ 2,279,482	\$ 2,400,218	\$ -	\$ 2,400,218	\$ -	
Subtotal Grey Road 12					\$ 4,679,700	\$ -	\$ 4,679,700		\$ 2,279,482	\$ 2,400,218	\$ -	\$ 2,400,218	\$ -	
3.5 Grey Road 15														
3.5.1 Grey Road 15	2029	North Limit of Owen Sound	359393 Grey Road 15	3.95	\$ 2,330,500	\$ -	\$ 2,330,500	47%	\$ 1,085,314	\$ 1,245,186	\$ -	\$ 1,245,186	\$ -	
Subtotal Grey Road 15					\$ 2,330,500	\$ -	\$ 2,330,500		\$ 1,085,314	\$ 1,245,186	\$ -	\$ 1,245,186	\$ -	
3.6 Grey Road 17														
3.6.1 Grey Road 17	2037	Grey Road 17B	Grey Road 17A	4.853	\$ 2,717,680	\$ -	\$ 2,717,680	62%	\$ 1,698,006	\$ 1,019,674	\$ -	\$ 1,019,674	\$ -	
3.6.2 Grey Road 17	2034	Grey Road 17A	Grey Road 170	4.717	\$ 2,830,200	\$ -	\$ 2,830,200	48%	\$ 1,353,968	\$ 1,476,232	\$ -	\$ 1,476,232	\$ -	
Subtotal Grey Road 17					\$ 5,547,880	\$ -	\$ 5,547,880		\$ 3,051,974	\$ 2,495,906	\$ -	\$ 2,495,906	\$ -	
3.7 Grey Road 18														
3.7.1 Grey Road 18	2022	Grey Road 11	Grey Road 29	8.211	\$ 5,747,700	\$ -	\$ 5,747,700	41%	\$ 2,329,543	\$ 3,418,157	\$ -	\$ 3,418,157	\$ -	
Subtotal Grey Road 18					\$ 5,747,700	\$ -	\$ 5,747,700		\$ 2,329,543	\$ 3,418,157	\$ -	\$ 3,418,157	\$ -	
3.8 Grey Road 28														
3.8.1 Grey Road 28	2036	Grey Road 10	5th Sideroad NDR (Intersection)	2.03	\$ 1,177,400	\$ -	\$ 1,177,400	63%	\$ 736,110	\$ 441,290	\$ -	\$ 441,290	\$ -	
3.8.2 Grey Road 28	2036	Con 2 NDR (Intersection)	1.1 km south of Con 2 NDR	1.02	\$ 846,600	\$ -	\$ 846,600	40%	\$ 336,693	\$ 509,907	\$ -	\$ 509,907	\$ -	
3.8.3 Grey Road 28	2030	Grey Road 4	Concession 18	4.46	\$ 4,036,300	\$ -	\$ 4,036,300	31%	\$ 1,252,868	\$ 2,783,432	\$ -	\$ 2,783,432	\$ -	
3.8.4 Grey Road 28	2032	Concession 18	Grey Road 10	1.329	\$ 810,690	\$ -	\$ 810,690	49%	\$ 397,238	\$ 413,452	\$ -	\$ 413,452	\$ -	
Subtotal Grey Road 28					\$ 6,870,990	\$ -	\$ 6,870,990	182%	\$ 2,722,909	\$ 4,148,081	\$ -	\$ 4,148,081	\$ -	
3.9 Grey Road 30														
3.9.1 Grey Road 30	2024	Lower Valley Road	Grey Road 13	3.552	\$ 1,758,240	\$ -	\$ 1,758,240	56%	\$ 981,801	\$ 776,439	\$ 776,439	\$ -	\$ -	
Subtotal Grey Road 30					\$ 1,758,240	\$ -	\$ 1,758,240		\$ 981,801	\$ 776,439	\$ 776,439	\$ -	\$ -	
3.10 Grey Road 40														
3.10.1 Grey Road 40	2031	500m N of Sideroad 4A	Highway 6	11.057	\$ 5,749,640	\$ -	\$ 5,749,640	53%	\$ 3,038,685	\$ 2,710,955	\$ -	\$ 2,710,955	\$ -	
3.10.2 Grey Road 40	2034	Grey Road 12	Grey Road 7	5.473	\$ 3,146,975	\$ -	\$ 3,146,975	48%	\$ 1,508,345	\$ 1,638,630	\$ -	\$ 1,638,630	\$ -	
3.10.3 Grey Road 40	2023	Grey Road 7	Grey Road 13	8.27	\$ 4,755,250	\$ -	\$ 4,755,250	48%	\$ 2,279,191	\$ 2,476,059	\$ 1,143,461	\$ 1,332,598	\$ -	
3.10.4 Grey Road 40	2032	Grey Road 13	Grey Road 2	2.757	\$ 1,557,705	\$ -	\$ 1,557,705	50%	\$ 785,862	\$ 771,843	\$ -	\$ 771,843	\$ -	
Subtotal Grey Road 40					\$ 15,209,570	\$ -	\$ 15,209,570		\$ 7,612,083	\$ 7,597,487	\$ 1,143,461	\$ 6,454,026	\$ -	
Subtotal Category 3: Platform Widening					\$ 66,217,190	\$ -	\$ 66,217,190		\$ 30,471,979	\$ 35,745,211	\$ 1,919,900	\$ 33,825,311	\$ -	

APPENDIX C.2
TABLE C.2-2 PAGE 4

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
CATEGORY 4: INTERSECTION IMPROVEMENTS/REALIGNMENTS

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			Prior Growth	2022 -2041	Other Dev. Related
4.0 CATEGORY 4: INTERSECTION IMPROVEMENTS/REALIGNMENTS										
4.1 Intersection Improvements/Realignments										
4.1.1 Grey Road 4 and Grey Road 28	2030	\$ 300,000	\$ -	\$ 300,000	25%	\$ 75,000	\$ 225,000	\$ -	\$ 225,000	\$ -
4.1.2 Grey Road 4 and Grey Road 3 - West Grey	2023	\$ 2,500,000	\$ 1,516,606	\$ 983,394	25%	\$ 245,849	\$ 737,546	\$ 737,546	\$ -	\$ -
4.1.3 Grey Road 4 and Grey Road 14	2039	\$ 2,250,000	\$ 1,516,606	\$ 733,394	25%	\$ 183,349	\$ 550,046	\$ 550,046	\$ -	\$ -
4.1.4 Grey Road 5 and 16th Ave East	2027	\$ 500,000	\$ -	\$ 500,000	25%	\$ 125,000	\$ 375,000	\$ -	\$ 375,000	\$ -
4.1.5 Grey Road 5 and 20th Ave East	2027	\$ 3,000,000	\$ -	\$ 3,000,000	25%	\$ 750,000	\$ 2,250,000	\$ -	\$ 2,250,000	\$ -
4.1.6 Grey Road 9 and Grey Road 14	2037	\$ 2,250,000	\$ -	\$ 2,250,000	25%	\$ 562,500	\$ 1,687,500	\$ -	\$ 1,687,500	\$ -
4.1.7 Grey Road 9 and Russel Street	2035	\$ 500,000	\$ -	\$ 500,000	25%	\$ 125,000	\$ 375,000	\$ -	\$ 375,000	\$ -
4.1.8 Grey Road 15 and 15th Street East – Owen Sound	2024	\$ 950,000	\$ 316,670	\$ 633,330	25%	\$ 158,333	\$ 474,998	\$ 189,028	\$ 285,969	\$ -
4.1.9 Grey Road 16 and Concession 5	2034	\$ 2,250,000	\$ -	\$ 2,250,000	25%	\$ 562,500	\$ 1,687,500	\$ -	\$ 1,687,500	\$ -
4.1.10 Grey Road 19 and 21 - Town of The Blue Mountains	2024	\$ 5,000,000	\$ 2,500,000	\$ 2,500,000	25%	\$ 625,000	\$ 1,875,000	\$ -	\$ 1,875,000	\$ -
4.1.11 Grey Road 19 and Craigleith Road	2030	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.12 Grey Road 19 and Birches Boulevard (Home Farm Access)	2030	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.13 Grey Road 19 and Helen Street (Home Farm Access)	2030	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.14 Grey Road 19 and Snowbridge Way	2030	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.15 Grey Road 19 and Sleepy Hollow Road	2039	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.16 Grey Road 21 and Monterra Road	2025	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.17 Grey Road 21 and Plateau East	2038	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.18 Grey Road 21 and Grand Cypress Lane	2038	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.19 Grey Road 28 and Grey Road 10 – West Grey	2030	\$ 80,000	\$ -	\$ 80,000	25%	\$ 20,000	\$ 60,000	\$ -	\$ 60,000	\$ -
4.1.20 Grey Road 28 and 14th Street, Hanover	2023	\$ 500,000	\$ -	\$ 500,000	25%	\$ 125,000	\$ 375,000	\$ 375,000	\$ -	\$ -
4.1.21 Grey Road 40 and Grey Road 2	2035	\$ 2,250,000	\$ -	\$ 2,250,000	25%	\$ 562,500	\$ 1,687,500	\$ -	\$ 1,687,500	\$ -
4.1.22 Grey Road 124 and Grey Road 31 - Singhampton – Grey Highlands	2035	\$ 375,000	\$ 187,500	\$ 187,500	25%	\$ 46,875	\$ 140,625	\$ -	\$ 140,625	\$ -
Subtotal Intersection Improvements/Realignments		\$ 24,705,000	\$ 6,037,382	\$ 18,667,618		\$ 4,166,905	\$ 14,500,714	\$ 1,851,619	\$ 12,649,094	\$ -
Total Category 4: Intersection Improvements/Realignments		\$ 24,705,000	\$ 6,037,382	\$ 18,667,618		\$ 4,166,905	\$ 14,500,714	\$ 1,851,619	\$ 12,649,094	\$ -

APPENDIX C.2
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COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
CATEGORY 5: CULVERTS

Project Description	Timing	From	To	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
								Replacement & BTE Shares		Available DC Reserves	2022 -2041	Post 2041
5.0 CATEGORY 5: CULVERTS												
5.1 Culverts												
5.1.1 Grey Road 4	2030	Grey Road 28	1 km east of Road 28	\$ 300,000	\$ -	\$ 300,000	10%	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
5.1.2 Grey Road 17B - Nicol's Gully	2023	Grey Road 17	Highway 21	\$ 140,000	\$ -	\$ 140,000	0%	\$ -	\$ 140,000	\$ 140,000	\$ -	\$ -
5.1.3 Grey Road 19	2024	Grey Road 21	Grey Road 119	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
5.1.4 Grey Road 19	2033	Grey Road 119	Jozo Weider (South)	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 30,000	\$ -	\$ 30,000	\$ -
5.1.5 Grey Road 21	2038	Grey Road 19	Highway 26	\$ 1,380,000	\$ 690,000	\$ 690,000	26%	\$ 180,000	\$ 510,000	\$ -	\$ 510,000	\$ -
Subtotal Culverts				\$ 1,950,000	\$ 690,000	\$ 1,260,000		\$ 210,000	\$ 1,050,000	\$ 140,000	\$ 910,000	\$ -
Total Category 5: Culverts				\$ 1,950,000	\$ 690,000	\$ 1,260,000		\$ 210,000	\$ 1,050,000	\$ 140,000	\$ 910,000	\$ -

APPENDIX C.2
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COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
CATEGORY 6: ROADS & RELATED STUDIES

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			Prior Growth	2022 -2041	Other Dev. Related
6.0 CATEGORY 6: ROADS & RELATED STUDIES										
6.1 Roads & Related Studies										
6.1.1 Transportation Master Plan	2023	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
6.1.2 Transportation Master Plan Review	2028	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
6.1.3 Transportation Master Plan Update	2033	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
6.1.4 Cycling and Trails Master Plan Update	2038	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
6.1.5 Cycling and Trails Master Plan Update	2030	\$ 75,000	\$ -	\$ 75,000	75%	\$ 56,250	\$ 18,750	\$ -	\$ 18,750	\$ -
6.1.6 Road Rationalization	2040	\$ 20,000	\$ -	\$ 20,000	0%	\$ -	\$ 20,000	\$ -	\$ 20,000	\$ -
6.1.7 EA Allowance for Growth Related Projects	2022	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
6.1.8 Grey Road 1 Traffic Study - Marina to Owen Sound City Limit and 10th Street to 14th Street	Various	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
6.1.9 Grey Road 4 - Hanover to Durham - Traffic and Active Transportation Study	2025	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ -	\$ 40,000	\$ -
6.1.10 Grey Road 4 Hanover - Traffic Study in East End of Hanover	2024	\$ 15,000	\$ -	\$ 15,000	0%	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
6.1.11 Various Urban Area Drainage Studies	2024	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -
Subtotal Roads & Related Studies		\$ 1,375,000	\$ -	\$ 1,375,000		\$ 56,250	\$ 1,318,750	\$ -	\$ 1,318,750	\$ -
	Various									
Total Category 6: Roads & Related Studies		\$ 1,375,000	\$ -	\$ 1,375,000		\$ 56,250	\$ 1,318,750	\$ -	\$ 1,318,750	\$ -

APPENDIX C.2
TABLE C.2-2 - PAGE 7

COUNTY OF GREY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM 2022 - 2041
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED

Project Description	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs	Total DC Eligible Costs	DC Eligible Costs		
				Replacement & BTE Shares		Prior Growth	2022 -2041	Other Dev. Related
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED PROJECTS								
Category 1: Major Roads Projects	\$ 36,764,500	\$ 3,833,500	\$ 32,931,000	\$ 11,121,368	\$ 21,809,632	\$ 7,071,000	\$ 11,889,232	\$ 2,849,400
Category 2: Upgrade Of Road Classification	\$ 25,529,000	\$ 592,500	\$ 24,936,500	\$ 10,296,500	\$ 14,640,000	\$ 6,992,500	\$ 7,647,500	\$ -
Category 3: Platform Widening	\$ 66,217,190	\$ -	\$ 66,217,190	\$ 30,471,979	\$ 35,745,211	\$ 1,919,900	\$ 33,825,311	\$ -
Category 4: Intersection Improvements/Realignments	\$ 24,705,000	\$ 6,037,382	\$ 18,667,618	\$ 4,166,905	\$ 14,500,714	\$ 1,851,619	\$ 12,649,094	\$ -
Category 5: Culverts	\$ 1,950,000	\$ 690,000	\$ 1,260,000	\$ 210,000	\$ 1,050,000	\$ 140,000	\$ 910,000	\$ -
Category 6: Roads & Related Studies	\$ 1,375,000	\$ -	\$ 1,375,000	\$ 56,250	\$ 1,318,750	\$ -	\$ 1,318,750	\$ -
TOTAL SERVICES RELATED TO A HIGHWAY - ROADS & RELATED PROJECTS	\$ 156,540,690	\$ 11,153,382	\$ 145,387,308	\$ 56,323,002	\$ 89,064,306	\$ 17,975,019	\$ 68,239,887	\$ 2,849,400

Residential Development Charge Calculation		
Residential Share of 2022 - 2041 DC Eligible Costs	76.8%	\$52,430,261
Long-Term Growth in Population in New Units		22,717
Residential Development Charge Per Capita		\$2,307.97
Non-Residential Development Charge Calculation		
Non-Residential Share of 2022 - 2041 DC Eligible Costs	23.2%	\$15,809,627
Long-Term Growth in Square Metres		491,054
Non-Residential Development Charge Per Square Metre		\$32.20

2022 - 2041 Net Funding Envelope	\$162,408,574
Reserve Fund Balance	\$17,975,019

**APPENDIX C.2
TABLE C.2-3 - PAGE 1**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

SERVICES RELATED TO A HIGHWAY - ROADS & RELATED	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
OPENING CASH BALANCE	\$13,810.6	\$10,556.6	\$3,073.9	(\$2,307.7)	(\$2,463.6)	\$848.5	(\$1,827.9)	(\$285.2)	(\$767.4)	(\$5,365.7)	(\$4,890.5)
2022 -2041 RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$2,222.8	\$8,009.0	\$3,156.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Services Related To A Highway - Roads & Related: Non Inflated	\$4,344.9	\$2,456.5	\$5,009.3	\$3,117.1	\$1.0	\$4,973.5	\$1,185.3	\$3,045.7	\$6,470.8	\$2,083.8	\$911.6
- Services Related To A Highway - Roads & Related: Inflated	\$6,567.6	\$10,674.8	\$8,495.5	\$3,307.9	\$1.0	\$5,491.2	\$1,334.8	\$3,498.6	\$7,581.5	\$2,490.4	\$1,111.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,225	1,243	1,267	1,292	1,309	1,082	1,095	1,108	1,123	1,136	1,040
REVENUE											
- DC Receipts: Inflated	\$2,930.3	\$3,032.8	\$3,153.2	\$3,279.7	\$3,389.3	\$2,857.6	\$2,949.8	\$3,044.5	\$3,147.4	\$3,247.5	\$3,032.5
INTEREST											
- Interest on Opening Balance	\$483.4	\$369.5	\$107.6	(\$126.9)	(\$135.5)	\$29.7	(\$100.5)	(\$15.7)	(\$42.2)	(\$295.1)	(\$269.0)
- Interest on In-year Transactions	(\$100.0)	(\$210.2)	(\$146.9)	(\$0.8)	\$59.3	(\$72.4)	\$28.3	(\$12.5)	(\$121.9)	\$13.2	\$33.6
TOTAL REVENUE	\$3,313.6	\$3,192.1	\$3,113.8	\$3,152.0	\$3,313.1	\$2,814.9	\$2,877.5	\$3,016.3	\$2,983.2	\$2,965.6	\$2,797.2
CLOSING CASH BALANCE	\$10,556.6	\$3,073.9	(\$2,307.7)	(\$2,463.6)	\$848.5	(\$1,827.9)	(\$285.2)	(\$767.4)	(\$5,365.7)	(\$4,890.5)	(\$3,204.6)

APPENDIX C.2
TABLE C.2-3 - PAGE 2

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

SERVICES RELATED TO A HIGHWAY - ROADS & RELATED	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE	(\$3,204.6)	(\$4,568.4)	(\$6,418.8)	(\$10,112.3)	(\$8,166.4)	(\$8,364.4)	(\$9,181.0)	(\$6,998.6)	(\$3,760.9)	
2022 -2041 RESIDENTIAL FUNDING REQUIREMENTS										
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$422.6	\$0.0	\$0.0	\$13,810.6
- Services Related To A Highway - Roads & Related: Non Inflated	\$3,446.0	\$3,767.6	\$5,082.2	\$731.8	\$2,421.5	\$2,874.4	\$334.5	\$171.9	\$1.0	\$52,430.3
- Services Related To A Highway - Roads & Related: Inflated	\$4,284.6	\$4,778.2	\$6,574.4	\$965.6	\$3,259.0	\$3,946.0	\$1,060.1	\$245.5	\$1.4	\$75,669.3
NEW RESIDENTIAL DEVELOPMENT										
- Population Growth in New Units	1,052	1,062	1,074	1,085	1,089	1,096	1,105	1,114	1,120	22,717
REVENUE										
- DC Receipts: Inflated	\$3,128.9	\$3,221.8	\$3,323.4	\$3,424.5	\$3,505.9	\$3,599.0	\$3,701.1	\$3,805.9	\$3,902.9	\$65,677.9
INTEREST										
- Interest on Opening Balance	(\$176.3)	(\$251.3)	(\$353.0)	(\$556.2)	(\$449.2)	(\$460.0)	(\$505.0)	(\$384.9)	(\$206.8)	(\$3,337.4)
- Interest on In-year Transactions	(\$31.8)	(\$42.8)	(\$89.4)	\$43.0	\$4.3	(\$9.5)	\$46.2	\$62.3	\$68.3	(\$479.7)
TOTAL REVENUE	\$2,920.8	\$2,927.7	\$2,880.9	\$2,911.4	\$3,061.1	\$3,129.4	\$3,242.4	\$3,483.3	\$3,764.4	\$61,860.8
CLOSING CASH BALANCE	(\$4,568.4)	(\$6,418.8)	(\$10,112.3)	(\$8,166.4)	(\$8,364.4)	(\$9,181.0)	(\$6,998.6)	(\$3,760.9)	\$2.1	

2022 Adjusted Charge Per Capita	\$2,392
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Allocation of Capital Program	
Residential Sector	76.8%
Non-Residential Sector	23.2%
Rates for 2021	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



**APPENDIX C.2
TABLE C.2-3 - PAGE 3**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

SERVICES RELATED TO A HIGHWAY - ROADS & RELATED	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032
OPENING CASH BALANCE	\$4,164.4	\$3,024.1	\$657.4	(\$1,056.3)	(\$1,266.3)	(\$501.3)	(\$1,317.9)	(\$989.6)	(\$1,195.0)	(\$2,451.7)	(\$2,398.5)
2022-2041 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	\$670.2	\$2,415.0	\$951.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Services Related To A Highway - Roads & Related: Non Inflated	\$1,310.1	\$740.7	\$1,510.5	\$939.9	\$0.3	\$1,499.7	\$357.4	\$918.4	\$1,951.2	\$628.4	\$274.9
- Services Related To A Highway - Roads & Related: Inflated	\$1,980.4	\$3,155.7	\$2,462.2	\$939.9	\$0.3	\$1,499.7	\$357.4	\$918.4	\$1,951.2	\$628.4	\$274.9
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	24,849	25,050	25,300	25,450	25,850	22,600	22,750	22,900	23,050	23,200	21,901
REVENUE											
- DC Receipts: Inflated	\$728.8	\$749.3	\$772.0	\$792.1	\$820.6	\$731.8	\$751.4	\$771.5	\$792.0	\$813.1	\$783.0
INTEREST											
- Interest on Opening Balance	\$145.8	\$105.8	\$23.0	(\$58.1)	(\$69.6)	(\$27.6)	(\$72.5)	(\$54.4)	(\$65.7)	(\$134.8)	(\$131.9)
- Interest on In-year Transactions	(\$34.4)	(\$66.2)	(\$46.5)	(\$4.1)	\$14.4	(\$21.1)	\$6.9	(\$4.0)	(\$31.9)	\$3.2	\$8.9
TOTAL REVENUE	\$840.1	\$789.0	\$748.5	\$729.9	\$765.3	\$683.1	\$685.8	\$713.0	\$694.4	\$681.5	\$659.9
CLOSING CASH BALANCE	\$3,024.1	\$657.4	(\$1,056.3)	(\$1,266.3)	(\$501.3)	(\$1,317.9)	(\$989.6)	(\$1,195.0)	(\$2,451.7)	(\$2,398.5)	(\$2,013.5)

**APPENDIX C.2
TABLE C.2-3 - PAGE 4**

**COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
SERVICES RELATED TO A HIGHWAY - ROADS & RELATED
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)**

SERVICES RELATED TO A HIGHWAY - ROADS & RELATED	2033	2034	2035	2036	2037	2038	2039	2040	2041	TOTAL
OPENING CASH BALANCE	(\$2,013.5)	(\$2,365.7)	(\$2,814.6)	(\$3,672.6)	(\$3,213.0)	(\$3,036.0)	(\$2,956.0)	(\$2,189.0)	(\$1,166.3)	
2022-2041 NON-RESIDENTIAL FUNDING REQUIREMENTS										
- Prior Growth (Funding from DC Reserve Balance)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$127.4	\$0.0	\$0.0	\$4,164.4
- Services Related To A Highway - Roads & Related: Non Inflated	\$1,039.1	\$1,136.1	\$1,532.5	\$220.7	\$730.2	\$866.7	\$100.8	\$51.8	\$0.3	\$15,809.6
- Services Related To A Highway - Roads & Related: Inflated	\$1,039.1	\$1,136.1	\$1,532.5	\$220.7	\$730.2	\$866.7	\$228.3	\$51.8	\$0.3	\$19,974.0
NEW NON-RESIDENTIAL DEVELOPMENT										
- Growth in Square Metres	22,052	22,203	22,354	22,505	27,306	27,557	27,808	28,059	28,310	491,054
REVENUE										
- DC Receipts: Inflated	\$804.1	\$825.8	\$848.1	\$870.9	\$1,077.8	\$1,109.4	\$1,141.9	\$1,175.3	\$1,209.5	\$17,568.3
INTEREST										
- Interest on Opening Balance	(\$110.7)	(\$130.1)	(\$154.8)	(\$202.0)	(\$176.7)	(\$167.0)	(\$162.6)	(\$120.4)	(\$64.1)	(\$1,628.6)
- Interest on In-year Transactions	(\$6.5)	(\$8.5)	(\$18.8)	\$11.4	\$6.1	\$4.2	\$16.0	\$19.7	\$21.2	(\$130.1)
TOTAL REVENUE	\$686.9	\$687.2	\$674.4	\$680.3	\$907.2	\$946.7	\$995.3	\$1,074.6	\$1,166.5	\$15,809.6
CLOSING CASH BALANCE	(\$2,365.7)	(\$2,814.6)	(\$3,672.6)	(\$3,213.0)	(\$3,036.0)	(\$2,956.0)	(\$2,189.0)	(\$1,166.3)	(\$0.0)	

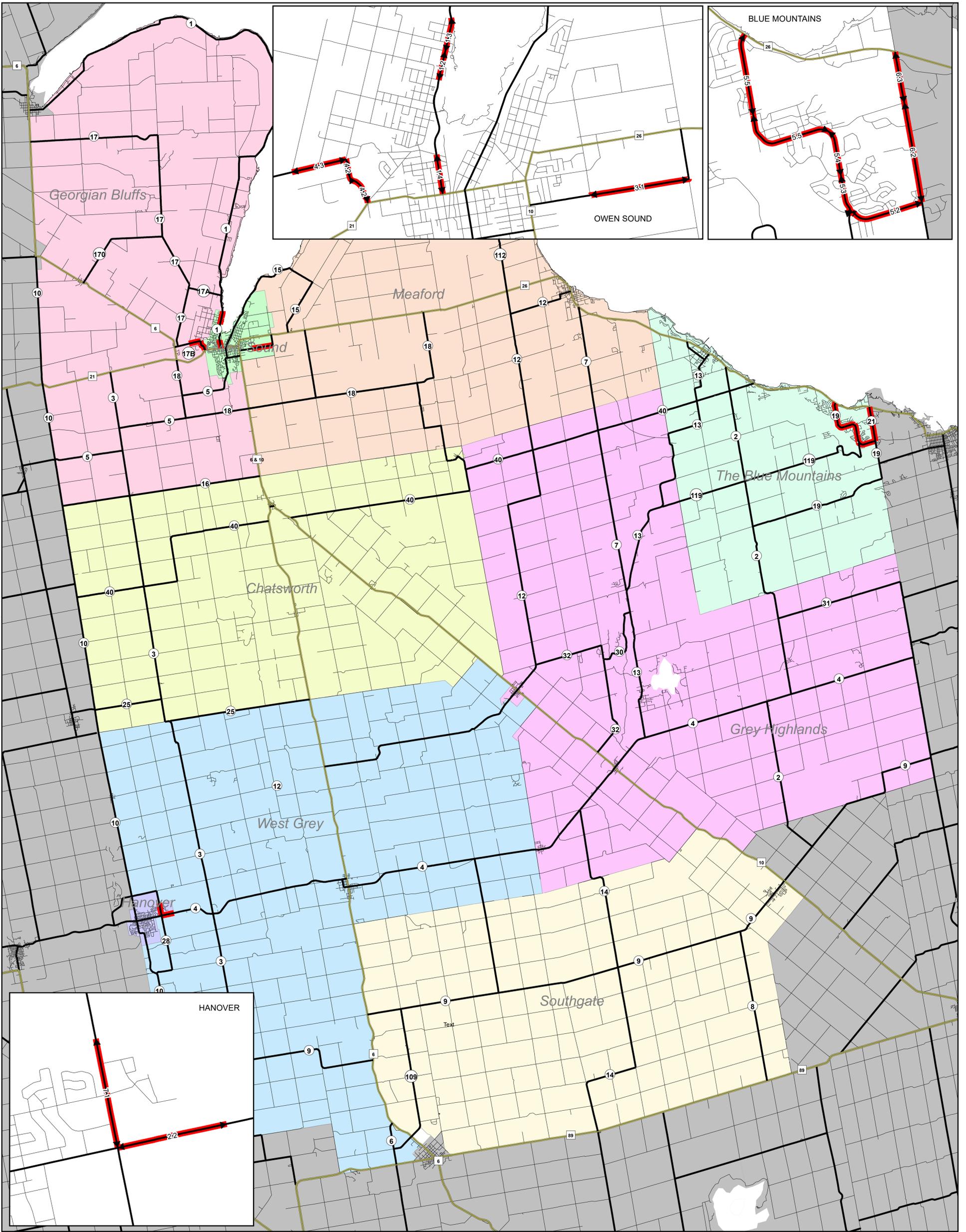
2022 Adjusted Charge Per Capita	\$29.33
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Allocation of Capital Program	
Residential Sector	76.8%
Non-Residential Sector	23.2%
Rates for 2021	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C.3

MAPS FOR ROADS & RELATED WORKS



- ▬ DC Category 1
- County Owned Road
- Municipal Road
- MTO Highway

Coordinate System: NAD 1983 UTM Zone 17N
Units: Meter

ISSUE No.	DATE	DESCRIPTION
1	21/09/09	INTERNAL



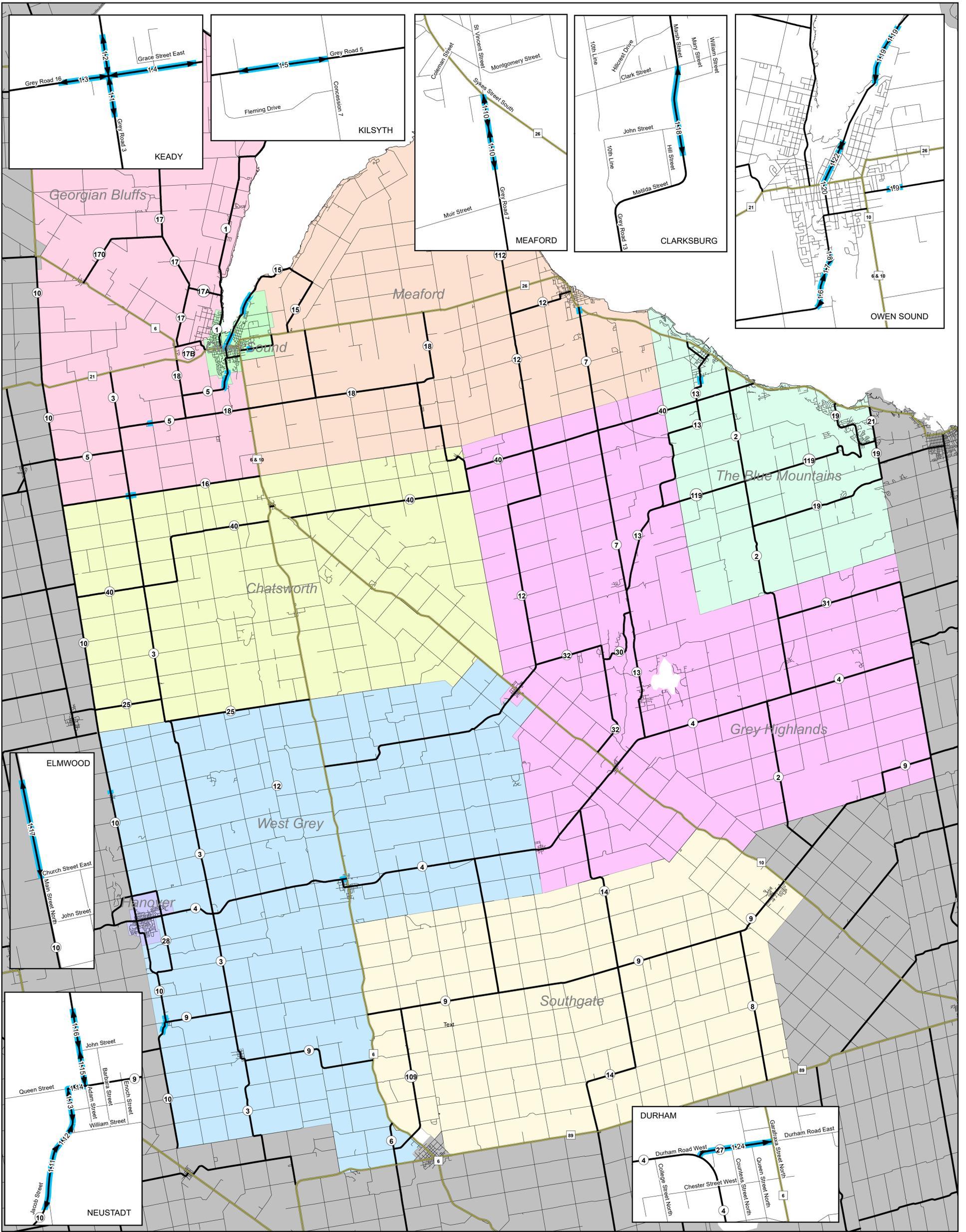
Grey County
TRANSPORTATION SERVICES

Development Charges Map
CATEGORY 1
Major expansions and
new roads to accommodate
increased traffic arising
from development



SHEET
1 OF 1

SCALE: 1:130,000 DATE: yymmdd 21/09/09 2021 DCCategory1 Map



- █ DC Category 2
- County Owned Road
- Municipal Road
- MTO Highway

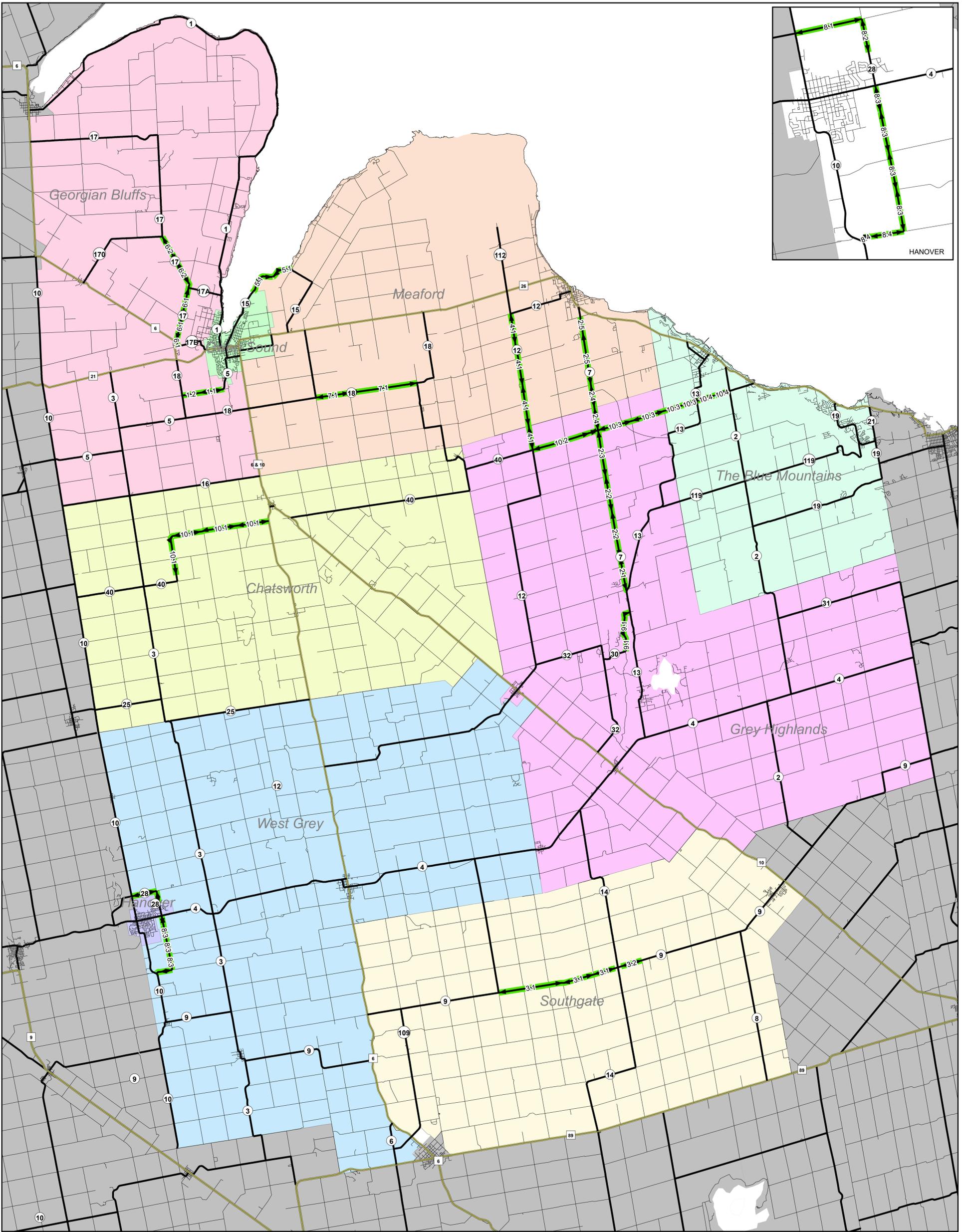
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Units: Meter

ISSUE No.	DATE	INTERNAL	DESCRIPTION
1	21/09/09	INTERNAL	



Development Charges Map CATEGORY 2
Road segment improvements that result in upgrade of road class to accommodate increased traffic arising from development





-  DC Category 3
-  County Owned Road
-  Municipal Road
-  MTO Highway

Coordinate System: NAD 1983 UTM Zone 17N
Units: Meter

ISSUE No.	DATE	INTERNAL	DESCRIPTION
1	21/09/09	INTERNAL	

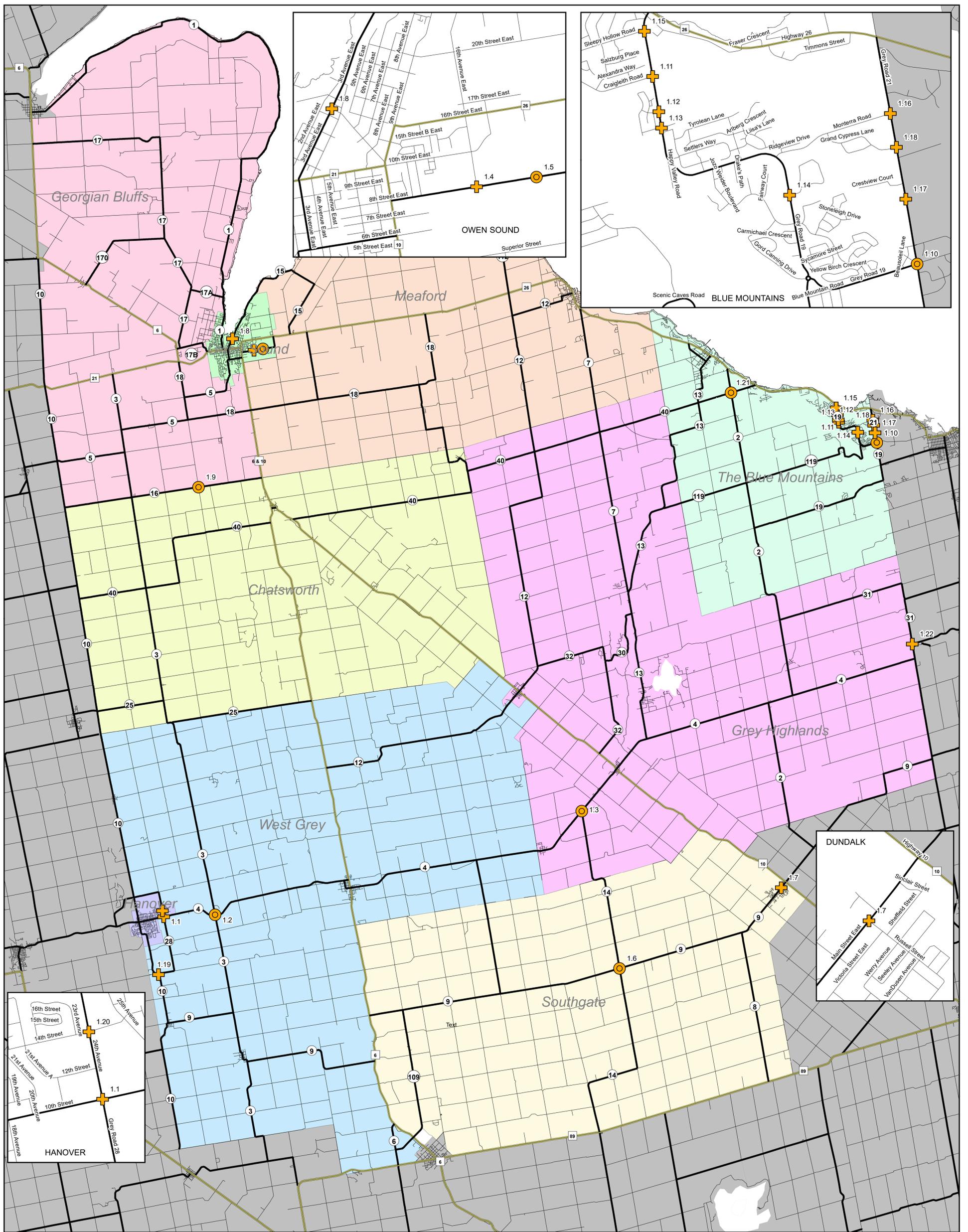
Grey County
TRANSPORTATION SERVICES

Development Charges Map
CATEGORY 3

Road platform widening
in response to increased
traffic to deal with safety

SCALE: 1:130,000 DATE: yymmdd 21/09/09
2021 DCCategory3 Map

 SHEET
1 OF 1



- DC Category 4
- County Owned Road
- Intersection
- MTO Highway
- Roundabout
- Municipal Road

Coordinate System: NAD 1983 UTM Zone 17N
Units: Meter

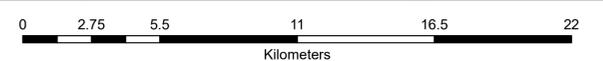
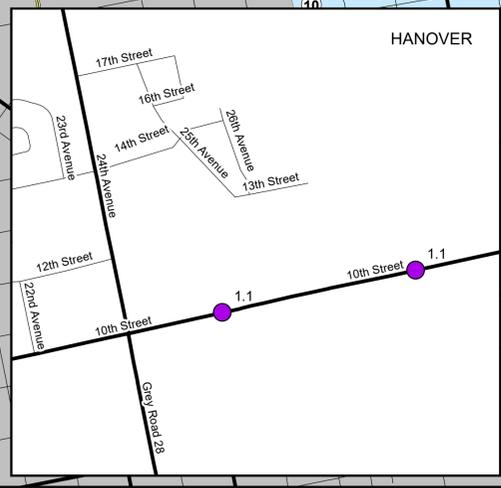
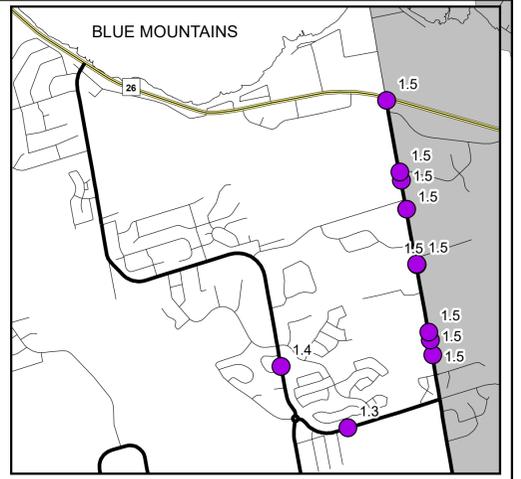
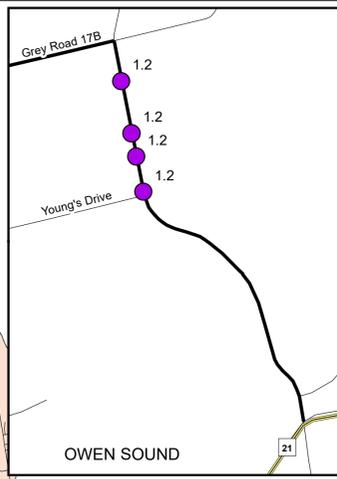
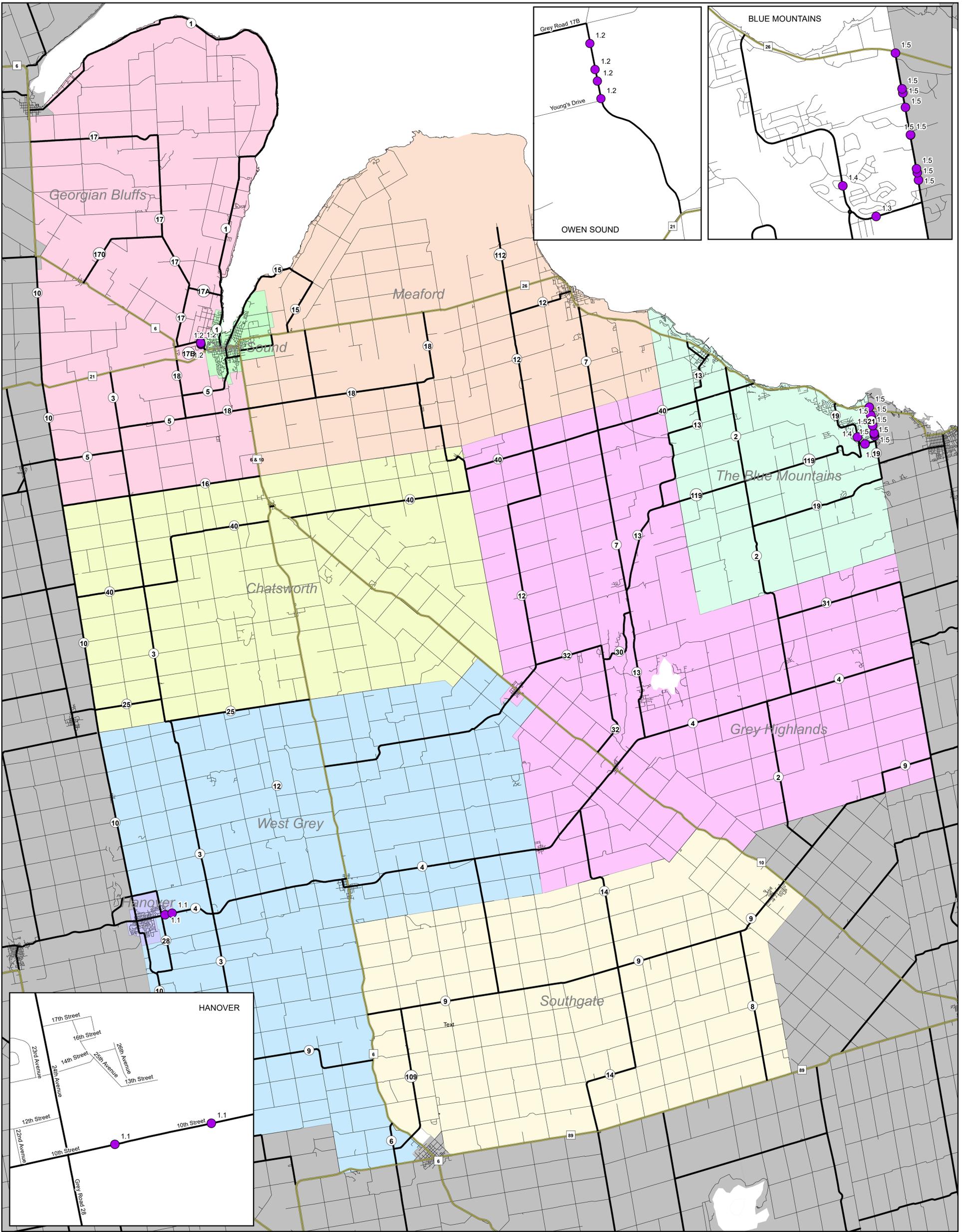
ISSUE No.	DATE	DESCRIPTION
1	21/09/09	INTERNAL

Grey County
 TRANSPORTATION SERVICES

Development Charges Map CATEGORY 4
 Intersection improvements or re-alignments

SCALE: 1:130,000 DATE: yymmdd 21/09/09
 2021 DCCategory4 Map

SHEET 1 OF 1



Document Path: E:\GIS\Mapa2021\DCCategory5 Map.mxd

- DC Category 5
- County Owned Road
- Municipal Road
- MTO Highway

Coordinate System: NAD 1983 UTM Zone 17N
Units: Meter

ISSUE No.	DATE	DESCRIPTION
1	21/09/09	INTERNAL

Grey County
TRANSPORTATION SERVICES

Development Charges Map
CATEGORY 5
Culverts

SHEET
1 OF 1

SCALE: 1:130,000 | DATE: yymmdd | 21/09/09
2021 DCCategory5 Map

APPENDIX D

RESERVE FUNDS

APPENDIX D: RESERVE FUNDS

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table D-1 presents the uncommitted reserve fund balances, as at December 31, 2021, that are available to help fund the development-related net capital costs identified in this study. All of the available reserve funds are accounted for in this study.

As shown in Table 1, the December 31, 2020 total reserve fund balance was in a positive position of \$19.2 million. Positive reserve fund balances are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. Negative balances are recovered as a project in the capital program, where applicable.

APPENDIX D

TABLE D-1

COUNTY OF GREY

DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT

YEAR ENDING DECEMBER 31, 2020

Service	Reserve Fund Balance As of December 31, 2020
Land Ambulance	\$225,913
Social Housing	\$13,644
Children's Services	\$11,218
Public Works - Buildings & Vehicle Fleet	\$457,679
Provincial Offences	(\$22,612)
General Government	\$507,575
Trails	\$19,303
Roads & Related Works	\$17,975,019
Health Unit	\$51,564
Long Term Care	\$0
Total Development Charge Reserves	\$19,239,302.17

APPENDIX E

COST OF GROWTH ANALYSIS

APPENDIX E: COST OF GROWTH ANALYSIS

A. 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 is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle.

i. Asset Types

A summary of the future County-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table E-1. 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 – some examples include the acquisition of land, recovery of completed projects or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.

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.

TABLE E-1 SUMMARY OF COUNTY ASSETS CONSIDERED	
Emergency Services	
▪ Equipment	▪ 15 years
▪ Debenture Payments	▪ Not infrastructure
Social Housing	
▪ New Facility	▪ 50 years
Children’s Services	
▪ Studies	▪ Not infrastructure
Parks Services - Trails	
▪ Trail Improvements	▪ 20 years
▪ New & Improved Facilities	▪ 20 years

TABLE E-1 SUMMARY OF COUNTY ASSETS CONSIDERED	
Public Health Unit	
▪ Buildings, Land & Furnishings	▪ 50 years
Long-Term Care	
▪ Facility Replacement & Expansion	▪ 50 years
Development-Related Studies	
▪ Development-Related Studies	▪ Not infrastructure
Services Related to a Highway: Public Works	
▪ Facility Replacement & Expansion	▪ 50 years
Services Related to a Highway: Roads & Related	
▪ Major Roads Projects	▪ 60 years
▪ Major Roads Projects – Property Acquisition	▪ Not infrastructure
▪ Upgrade of Road Classification	▪ 60 years
▪ Platform Widening	▪ 60 years
▪ Intersection Improvements/Realignments	▪ 60 years
▪ Culverts	▪ 40 years
▪ Roads & Related Studies	▪ Not infrastructure

No annual provisions have been identified for Development-Related Studies or Children’s Services as the plan updates and studies included in the development charge category are not infrastructure and therefore have no long-term financial requirements.

ii. Annual Provision

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

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

Tables E-2 and E-3 provide the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2022 to 2031 and 2022 to 2041 DC recoverable portions, respectively. The years 2032 and 2042 have been included to calculate the annual contribution for the planning periods 2022 to 2031 and 2022 to 2041 as the expenditures in 2031 and 2041 will not trigger asset management contributions until 2032 and 2042, respectively. As shown in Table E-2, by 2032, the County will need to fund an additional \$243,109 in order to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law. Table E-3 shows that by 2042 the County will need to fund an additional \$473,596 in order to properly fund the full life cycle costs of the new Services Related to a Highway: Roads & Related assets under the by-law.

TABLE E-2

**COUNTY OF GREY
ANNUAL ASSET MANAGEMENT PROVISION BY 2032**

Service	2022-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC Related	Non-DC Related*	DC Related	Non-DC Related
Land Ambulance	\$ 1,248,951	\$ 1,820,369	\$ 9,961	\$ 125,643
Social Housing	\$ 4,349,076	\$ 12,450,924	\$ 91,622	\$ 265,844
Children'S Services	\$ 50,000	\$ -	\$ -	\$ -
Provincial Offences	\$ -	\$ -	\$ -	\$ -
Parks Services - Trails	\$ 191,935	\$ 672,865	\$ 10,638	\$ 37,256
Public Health Unit	\$ 18,562	\$ 25,634	\$ 368	\$ 509
Long-Term Care	\$ 5,516,895	\$ 51,183,105	\$ 116,225	\$ 1,078,279
Development-Related Studies	\$ 564,850	\$ 279,750	\$ -	\$ -
Services Related To A Highway - Public Works	\$ 720,000	\$ 6,480,000	\$ 14,293	\$ 128,641
Total	\$ 12,660,269	\$ 72,912,646	\$ 243,109	\$ 1,636,172

*Includes costs that will be recovered in future development charges studies (e.g. post-period benefit)

TABLE E-3

COUNTY OF GREY
ANNUAL ASSET MANAGEMENT PROVISION BY 2042

Service	2022-2041 Capital Program		Calculated AMP Annual Provision by 2042	
	DC Related	Non-DC Related*	DC Related	Non-DC Related
<i>Services Related To A Highway - Roads & Related</i>				
Category 1: Major Roads Projects	\$ 18,960,232	\$ 17,804,268	\$ 101,809	\$ 111,684
Category 2: Upgrade Of Road Classification	\$ 14,640,000	\$ 10,889,000	\$ 80,585	\$ 60,073
Category 3: Platform Widening	\$ 35,745,211	\$ 30,471,979	\$ 191,201	\$ 164,504
Category 4: Intersection Improvements/Realignments	\$ 14,500,714	\$ 10,204,287	\$ 85,139	\$ 57,973
Category 5: Culverts	\$ 1,050,000	\$ 900,000	\$ 14,862	\$ 14,050
Category 6: Roads & Related Studies	\$ 1,318,750	\$ 56,250	\$ -	\$ -
Total	\$ 86,214,906	\$ 70,325,784	\$ 473,596	\$ 408,283

*Includes costs that will be recovered in future development charges studies (e.g. post-period benefit)

iii. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the County's projected growth. Over the next ten years, the County is projected to increase by approximately 8,307 people. In addition, the County will also add about 3,420 new employees that will result in approximately 240,999 square metres of additional non-residential building space. By 2041, the County is project to increase by approximately 17,570 people while on the non-residential side adding 6,850 employees resulting in 491,054 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge 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 County's reserves for future replacement of these assets.

B. LONG-TERM CAPITAL AND OPERATING IMPACTS

As shown in Table E-4, by 2031, the County's net operating costs are estimated to increase by \$10.6 million for property tax supported services. Increases in net operating costs will be experienced as additional facilities undergo expansions of space, such as the Social Housing units and Long-Term Care homes, acquisitions of equipment and improvements to the County's trail network.

TABLE E-4

COUNTY OF GREY
SUMMARY OF LONG TERM CAPITAL AND
OPERATING COST IMPACTS
(in thousands of constant dollars)

2031	
Net Operating Impacts	
Land Ambulance	\$171.7
Social Housing	\$4,668.3
Children's Services	\$0.0
Provincial Offences	\$0.0
Parks Services - Trails	\$10.4
Public Health Unit	\$5.7
Long-Term Care	\$3,583.0
Development-Related Studies	\$0.0
Services Related To A Highway - Public Works	\$720.0
Services Related To A Highway - Roads & Related	\$1,461.2
NET OPERATING IMPACTS	\$10,620.4

	Total to 2031	Total to 2041 (3)
Long-term Capital Impact		
Total Net Cost	\$56,682.4	\$145,387.3
Net Cost From Development Charges	\$11,406.4	\$68,239.9
Prior Growth Share from DC Reserve Balances (1)	\$1,253.9	\$17,975.0
Portion for Other Development-Related (2)	\$15,482.8	\$2,849.4
Funding From Non-DC Sources		
Replacement	\$28,539.4	\$56,323.0
FUNDING FROM NON-DC SOURCES	\$28,539.4	\$56,323.0

Notes:

- (1) Existing development charge reserve fund balances collected from growth prior to 2021 are applied to fund initial projects in development-related capital forecast.
- (2) Other development-related net capital costs may be eligible for development charge funding in future DC by-laws.
- (3) The total to 2041 only accounts for Roads & Related costs.

Table E-5 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2022 to 2031. In total, \$28.5 million will need to be financed from non-DC sources over the planning period and is related to facilities and infrastructure that will benefit the existing community. In addition, \$15.5 million in interim DC financing related to other development related shares of projects may be required. However, because DC By-laws must be revisited at least every five years, it is difficult to determine the quantum of interim financing that may be necessary.

TABLE E-5

COUNTY OF GREY
SUMMARY OF DEVELOPMENT CHARGE ELIGIBLE AND INELIGIBLE COSTS

Service	Development-Related Capital Program (2022-2031)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Prior Growth (\$000)	Other Dev. Related (\$000)	
1.0 Land Ambulance	\$3,069.3	\$157.4	\$225.9	\$1,662.9	\$1,023.0
2.0 Social Housing	\$16,800.0	\$0.0	\$13.6	\$12,450.9	\$4,335.4
3.0 Children's Services	\$50.0	\$0.0	\$11.2	\$0.0	\$38.8
4.0 Provincial Offences	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.0 Parks Services - Trails	\$864.8	\$672.9	\$19.3	\$0.0	\$172.6
6.0 Public Health Unit	\$44.2	\$25.6	\$18.6	\$0.0	\$0.0
7.0 Long-Term Care	\$27,809.5	\$20,923.7	\$0.0	\$1,368.9	\$5,516.9
8.0 Development-Related Studies	\$844.6	\$279.8	\$507.6	\$0.0	\$57.3
9.0 Services Related To A Highway - Public Works	\$7,200.0	\$6,480.0	\$457.7	\$0.0	\$262.3
Total	\$56,682.4	\$28,539.4	\$1,253.9	\$15,482.8	\$11,406.4

Table E-6 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2022 to 2041. In total, \$56.3 million will need to be financed from non-DC sources over the planning period and is related to facilities and infrastructure that will benefit the existing community. In addition, \$2.8 million in interim DC financing related to other development related shares of projects may be required.

TABLE E-6

COUNTY OF GREY
SUMMARY OF DEVELOPMENT CHARGE ELIGIBLE AND INELIGIBLE COSTS

Service	Development-Related Capital Program (2022-2031)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Prior Growth (\$000)	Other Dev. Related (\$000)	
1.0 Services Related To A Highway - Roads & Related					
1.1 Category 1: Major Roads Projects	\$32,931.0	\$11,121.4	\$7,071.0	\$2,849.4	\$11,889.2
1.2 Category 2: Upgrade Of Road Classification	\$24,936.5	\$10,296.5	\$6,992.5	\$0.0	\$7,647.5
1.3 Category 3: Platform Widening	\$66,217.2	\$30,472.0	\$1,919.9	\$0.0	\$33,825.3
1.4 Category 4: Intersection Improvements/Realignments	\$18,667.6	\$4,166.9	\$1,851.6	\$0.0	\$12,649.1
1.5 Category 5: Culverts	\$1,260.0	\$210.0	\$140.0	\$0.0	\$910.0
1.6 Category 6: Roads & Related Studies	\$1,375.0	\$56.3	\$0.0	\$0.0	\$1,318.8
Total	\$145,387.3	\$56,323.0	\$17,975.0	\$2,849.4	\$68,239.9

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

C. THE PROGRAM IS DEEMED FINANCIALLY SUSTAINABLE

In summary, the Asset Management Plan and long-term capital and operating analysis included in this appendix demonstrates that the County can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

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

APPENDIX F

DRAFT DEVELOPMENT CHARGES BY-LAW

(AVAILABLE UNDER SEPARATE COVER)