

DEVELOPMENT CHARGES BACKGROUND STUDY

Grey County



STAFF CONSOLIDATION REPORT

HEMSON Consulting Ltd.

November 17, 2016



**COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
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INTRODUCTORY NOTE

Hemson Consulting Ltd. released a Development Charges Background Study dated August 3, 2016 for the County of Grey. The Background Study and accompanying draft by-laws were considered at a statutory public meeting held on September 6, 2016 and approved by Council at its meeting of October 4, 2016.

This Staff Consolidation Report is an update to the original Background Study and reflects the changes made following the release of the study. It is Hemson's role as the County's development charges consultants to prepare a study that meets the requirements of the *Development Charges Act, 1997 (DCA)* and represents a fair and reasonable calculation of the charges that are, in our view, defensible at the Ontario Municipal Board. The changes contemplated in this Staff Consolidation Report largely stem from a review of assumptions used, as well as comments provided by stakeholders and County staff that improve the accuracy of the data used to calculate the development charges for the county of Grey. In our opinion, the proposed changes are reasonable and in keeping with the provisions of the *DCA*.

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EXECUTIVE SUMMARY

The following summarizes the findings of the County of Grey's 2016 Development Charges (DC) Background Study.

A. COUNTY OF GREY DEVELOPMENT CHARGES REGIME

- The County of Grey currently levies a single County-wide development charge for the recovery of growth-related capital costs.
- The County's current DCs recover for the provision of land ambulance, public works, provincial offences, employment resources, general government, trails, health unit and roads and related infrastructure. These charges are levied on a uniform basis against all development in Grey.

B. STUDY CONSISTENT WITH DEVELOPMENT CHARGES LEGISLATION

- On December 3rd, 2015 the Province of Ontario passed Bill 73, *Smart Growth for Our Communities Act, 2015*, which amended the *Development Charges Act, 1997 (DCA)*, its associated *Ontario Regulation 82/98 (O. Reg. 82/98)*, as well as the *Planning Act*.
- This study calculates development charges for the County of Grey in compliance with the recently amended provisions of the legislation.
- On January 3, 2012, the Council of the County of Grey passed DC By-laws 4744-12 and 4745-12 to impose county-wide development charges for the recovery of roads and general services, respectively. The by-laws came into effect on the date of passage and will expire on January 3, 2017.
- The County needs to continue levying DCs to fund capital projects throughout Grey so that new development pays for its capital requirements to the extent allowed by the *DCA* and so that new services required by development are provided in a fiscally responsible manner.

- The *DCA* and O. Reg. 82/98 require that a development charges background study be prepared in which development charges are determined with reference to:
 - a forecast of the amount, type and location of residential and non-residential development anticipated in the County;
 - a review of future capital projects, including an analysis of gross expenditures, funding sources and net expenditures incurred or to be incurred by the County to provide for the expected development, including the determination of the 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 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.
- This report identifies the growth-related net capital costs attributable to development that is forecast to occur in the County of Grey. These costs are apportioned to residential and non-residential development in a manner that reflects the increase in the need for each service.

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

- The following County services have been included in the development charge analysis:
 - Land Ambulance;
 - Public Works: Buildings and Fleet;
 - Provincial Offences;
 - Employment Resources;
 - General Government;
 - Trails;
 - Health Unit; and
 - Roads and Related.

D. APPROACH USED TO CALCULATE DEVELOPMENT CHARGES

- Development charge rates have been established under the parameters and limitations of the *DCA*. This study provides the rationale and basis for the calculated rates.
- A county-wide average cost approach is used to calculate development charges for all eligible services. This approach results in uniform charges levied throughout the County.
- As required by the legislation, consideration was given to adjusting the DC rate structure and calculating the charges on an area-specific basis. Following consultation with County staff, it was determined that a county-wide approach continues to be most appropriate for the nature of the works and services provided in Grey. For this reason, a county-wide charge has been calculated.
- The calculated charges are the maximum charges the County may adopt. Lower charges may be approved; however, this will require a reduction in the capital plan and reduced service levels, or financing from other sources, likely property taxes and utility rates.

E. DEVELOPMENT FORECAST

- A forecast of the amount, type and location of residential and non-residential development anticipated in the County of Grey to 2041 is included in this report.
- A ten-year forecast from 2017 to 2026 was used in the development charges calculation for general services. A longer term forecast period from 2017 to 2041 was used for roads and related infrastructure.
- The County is forecast to add approximately 3,590 total dwelling units (including non-permanent units) in the ten-year planning period from 2017 to 2026. The longer term planning period to 2041 will see an addition of 7,220 total dwelling units.
- The development forecast for the ten-year planning period estimates that the County's population will grow by approximately 7,200 people and by about

17,270 to 2041. These figures include both Census population growth, as well as population growth in non-permanent units.

- Population growth in all new dwelling units is expected to add 9,050 over the 2017-2026 planning period and 18,410 to 2041.
- Employment in Grey County is forecast to grow by approximately 230 employees over the next ten-years, and 3,260 to 2041.
- This employment growth is projected to generate about 15,750 square metres of new, non-residential building space between 2017 and 2026 and 236,400 square metres to 2041.
- The County also anticipates the development of a number of wind turbines, with an associated employment growth of about 40 employees over the next ten years and 110 employees over the longer term planning period. These figures are incorporated into the employment-land related figures, and are not net additional projected growth.
- The following is a summary of the projected development in the County:

Residential Growth Forecast	2016 Estimate	General Services Planning Period 2017 - 2026		Roads & Related Services Planning Period 2017 - 2041	
		Growth	Total at 2026	Growth	Total at 2041
Total Dwellings (incl. Seasonal)	47,171	3,592	50,763	7,218	54,389
<i>Occupied</i>	39,466	3,005	42,471	5,617	45,083
<i>Seasonal Recreational</i>	7,705	587	8,292	1,601	9,306
Total Population	117,775	7,200	124,975	17,269	135,044
<i>Census Population</i>	94,660	5,439	100,099	12,466	107,126
<i>Population in Non-Permanent Units¹</i>	23,115	1,761	24,876	4,803	27,918
Population Growth In New Dwelling Units		9,045		18,410	

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

Non-Residential Growth Forecast	2016 Estimate	General Services Planning Period 2017 - 2026		Roads & Related Services Planning Period 2017 - 2041	
		Growth	Total at 2026	Growth	Total at 2041
Total Employment	43,472	229	43,701	3,264	46,736
<i>Population-Related</i>	21,320	114	21,434	1,387	22,707
<i>Employment Land</i>	16,650	86	16,736	1,464	18,114
<i>Rural</i>	5,502	29	5,531	413	5,915
<i>Turbine¹</i>		44		109	
Non-Residential Building Space (sq.m.)		15,750		236,400	

Note 1: Employment growth related to Wind Turbines considered a share of employment land related growth

F. FUNDING ENVELOPE BASED ON “NET” GROWTH

- In accordance with the *DCA*, development charges have been calculated at a level no higher than the average service level provided in the County over the ten-year period immediately preceding the preparation of the background study, on a service by service basis.
- The maximum permissible funding envelopes in this study are based on “net” population and employment growth.

G. THE COUNTY HAS AN EXTENSIVE DEVELOPMENT-RELATED CAPITAL FORECAST FOR THE PROVISION OF ELIGIBLE SERVICES

General Services

- County staff, in collaboration with Hemson Consulting, have compiled a growth-related capital forecast setting out projects that are required to service anticipated development in the County between 2017 and 2026.
- The gross cost of the County's development-related capital forecast for general services amounts to \$28.75 million and provides for a wide range of infrastructure expansions. Of the \$28.75 million, approximately \$1.52 million has been identified as eligible for recovery through development charges over the 2017-2026 planning period.
- The *DCA* requires that development-related net capital costs for general services be reduced by ten per cent when calculating the applicable development charges. The ten per cent share of development-related net capital costs not included in the DC calculations must be funded from non-development charge sources. In total, about \$283,980 is identified as the required ten per cent reduction.
- Non development charge funding for replacement portions of the capital program and for portions of development-related projects that benefit existing development have been identified. Replacement or benefit to existing shares amount to \$3.14 million.
- A share of the capital forecast is for portions of projects that relate to development in the post-2026 period and may be considered for recovery in future development charges studies, subject to service level considerations. In total, about \$898,070 is considered to be a post-2026 benefit.
- Available DC reserve funds in the amount of \$944,770 have been identified in the capital forecast to fund development-related infrastructure projects.
- The following is a summary of the general services development-related capital program:

General Services (2017-2026)		
Service	Gross Cost (\$000)	DC Eligible Cost (\$000)
Land Ambulance	\$864.5	\$434.2
Public Works: Buildings & Fleet	\$500.0	\$0
Provincial Offences	\$12,217.5	\$61.3
Employment Resources	\$24.0	\$0
Trails	\$200.8	\$27.8
Health Unit	\$14,247.4	\$453.2
General Government	\$698.6	\$539.6
Total General Services	\$28,752.7	\$1,516.1

- Details of the capital programs for each service are provided in Appendix B.

Roads and Related Services

- In the County of Grey, the roads and related development-related capital program recovers costs over a longer-term planning period from 2017 to 2041, and totals \$105.42 million.
- Of the \$105.42 million in the roads capital program, almost \$50.84 million is to be recovered from development charges over the planning period.
- Non-DC funding for replacement portions of the capital forecast and for portions of the capital projects that benefit existing development total \$30.81 million. These shares will require funding from other sources.
- A share of \$9.40 million of the capital program is deemed to provide benefit to development in the County of Grey beyond 2041. This amount will be eligible under future development charges.
- Details of the roads and related capital program and development charges calculations can be found in Appendix C.

H. CALCULATED DEVELOPMENT CHARGES

- A county-wide cost approach is used to calculate development charges for all eligible services. Uniform residential and non-residential charges are levied throughout the County.
- The fully calculated residential charges are recommended to vary by unit type, reflecting the difference in occupancy patterns expected in various unit types and associated differences in demand placed on municipal services. The County currently levies residential charges based on categories of unit size.

Calculated Residential Development Charges

Service	Residential Charge By Unit Type		
	Singles & Semis	Rows & Other Multiples	Apartments
Land Ambulance	\$142	\$99	\$84
Public Works - Buildings & Vehicle Fleet	\$0	\$0	\$0
Provincial Offences	\$20	\$14	\$12
Employment Resources	\$0	\$0	\$0
General Government	\$162	\$113	\$96
Trails	\$8	\$6	\$5
Health Unit	\$139	\$97	\$82
Roads & Related Works	\$6,100	\$4,246	\$3,605
TOTAL CHARGE PER UNIT	\$6,571	\$4,575	\$3,884

Calculated Non-Residential Development Charge

Service	Non-Residential Charge per Square Metre
Land Ambulance	\$0.81
Public Works - Buildings & Vehicle Fleet	\$0.00
Provincial Offences	\$0.11
Employment Resources	\$0.00
General Government	\$0.92
Trails	\$0.00
Health Unit	\$0.79
Roads & Related Works	\$31.30
TOTAL CHARGE PER SQUARE METRE	\$33.93

Calculated Wind Turbine Development Charge

Service	Wind Turbine Charge per Turbine
Land Ambulance	\$0.00
Public Works - Buildings & Vehicle Fleet	\$0.00
Provincial Offences	\$0.00
Employment Resources	\$0.00
General Government	\$0.00
Trails	\$0.00
Health Unit	\$0.00
Roads & Related Works	\$2,345.72
TOTAL CHARGE PER TURBINE	\$2,345.72

I. NEWLY CALCULATED DC RATES COMPARED WITH CURRENT RATES

- The fully calculated residential charge for a single or semi-detached unit in Grey County is \$6,571, which represents an increase of 49 per cent, or \$2,158 over the County's current charge of \$4,413 for a Residential B type unit. Residential B was selected for the comparison as it is the most common form of development in the County. The calculated DC for a single and semi-detached unit represents an increase of 20 per cent over the current Residential A charge of \$5,296.24
- The County currently exempts all non-residential development from the payment of DCs. The calculated non-residential development charge of \$33.93 represents an increase of \$3.83 per square metre, or 13% over the charges calculated in the County's 2011 DC Study of \$30.11¹ per square metre.
- The calculated development charge of \$2,345.72 per wind turbine represents a 56 per cent decrease from the County's current turbine charge of \$5,275.14.

¹ The non-residential development charge calculated in the County's 2011 Study was \$27.66 per square meter. It has been indexed to \$2016 for comparison purposes.

J. A PORTION OF DEVELOPMENT-RELATED COSTS REQUIRE FUNDING FROM NON-DEVELOPMENT CHARGE SOURCES

- Non-development charge funding of \$15.74 million will be required to support the development-related capital program.
- Based on a high-level operating cost impact analysis, it is estimated that net operating costs will increase by about \$2.93 million by the year 2026 as the facilities and infrastructure included in the capital forecast are operated and maintained.

K. ASSET MANAGEMENT PLAN

- 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.
- By 2026, the County will need to fund an additional \$8,550 per annum for general services infrastructure in order to properly fund the full life-cycle costs of the new assets supported under this Development Charges By-Law. By 2041, annual finding requirements total \$2.90 million for roads and related works.

I 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 lead to the approval of a new development charge by-law in compliance with this legislation.

The anticipated residential and non-residential development in the County of Grey between 2017 and 2041 will increase demand on all County services. The County wishes to continue implementing DCs to fund development-related capital projects so that development continues to be serviced in a fiscally responsible manner.

The *DCA* and *O. Reg 82/98* require that a development 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 study presents the results of the review to determine the net capital costs attributable to new development that is forecast to occur in the County of Grey between 2017 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 stakeholders and 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 development charges are proposed and the areas within the County to which the development charges will apply. It also briefly reviews the methodology that has been used in the background study.

Section III presents a summary of the forecast of residential and non-residential development expected to occur within the County over two planning periods: from 2017 to 2026 and a longer-term planning period from 2017 to 2041.

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

Section V summarizes the development-related capital forecast that has been developed by various departments.

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

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

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

Section IX highlights the findings of an asset management plan undertaken for all development-related components of capital projects included in the capital programs.

Section X provides a discussion of other issues and considerations including by-law administration and local service policies.

II A COUNTY-WIDE METHODOLOGY ALIGNS DEVELOPMENT-RELATED 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 specifically for 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 the general and roads and related services, 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.

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

- Land Ambulance;
- Public Works: Buildings and Fleet;
- Provincial Offences;
- Employment Resources;
- General Government;
- Trails;

- Health Unit; and
- Roads and 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.

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

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

1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2017 to 2026, for general services and to 2041 for roads and related services. The forecast of the future residential and non-residential development used in this study is consistent with the County's *Growth Management Strategy*, which was completed in December 2015.

For the residential portion of the forecast, both the net (or Census) population growth, population growth in new units and adjusted population growth (which includes Census growth and population growth in seasonal recreational 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, 2017 to 2026. The forecast of GFA is based on the employment forecast for the County. Factors for floor space per worker are used to convert the employment forecast into gross floor area for the purposes of the Development Charges Study.

2. Service Categories and Historic Service Levels

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

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

Historic ten-year average service levels thus form the basis for development charges. A review of the County's capital service levels for buildings, land, vehicles and so on, has therefore been prepared as a reference for the calculation, so that the portion of future capital projects that may be included in the development charge can be determined. The historic service levels used in this study have been calculated based on the period 2007 to 2016.

3. Development-Related Capital Forecast and Analysis of Net Capital Costs to be Included in the Development Charges

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

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

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

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a 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.

Finally, the development-related net capital costs must be reduced by ten per cent for all services except services related to a highway such as Public Works and Roads and Related Services (*DCA*, s. 5. (1) 8.). The ten per cent discount is applied to the other services and the resulting County funding responsibility from non-development charge sources is identified.

4. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and non-residential sectors. This is done using apportionments for different services in accordance with the demands placed and the benefits derived.

Where reasonable data exist, the apportionment is based on the expected demand for, and use of, the service by 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. This approach is a departure from the County’s current residential rate structure, which differs based on unit sizes. The non-residential component is applied on the basis of gross building space in square metres.

5. Final Adjustment

The final determination of the development 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*.

III DEVELOPMENT FORECAST

This section provides the basis for the development forecasts used in calculating the development charges, as well as a summary of the forecast results. The forecast of the future residential and non-residential development used in this study is consistent with the County's *Growth Management Strategy*, which was completed and approved by Council in December 2015.

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*² 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.

The housing and population forecasts in this development charges study include forecasts for both permanently occupied (Census) and total private dwellings. The difference accounts for the seasonal recreational or non-permanent dwelling units. The permanently occupied units have bearing to what is considered to be the County's population in the Census. Population in non-permanent units has also been forecast, and has been added to the Census population to derive a total adjusted population figure.

Table 1 provides a summary of the residential forecast for two planning periods: a ten-year planning period, from 2017 to 2026, and over the longer-term from 2016 to 2041. As noted in Section II, for development charge calculation purposes, the ten-year

² Commonly referred to as "net population growth" in the context of development charges.

planning period is applicable to the general services and the longer-term development forecast has been utilized in the calculation of roads and related development charges.

As shown on Table 1, the County's Census population is expected to increase by about 5,440 people over the next ten years reaching approximately 100,100 by 2026. The longer-term Census population is forecast to grow by more than 12,470 people to 107,130 in 2041.

Growth in the County's seasonal recreational population is estimated by applying a Persons Per Unit (PPU) assumption of 3.00 per non-permanent dwelling unit. It is estimated that the County will grow by approximately 1,760 people in non-permanent units between 2017 and 2026, and by 4,800 to 2041.

The total adjusted population, which is used in the calculation analysis, includes both Census population and population in non-permanent units. The County's total population is expected to grow by 7,200 people, from 117,780 in 2016 to 124,980 in 2026. Over the long-term planning period, the total population is expected to grow by 17,270 to 135,040 people in 2041.

Over the ten-year planning period, the total number of new residential units will increase by approximately 3,590, which includes 3,010 occupied units and 590 non-permanent units. This translates to a population growth in new units of 9,050. The population in new units was derived using data from Statistics Canada analysing household sizes in recently constructed units. The forecast has projected growth over the longer-term planning period of 7,220 additional dwelling units, of which approximately 5,620 will be permanently occupied and 1,600 will be non-permanent. The population residing in these new units is forecast at 18,410.

B. NON-RESIDENTIAL FORECAST

Development charges are calculated for 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 approximately 230 employees to 2026 and 3,260 to 2041, the majority of which is anticipated to be in the population-related sector over the next ten years and shift towards the industrial sector over the

longer planning period. These additional employees will be accommodated in almost 15,750 square metres of new non-residential building space to 2026 and 236,400 additional square metres to 2041.

A forecast of employment associated with wind turbine development has also been prepared. Based on anticipated turbine development over both planning periods, the County expects that more than 40 of the 85 additional employment-land related employees will be associated with wind turbines between 2017 and 2026. Over the longer term, almost 110 employees will be required to service new wind turbines. These figures are captured in the employment-land related growth, and not net additional figures.

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

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

Residential Growth Forecast	2016 Estimate	General Services Planning Period 2017 - 2026		Roads & Related Services Planning Period 2017 - 2041	
		Growth	Total at 2026	Growth	Total at 2041
Total Dwellings (incl. Seasonal)	47,171	3,592	50,763	7,218	54,389
<i>Occupied</i>	39,466	3,005	42,471	5,617	45,083
<i>Seasonal Recreational</i>	7,705	587	8,292	1,601	9,306
Total Population	117,775	7,200	124,975	17,269	135,044
<i>Census Population</i>	94,660	5,439	100,099	12,466	107,126
<i>Population in Non-Permanent Units</i> ¹	23,115	1,761	24,876	4,803	27,918
Population Growth In New Dwelling Units		9,045		18,410	

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

Non-Residential Growth Forecast	2016 Estimate	General Services Planning Period 2017 - 2026		Roads & Related Services Planning Period 2017 - 2041	
		Growth	Total at 2026	Growth	Total at 2041
Total Employment	43,472	229	43,701	3,264	46,736
<i>Population-Related</i>	21,320	114	21,434	1,387	22,707
<i>Employment Land</i>	16,650	86	16,736	1,464	18,114
<i>Rural</i>	5,502	29	5,531	413	5,915
<i>Turbine</i> ¹		44		109	
Non-Residential Building Space (sq.m.)		15,750		236,400	

Note 1: Employment growth related to Wind Turbines considered a share of employment land related growth

IV 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 non-engineered services the legislative requirement is met by documenting historic service levels for the preceding ten years, in this case, for the period from 2007 to 2016. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita, or per population plus employment.

O. Reg. 82/98 requires that when determining historical service levels, both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the 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 as of 2016.

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 Roads and Related inventory of capital assets can be found in Appendix C.

TABLE 2
COUNTY OF GREY
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2007 - 2016

Service	2007-2016 Service Level Indicator	
1.0 LAND AMBULANCE Buildings Land Vehicles Furniture And Equipment	\$64.94 \$35.99 \$2.86 \$19.09 \$7.00	per population & employment per population & employment per population & employment per population & employment per population & employment
2.0 PUBLIC WORKS - BUILDINGS & VEHICLE FLEET Building Land Furniture and Equipment Vehicles	\$214.08 \$76.34 \$36.94 \$22.18 \$78.62	per population & employment per population & employment per population & employment per population & employment per population & employment
3.0 PROVINCIAL OFFENCES Buildings Land Furniture & Equipment	\$9.17 \$8.06 \$0.41 \$0.70	per population & employment per population & employment per population & employment per population & employment
4.0 EMPLOYMENT RESOURCES Buildings Land Furniture & Equipment Vehicles	\$18.20 \$15.86 \$0.09 \$1.17 \$1.08	per population & employment per population & employment per population & employment per population & employment per population & employment
5.0 TRAILS Trails Trail Infrastructure Buildings	\$37.30 \$4.68 \$32.36 \$0.26	per capita per capita per capita per capita
6.0 HEALTH UNIT Buildings Land Furniture & Equipment	\$118.80 \$108.51 \$0.05 \$10.24	per population & employment per population & employment per population & employment per population & employment
7.0 ROADS & RELATED WORKS Roads	\$3,288.55 \$3,288.55	per population & employment per population & employment

V 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 detailed 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 2017 to 2026. As permitted by the *DCA*, s. 5 (1) 4., the development charges for roads and related services 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

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

TABLE 3

COUNTY OF GREY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR GENERAL SERVICES 2017-2026
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
1.0 LAND AMBULANCE	\$864.5	\$0.0	\$864.5	\$864.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.1 Recovery of Negative DC Reserve Fund Balance	\$312.1	\$0.0	\$312.1	\$312.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
1.2 Buildings, Land, Furniture & Equipment	\$552.4	\$0.0	\$552.4	\$552.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
2.0 PUBLIC WORKS - BUILDINGS & VEHICLE FLEET	\$500.0	\$0.0	\$500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$500.0	\$0.0	\$0.0	\$0.0	\$0.0
2.1 Buildings, Land & Equipment	\$500.0	\$0.0	\$500.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$500.0	\$0.0	\$0.0	\$0.0	\$0.0
3.0 PROVINCIAL OFFENCES	\$12,217.5	\$10,607.9	\$1,609.6	\$1,609.6	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.1 Recovery of Negative DC Reserve Fund Balance	\$94.2	\$0.0	\$94.2	\$94.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.2 Buildings, Land & Equipment	\$12,123.3	\$10,607.9	\$1,515.4	\$1,515.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
4.0 EMPLOYMENT RESOURCES	\$24.0	\$0.0	\$24.0	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4
4.1 Buildings, Land & Equipment	\$24.0	\$0.0	\$24.0	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4	\$2.4
5.0 TRAILS	\$200.8	\$0.0	\$200.8	\$20.8	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0
5.1 Recovery of Negative DC Reserve Fund Balance	\$0.8	\$0.0	\$0.8	\$0.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
5.2 Trails	\$200.0	\$0.0	\$200.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0	\$20.0
6.0 HEALTH UNIT	\$14,247.4	\$11,364.0	\$2,883.4	\$511.0	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6
6.1 Recovery of Negative DC Reserve Fund Balance	\$247.4	\$0.0	\$247.4	\$247.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
6.2 Buildings, Land & Furnishings	\$14,000.0	\$11,364.0	\$2,636.0	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6	\$263.6
7.0 GENERAL GOVERNMENT	\$698.6	\$0.0	\$698.6	\$223.6	\$170.0	\$0.0	\$60.0	\$120.0	\$0.0	\$20.0	\$0.0	\$60.0	\$45.0
7.1 Development-Related Studies	\$698.6	\$0.0	\$698.6	\$223.6	\$170.0	\$0.0	\$60.0	\$120.0	\$0.0	\$20.0	\$0.0	\$60.0	\$45.0
TOTAL - 10 YEAR GENERAL SERVICES	\$28,752.7	\$21,971.9	\$6,780.8	\$3,231.8	\$456.0	\$286.0	\$346.0	\$406.0	\$786.0	\$306.0	\$286.0	\$346.0	\$331.0

The table provides a total for all general services analysed over the ten-year planning period. Further details on the capital plans for each individual service category are available in Appendix B.

The development-related capital forecast for general services estimates a total gross cost of \$28.78 million. Alternative funding sources have been identified in the amount of \$21.97 million and account largely for contributions from the Ministry of Health and Bruce County towards the new health unit building as well as the County's share of the Administration's Building, which is ineligible for DC funding. Therefore, the net municipal cost of the capital program is reduced to \$6.78 million.

Of the \$6.78 million ten-year net municipal capital costs for general services, \$2.88 million (43 per cent) is related to the Health Unit capital program. The program includes the ongoing recovery of the expansion of the Health Unit in its current location in Owen Sound. Only the County's share has been included in the calculation of development charges. Also included in the forecast is the recovery of a negative development charges reserve fund balance.

The Provincial Offences development-related capital program totals \$1.61 million in net municipal costs and accounts for 24 per cent of the overall forecast. The program includes the recovery of a negative development charge reserve fund balance as well as a share of the expansion of the County's Administration Building, which will accommodate a new courtroom and administration space.

The capital program associated with Land Ambulance amounts to \$864,500, or 13 per cent, and provides for a new station in Chatsworth, as well as the required furniture and equipment, as well as the recovery of a negative DC reserve fund balance.

General Government represents just over ten per cent, or \$698,600 of the total capital program and provides for development-related studies, including updates to the Growth Management Strategy, Housing Study, and Official Plan, a Long Term Care Strategy, and two future development charges studies.

Public Works represents just over 7 per cent (\$500,000) of the total capital program and provides for a new salt and sand storage facility to replace and expand upon an existing facility in the County.

The remainder of the capital forecast includes \$200,800 in trail improvement works and \$24,000 in employment resource space in Dundalk.

The capital forecast incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section VI for the method and determination of net capital costs attributable to development). Portions of this capital forecast may relate to providing servicing for development which has occurred prior to 2017 (for which development charge reserve fund balances exist), for replacement of existing capital facilities or for development anticipated to occur beyond the 2017–2026 planning period. In addition, the amounts shown on Table 3 have not been reduced by ten per cent for various general services as mandated by s. 5 (1) 8. of the *DCA*.

C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR ROADS AND RELATED SERVICES

Table 4 summarizes the development-related capital recoveries for the roads and related services. The capital program totals \$105.42 million and provides servicing for anticipated development over the longer-term planning period from 2017 to 2041. Further details on the inventory of capital assets and capital plans are available in Appendix C.

Alternative funding sources have been identified and total \$10.13 million. These shares account largely for contributions from the neighboring counties of Simcoe and Bruce for shared road projects. As such, the County's net funding responsibility is decreased to \$95.29 million. The largest share of the program (51 per cent) is associated with major road projects. This includes road widening, upgrading and new road construction. These project costs amount to \$48.52 million.

Reconstruction roadworks that have the effect of upgrading a road classification total \$25.46 million and account for 27 per cent of the net capital costs. Changes to the surface treatment of County roads to increase capacity total \$12.63 million (13 per cent).

Intersection improvements, including widening, the addition of turn lanes, and the installation of traffic signals amount to \$7.15 million, which accounts for 8 per cent of the net capital program. \$775,000 of the program provides for development-related studies, including an Active Transportation Master Plan and Master Drainage Study. The remainder of the roads and related capital program includes culvert projects that will largely replace and widen existing structures and account for 1 per cent (\$755,000) of the overall forecast.

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TABLE 4

**COUNTY OF GREY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
FOR ROADS AND RELATED SERVICES 2017 - 2041
(in \$000)**

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 ROADS AND RELATED			
1.1 Category 1: Major Road Projects	\$53,995.0	\$5,470.8	\$48,524.2
1.2 Category 2: Upgrade of Road Classification	\$26,526.5	\$1,067.0	\$25,459.5
1.3 Category 3: Change in Surface Treatment	\$12,625.9	\$0.0	\$12,625.9
1.4 Category 4: Intersection Improvements	\$10,655.0	\$3,504.2	\$7,150.8
1.5 Category 5: Culverts	\$845.0	\$90.0	\$755.0
1.6 Category 6: Studies	\$775.0	\$0.0	\$775.0
TOTAL	\$105,422.3	\$10,131.9	\$95,290.3

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

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

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

It is noted that the calculation of the 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 DC revenue for the affected types of development. However, any such revenue loss may not be made up by offsetting increases in other portions of the calculated charge.

A. UNADJUSTED DEVELOPMENT CHARGES CALCULATION FOR GENERAL SERVICES

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

The net capital forecast for the general services totals \$6.78 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, 46 per cent of the net costs, or \$3.14 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 this group of services.

The *DCA*, s. 5 (1) 8 requires that development-related net capital costs for general services be reduced by ten per cent in calculating the applicable development charges. The discount does not apply to services related to a highway, or Public Works. The ten per cent share of development-related net capital costs not included in the development charge calculations must be funded from non-development charge sources. In total, about \$284,000 is identified as the required reduction.

An additional share of \$944,800 has been identified as available development charges reserve funds and represents the revenue collected from previous DCs. This portion has been netted out of the chargeable capital costs.

A share of \$898,100 is attributable to development beyond 2026. This development-related share has been removed from the calculation and may therefore be recovered under future development charge studies.

The costs eligible for recovery through development charges for general services total \$1.52 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Trail projects are deemed to benefit residential development only and the costs have been allocated entirely to the residential sector. A small portion of costs (less than 1 per cent) associated with public works projects is allocated to wind turbine development. The remaining services are allocated between both sectors based on shares of population in new units and employment growth in new space. The allocation to the residential sector for these services is calculated at 98 per cent, and 2 per cent to the non-residential sector.

Approximately \$1.48 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 (9,045), an unadjusted charge of \$163.55 per capita results. The non-residential share totals \$36,800, which yields an unadjusted charge of \$2.34 per square metre when divided by the ten-year increase in non-residential building space (15,750 square metres). Because no DC eligible costs have been identified for Public Works, no charges related to the provision of general services has been calculated for wind turbines.

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	9,045
10 Year Growth in Square Metres	15,750
<i>Public Works Only</i>	
10 Year Growth in Population in New Units	9,045
10 Year Growth in Square Metres	15,706
10 Year Growth in Turbines	44

Service	Development-Related Capital Program (2017 - 2026)											
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2026 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	Residential Share		Non-Residential Share		Wind Turbine Share	
							%	(\$000)	%	(\$000)	%	(\$000)
1.0 LAND AMBULANCE	\$864.5	\$0.0	\$55.2	\$0.0	\$375.0	\$434.2	97.5%	\$423.5	2.5%	\$10.72	0.0%	\$0.00
Unadjusted Development Charge Per Capita								\$46.82				
Unadjusted Development Charge Per Sq.M										\$0.68		
2.0 PUBLIC WORKS - BUILDINGS & VEHICLE FLEET	\$500.0	\$450.0	\$0.0	\$50.0	\$0.0	\$0.0	97.5%	\$0.0	2.0%	\$0.00	0.5%	\$0.00
Unadjusted Development Charge Per Capita								\$0.00				
Unadjusted Development Charge Per Sq.M										\$0.00		
Development Charge per Turbine												\$0.00
3.0 PROVINCIAL OFFENCES	\$1,609.6	\$866.1	\$64.9	\$94.2	\$523.0	\$61.3	97.5%	\$59.8	2.5%	\$1.51	0.0%	\$0.00
Unadjusted Development Charge Per Capita								\$6.61				
Unadjusted Development Charge Per Sq.M										\$0.10		
4.0 EMPLOYMENT RESOURCES	\$24.0	\$12.2	\$1.2	\$10.6	\$0.0	\$0.0	97.5%	\$0.0	2.5%	\$0.00	0.0%	\$0.00
Unadjusted Development Charge Per Capita								\$0.00				
Unadjusted Development Charge Per Sq.M										\$0.00		
5.0 TRAILS	\$200.8	\$170.0	\$3.0	\$0.0	\$0.0	\$27.8	100.0%	\$27.8	0.0%	\$0.00	0.0%	\$0.00
Unadjusted Development Charge Per Capita								\$3.07				
Unadjusted Development Charge Per Sq.M										\$0.00		
6.0 HEALTH UNIT	\$2,883.4	\$1,529.6	\$110.6	\$790.0	\$0.0	\$453.2	97.5%	\$442.0	2.5%	\$11.19	0.0%	\$0.00
Unadjusted Development Charge Per Capita								\$48.86				
Unadjusted Development Charge Per Sq.M										\$0.71		
7.0 GENERAL GOVERNMENT	\$698.6	\$110.0	\$49.0	\$0.0	\$0.0	\$539.6	97.5%	\$526.3	2.5%	\$13.32	0.0%	\$0.00
Unadjusted Development Charge Per Capita								\$58.19				
Unadjusted Development Charge Per Sq.M										\$0.85		
TOTAL 10 YEAR GENERAL SERVICES	\$6,780.8	\$3,138.0	\$284.0	\$944.8	\$898.1	\$1,516.1		\$1,479.3		\$36.8		\$0.0
Unadjusted Development Charge Per Capita								\$163.55				
Unadjusted Development Charge Per Sq.M										\$2.34		
Development Charge per Turbine												\$0.00

B. UNADJUSTED DEVELOPMENT CHARGES CALCULATION FOR ROADS AND RELATED SERVICES

Table 6 displays the calculation of the unadjusted rates for roads and related services. The growth-related infrastructure will be used to service development in the County between 2017 and 2041.

Of the total net roads and related capital program (\$95.29 million), not all costs are to be recovered from new development by way of DCs. Table 6 shows that \$30.81 million (32 per cent) of the capital program relates to replacement of existing capital works or for shares of projects that provide benefit to the existing community. This amount has been netted off the chargeable capital costs. The replacement shares that are included in the Roads and Related capital program are allocated for a share of every project and the methodology remains unchanged from the previous DC Study.

Post-period shares in the amount of \$9.40 million have also been netted out. These shares have been allocated to projects based on the anticipated timing of the works and likelihood of benefitting development extending beyond the planning period under review. Available reserve funds in the amount of \$4.24 million are also applied.

The remaining \$50.84 million is related to development in the 2017-2041 planning period and has been included in the development charge calculation.

Like the general services, 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. The Roads and Related capital costs are also allocated to wind turbines, as a share of the costs is expected to directly benefit this type of development. On this basis, the allocation to the residential, non-residential and wind turbine sectors is calculated at 84.9, 14.6 and 0.5 per cent, respectively.

As a result, \$43.18 million of the roads and related services capital program is deemed to benefit residential development. When this amount is divided by the long-term growth in population in new dwelling units (18,410) an unadjusted charge of \$2,345.72 per capita results. The non-residential share totals \$7.40 million and, when this amount is divided by the long-term forecast of building space growth (236,291 square metres) an unadjusted charge of \$31.31 per square metre results. The wind turbine share of \$265,600 is applied to the total number of turbines forecasted between 2017 and 2041 (109), which yields a development charge of \$2,345.72 per turbine.

TABLE 6

COUNTY OF GREY
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES
LONG-TERM CAPITAL PROGRAM FOR ROADS AND RELATED SERVICES

2017-2041 Growth in Population in New Units	18,410
2017-2041 Growth in Square Metres	236,291
2017-2041 Growth in Turbines	109

Service	Development-Related Capital Program (2017 - 2041)									
	Net Municipal Cost	Replacement & Benefit to Existing	Required Service Discount	Available DC Reserves	Post-2041 Benefit	Total DC Eligible Costs for Recovery	Residential Share	Non-Residential Share	Wind Turbine Share	
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	% (\$000)	% (\$000)	% (\$000)	
1.0 CATEGORY 1: MAJOR ROAD PROJECTS	\$48,524.2	\$10,507.3	\$0.0	\$4,238.9	\$8,267.2	\$25,510.9	84.9%	\$21,669.1	14.6%	\$3,713.08
Unadjusted Development Charge Per Capita								\$1,177.03		
Unadjusted Development Charge Per Sq.M									\$15.71	
Development Charge per Turbine										\$1,177.03
2.0 CATEGORY 2: UPGRADE OF ROAD CLASSIFICATION	\$25,459.5	\$12,316.7	\$0.0	\$0.0	\$739.0	\$12,403.7	84.9%	\$10,535.8	14.6%	\$1,805.35
Unadjusted Development Charge Per Capita								\$572.29		
Unadjusted Development Charge Per Sq.M									\$7.64	
Development Charge per Turbine										\$572.29
3.0 CATEGORY 3: CHANGE IN SURFACE TREATMENT	\$12,625.9	\$6,137.6	\$0.0	\$0.0	\$0.0	\$6,488.3	84.9%	\$5,511.2	14.6%	\$944.36
Unadjusted Development Charge Per Capita								\$299.36		
Unadjusted Development Charge Per Sq.M									\$4.00	
Development Charge per Turbine										\$299.36
4.0 CATEGORY 4: INTERSECTION IMPROVEMENTS	\$7,150.8	\$1,787.7	\$0.0	\$0.0	\$357.7	\$5,005.5	84.9%	\$4,251.7	14.6%	\$728.54
Unadjusted Development Charge Per Capita								\$230.94		
Unadjusted Development Charge Per Sq.M									\$3.08	
Development Charge per Turbine										\$230.94
5.0 CATEGORY 5: CULVERTS	\$755.0	\$0.0	\$0.0	\$0.0	\$41.0	\$714.0	84.9%	\$606.5	14.6%	\$103.92
Unadjusted Development Charge Per Capita								\$32.94		
Unadjusted Development Charge Per Sq.M									\$0.44	
Development Charge per Turbine										\$32.94
6.0 CATEGORY 6: STUDIES	\$775.0	\$56.3	\$0.0	\$0.0	\$0.0	\$718.8	84.9%	\$610.5	14.6%	\$104.61
Unadjusted Development Charge Per Capita								\$33.16		
Unadjusted Development Charge Per Sq.M									\$0.44	
Development Charge per Turbine										\$33.16
TOTAL ROADS AND RELATED SERVICES	\$95,290.3	\$30,805.5	\$0.0	\$4,238.9	\$9,404.9	\$50,841.1		\$43,184.7		\$7,399.9
Unadjusted Development Charge Per Capita								\$2,345.72		
Unadjusted Development Charge Per Sq.M									\$31.31	
Development Charge per Turbine										\$2,345.72

C. ADJUSTED RESIDENTIAL AND 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 category.

Table 7 summarizes the results of the cash flow adjustments for the residential development charges rates. The adjusted per capita rate increases by \$17.65 from \$2,509.27 per capita to \$2,526.92 per capita after the cash flow analysis.

Residential county-wide development charges are proposed to vary by dwelling unit type to reflect different occupancy factors and resulting demand for services. As shown on Table 7, the calculated charge for a single or semi-detached unit is \$6,571 per unit, \$4,575 for a row or other type of multiple unit and \$3,884 per apartment unit.

The non-residential development charge experiences an increase after cash flow considerations. The adjusted rate of \$33.93 per square meter of new building space is an increase of \$0.30 over the unadjusted non-residential charge of \$83.10 per square metre. These charges are displayed on Table 8.

The calculated wind turbine charge has not been subject to a cash flow and, as such remains at \$2,2,345.72 per turbine, which is illustrated in Table 9.

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)			Percentage of Charge
			Singles & Semis	Rows & Other Multiples	Apartments	
Land Ambulance	\$46.82	\$54.70	\$142	\$99	\$84	2.2%
Public Works - Buildings & Vehicle Fleet	\$0.00	\$0.00	\$0	\$0	\$0	0.0%
Provincial Offences	\$6.61	\$7.80	\$20	\$14	\$12	0.3%
Employment Resources	\$0.00	\$0.00	\$0	\$0	\$0	0.0%
General Government	\$58.19	\$62.15	\$162	\$113	\$96	2.5%
Trails	\$3.07	\$3.15	\$8	\$6	\$5	0.1%
Health Unit	\$48.86	\$53.40	\$139	\$97	\$82	2.1%
Roads & Related Works	\$2,345.72	\$2,345.72	\$6,100	\$4,246	\$3,605	92.8%
TOTAL CHARGE PER UNIT	\$2,509.27	\$2,526.92	\$6,571	\$4,575	\$3,884	100.0%
(1) Based on Persons Per Unit Of:			2.60	1.81	1.54	

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	Percentage of Charge
Land Ambulance	\$0.68	\$0.81	2.4%
Public Works - Buildings & Vehicle Fleet	\$0.00	\$0.00	0.0%
Provincial Offences	\$0.10	\$0.11	0.3%
Employment Resources	\$0.00	\$0.00	0.0%
General Government	\$0.85	\$0.92	2.7%
Trails	\$0.00	\$0.00	0.0%
Health Unit	\$0.71	\$0.79	2.3%
Roads & Related Works	\$31.30	\$31.30	92.2%
TOTAL CHARGE PER SQUARE METRE	\$33.64	\$33.93	100.0%

TABLE 9

**COUNTY OF GREY
COUNTY-WIDE DEVELOPMENT CHARGES
WIND TURBINE DEVELOPMENT CHARGES PER TURBINE**

Service	Wind Turbine Charge per Turbine
Land Ambulance	\$0.00
Public Works - Buildings & Vehicle Fleet	\$0.00
Provincial Offences	\$0.00
Employment Resources	\$0.00
General Government	\$0.00
Trails	\$0.00
Health Unit	\$0.00
Roads & Related Works	\$2,345.72
TOTAL CHARGE PER TURBINE	\$2,345.72

VII COMPARISON OF CALCULATED AND CURRENT DEVELOPMENT CHARGES

Tables 10, 11 and 12 present a comparison of the newly calculated residential and non-residential development charges with the County's current charges (as at January 1, 2016).

It is proposed under this study that the County of Grey adjust the structure of the residential charges from a unit size, based on categories, to a unit type based on built form. As such, direct comparisons of the current and calculated rates are somewhat difficult. Table 10 shows a comparison of the newly calculated rates with the rates currently in force for residential development that falls within the Residential B category. This refers to any residential dwelling unit that is between 225 and 110 square metres. This was chosen as it has been the most common form of development in the County over the last five years. The Residential A category (greater than 225 square metres) is charged at a higher rate. As shown in the table, the calculated residential development charge for a single or semi-detached unit increases by \$2,158 per unit, or 49 per cent over the current Residential B charge, from \$4,413 to \$6,571 per unit.

The County currently exempts all non-residential development from the payment of development charges. However, non-residential development charges have been calculated as the costs associated with this sector may not be passed on to the residential sector to make up for the exemption. The calculated non-residential development charge rate has therefore been compared against the rate calculated under the previous study, which has been indexed by a factor of 1.09. The 2016 calculated rate of \$33.93 per square metre represents an increase of \$3.83 or 13 per cent over the previously calculated rate (indexed) of \$30.11 per square metre. These rates are shown on Table 11.

Table 12 illustrates that the newly calculated wind turbine rate is decreasing by \$2,292.42 or 56 per cent, from the current charge of \$5,275.14 to \$2,345.72 per turbine. Costs associated only with Public Works and Roads and Related were incorporated into the calculation of the turbine charge to best reflect the benefitting municipal services.

TABLE 10

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

Service	Current Residential Charge / Res B	Calculated Residential Charge / SDU	Difference in Charge	
Land Ambulance	\$153	\$142	(\$11)	-7%
Public Works - Buildings & Vehicle Fleet	\$203	\$0	(\$203)	-100%
Provincial Offences	\$23	\$20	(\$3)	-14%
Employment Resources	\$29	\$0	(\$29)	-100%
General Government	\$76	\$162	\$86	113%
Trails	\$1	\$8	\$7	806%
Health Unit	\$120	\$139	\$19	16%
Roads & Related Works	\$3,808	\$6,100	\$2,292	60%
TOTAL CHARGE PER UNIT	\$4,413	\$6,571	\$2,158	49%

TABLE 11

**COUNTY OF GREY
COMPARISON OF 2011 & 2016 CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	2011 Calculated Non-Residential Charge ¹	Calculated Non-Residential Charge	Difference in Charge	
Land Ambulance	\$1.00	\$0.81	(\$0.19)	-19%
Public Works - Buildings & Vehicle Fleet	\$1.32	\$0.00	(\$1.32)	-100%
Provincial Offences	\$0.15	\$0.11	(\$0.04)	-28%
Employment Resources	\$0.20	\$0.00	(\$0.20)	-100%
General Government	\$0.49	\$0.92	\$0.43	88%
Trails	\$0.00	\$0.00	\$0.00	n/a
Health Unit	\$0.77	\$0.79	\$0.02	2%
Roads & Related Works	\$26.18	\$31.30	\$5.13	20%
TOTAL CHARGE PER SQUARE METRE	\$30.11	\$33.93	\$3.83	13%

Note: 2011 Calculated rates have been indexed at a rate of 1.09

TABLE 12

**COUNTY OF GREY
COMPARISON OF CURRENT AND CALCULATED³
WIND TURBINE DEVELOPMENT CHARGES**

Service	Current Wind Turbine Charge	Calculated Wind Turbine Charge	Difference in Charge	
Land Ambulance	\$175.46	\$0.00	(\$175.46)	-100%
Public Works - Buildings & Vehicle Fleet	\$230.77	\$0.00	(\$230.77)	-100%
Provincial Offences	\$26.70	\$0.00	(\$26.70)	-100%
Employment Resources	\$34.33	\$0.00	(\$34.33)	-100%
General Government	\$85.82	\$0.00	(\$85.82)	-100%
Trails	\$0.00	\$0.00	\$0.00	n/a
Health Unit	\$135.40	\$0.00	(\$135.40)	-100%
Roads & Related Works	\$4,586.66	\$2,345.72	(\$2,240.94)	-49%
TOTAL CHARGE PER TURBINE	\$5,275.14	\$2,345.72	(\$2,929.42)	-56%

VIII LONG-TERM CAPITAL AND OPERATING COSTS

This section provides a brief examination of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the Development Charges Study. This examination is required as one of the features of the *Development Charges Act, 1997*.

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

Table 13 summarizes the estimated increase in net operating costs that the County will experience for additions associated with the planned capital program. This estimate is based on a high-level analysis of operating cost impacts to the County.

As shown in Table 13, by 2026 the County's net operating costs are estimated to increase by \$2.93 million. The most significant portion of this increase relates to additional building space to be accommodated for Land Ambulance, Provincial Offences and Employment Resources, as well as the extensive roads and related capital program.

B. LONG-TERM CAPITAL FINANCING FROM NON-DEVELOPMENT CHARGE SOURCES TOTALS \$15.74 MILLION

Table 13 also summarizes the components of the development-related capital program that will require funding from non-development charge sources as discussed in Section VI. In total \$15.74 million will need to be financed from non-development charge sources over the next ten years. This includes about \$284,000 in respect of the mandatory ten per cent discount required by the *DCA* for eligible general services and about \$15.46 million for shares of projects related to capital replacement and for non-development shares of projects that provide benefit to the existing community. In addition, \$4.66 million in interim financing may be required for projects related to development in the post-2026 period. It is likely that most of these monies could be recovered from future development charges as the by-laws are revisited at least every five years.

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TABLE 13

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

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Net Operating Impacts (1)										
Land Ambulance	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0
Public Works - Buildings & Vehicle Fleet	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0
Provincial Offences	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6
Employment Resources	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0
Trails	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Health Unit	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
General Government	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Roads and Related	\$71.6	\$143.8	\$216.4	\$289.6	\$363.4	\$433.4	\$504.0	\$575.0	\$646.4	\$718.4
NET OPERATING IMPACTS	\$2,281.2	\$2,353.4	\$2,426.0	\$2,499.2	\$2,573.0	\$2,648.0	\$2,718.6	\$2,789.6	\$2,861.0	\$2,933.0

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	Total
Long-term Capital Impact (1)											
Total Net Cost	\$7,043.5	\$4,267.6	\$4,097.6	\$4,157.6	\$4,217.6	\$4,597.6	\$4,117.6	\$4,097.6	\$4,157.6	\$4,142.6	\$44,897.0
Net Cost From Development Charges	\$2,989.2	\$2,171.7	\$2,056.9	\$2,110.9	\$2,131.2	\$2,056.9	\$2,070.4	\$2,056.9	\$2,110.9	\$2,097.4	\$21,852.5
Prior Growth Share from DC Reserve Balances (2)	\$343.8	\$249.6	\$249.6	\$249.6	\$249.6	\$299.6	\$249.6	\$249.6	\$249.6	\$249.6	\$2,640.3
Portion for Post-Period Development (3)	\$1,274.3	\$376.2	\$376.2	\$376.2	\$376.2	\$376.2	\$376.2	\$376.2	\$376.2	\$376.2	\$4,660.0
Funding From Non-DC Sources											
Discount Portion	\$141.6	\$24.2	\$11.5	\$17.5	\$19.7	\$11.5	\$13.0	\$11.5	\$17.5	\$16.0	\$284.0
Replacement	\$2,294.5	\$1,445.9	\$1,403.4	\$1,403.4	\$1,440.9	\$1,853.4	\$1,408.4	\$1,403.4	\$1,403.4	\$1,403.4	\$15,460.1
FUNDING FROM NON-DC SOURCES	\$2,436.2	\$1,470.1	\$1,414.9	\$1,420.9	\$1,460.6	\$1,864.9	\$1,421.4	\$1,414.9	\$1,420.9	\$1,419.4	\$15,744.1

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

IX ASSET MANAGEMENT PLAN

The *Development Charges Act* was amended in late 2015 and, effective January 1st 2016, municipalities are required to complete an Asset Management Plan before the passing of a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

A. ANNUAL CAPITAL PROVISIONS TO INCREASE BY 2026

Tables 14 and 15 summarize the annual capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law for general and roads and related services, respectively. This estimate is based on information obtained through discussions with County staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset.

Table 14 illustrates that, by 2026, the County will need to fund an additional \$8,550 per annum in order to properly fund the full life-cycle costs of the new general service assets supported under this Development Charges By-Law. By 2041, the annual provision requirement increases to \$2.90 million for roads and related works. This is shown on Table 15.

The calculated annual funding provision should be considered within the context of the County's projected growth; over the next ten years (to 2026) the County is projecting an increase of 3,600 total private dwellings units, which represents an 8% increase over the existing base as well as approximately 15,750 square metres of additional non-residential building space. By 2041, there will be an increase of nearly 7,220 new dwelling units and 236,400 square metres of building space in the County. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law.

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

TABLE 14

**COUNTY OF GREY
SUMMARY OF CALCULATED ANNUAL PROVISIONS - 2017-2026**

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Land Ambulance	\$ -	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500	\$ 4,500
Public Works - Buildings & Vehicle Fleet	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 1,393	\$ 1,393	\$ 1,393	\$ 1,393
Provincial Offences	\$ -	\$ 1,638	\$ 1,638	\$ 1,638	\$ 1,638	\$ 1,638	\$ 1,638	\$ 1,638	\$ 1,638	\$ 1,638
Employment Resources	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Trails	\$ -	\$ 104	\$ 211	\$ 319	\$ 430	\$ 543	\$ 658	\$ 775	\$ 895	\$ 1,017
Health Unit	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
General Government	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 6,243	\$ 6,349	\$ 6,458	\$ 6,568	\$ 6,681	\$ 8,189	\$ 8,307	\$ 8,427	\$ 8,549

Notes:

(1) See Appendix F

TABLE 15
COUNTY OF GREY
SUMMARY OF CALCULATED ANNUAL PROVISIONS - 2017-2041

	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026
Roads & Related										
Category 1: Major Road Projects	\$ -	\$ -	\$ -	\$ 93,644	\$ 93,644	\$ 93,644	\$ 178,673	\$ 265,402	\$ 353,867	\$ 444,100
Category 2: Upgrade of Road Classification	\$ -	\$ 62,024	\$ 62,024	\$ 85,487	\$ 173,748	\$ 173,748	\$ 200,195	\$ 227,171	\$ 265,526	\$ 293,592
Category 3: Change in Surface Treatment	\$ -	\$ 159,742	\$ 394,179	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775
Category 4: Intersection Improvements	\$ -	\$ -	\$ -	\$ 79,389	\$ 99,903	\$ 99,903	\$ 111,125	\$ 122,571	\$ 134,246	\$ 146,155
Category 5: Culverts	\$ -	\$ -	\$ -	\$ -	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118
Category 6: Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ -	\$ 221,766	\$ 456,203	\$ 702,296	\$ 830,188	\$ 830,188	\$ 952,886	\$ 1,078,038	\$ 1,216,532	\$ 1,346,740

	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036
Roads & Related										
Category 1: Major Road Projects	\$ 1,121,251	\$ 1,236,160	\$ 1,343,458	\$ 1,425,683	\$ 1,509,552	\$ 1,595,098	\$ 1,544,788	\$ 1,607,904	\$ 1,701,167	\$ 1,779,816
Category 2: Upgrade of Road Classification	\$ 322,219	\$ 326,124	\$ 330,108	\$ 334,171	\$ 338,315	\$ 342,543	\$ 342,543	\$ 342,543	\$ 342,543	\$ 342,543
Category 3: Change in Surface Treatment	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775
Category 4: Intersection Improvements	\$ 158,302	\$ 164,818	\$ 171,464	\$ 178,243	\$ 185,157	\$ 192,210	\$ 233,290	\$ 233,290	\$ 233,290	\$ 233,290
Category 5: Culverts	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118
Category 6: Studies	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,064,665	\$ 2,189,996	\$ 2,307,923	\$ 2,400,990	\$ 2,495,918	\$ 2,592,745	\$ 2,583,514	\$ 2,646,630	\$ 2,739,893	\$ 2,818,542

	2037	2038	2039	2040	2041
Roads & Related					
Category 1: Major Road Projects	\$ 1,862,651	\$ 1,778,486	\$ 1,806,250	\$ 1,775,462	\$ 1,862,651
Category 2: Upgrade of Road Classification	\$ 342,543	\$ 342,543	\$ 342,543	\$ 342,543	\$ 342,543
Category 3: Change in Surface Treatment	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775	\$ 443,775
Category 4: Intersection Improvements	\$ 233,290	\$ 233,290	\$ 233,290	\$ 233,290	\$ 233,290
Category 5: Culverts	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118	\$ 19,118
Category 6: Studies	\$ -	\$ -	\$ -	\$ -	\$ -
Total	\$ 2,901,378	\$ 2,817,212	\$ 2,844,976	\$ 2,814,189	\$ 2,901,378

Notes:

(1) See Appendix F

X OTHER ISSUES AND CONSIDERATIONS

A. DEVELOPMENT CHARGES ADMINISTRATION

No significant changes are recommended to the County's current policies and practices regarding development charge administration. In this regard:

- It is recommended that practices regarding collection of development charges and by-law administration continue to the extent possible.
- As required under the *DCA*, the County should codify any rules regarding application of the by-laws and exemptions within the development charges by-laws proposed for adoption.
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the 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.

APPENDIX A

DEVELOPMENT FORECAST

APPENDIX A

DEVELOPMENT FORECAST

This appendix provides details of the development forecast used to prepare the 2016 Development Charges Background Study for the County of Grey. The forecast method and assumptions are discussed herein. The forecast results are provided in the following tables:

Historical Development

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

Forecast Development

Table 4	Population, Household & Employment Forecast Summary
Table 5	Forecast of Dwelling Units by Unit Type
Table 6	Population Growth in New Households by Unit Type
Table 7	Forecast Employment by Place of Work
Table 8	Employment Growth in New Non-Residential Space

A. FORECAST APPROACH AND KEY ASSUMPTIONS

The *Development Charges Act* 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 *Growth Management Strategy*, which was most recently updated in December 2015. A ten-year development forecast, from 2017 to 2026, has been used to calculate the development charges for the general services in the County. For the roads and related service, a longer-range forecast, from 2017 to 2041 has been used.

B. HISTORICAL DEVELOPMENT IN THE COUNTY

Historical growth and development figures presented herein are based on Statistics Canada Census data, Canada Mortgage Housing Corporation (CMHC) housing market information and municipal building permit and development application data. A “Census-based” definition of population is shown in the historical and forecast tables. However, an adjusted population figure, which includes population in seasonal or non-permanent dwellings is also used for the purposes of the development charges study. For development charges purposes, a ten-year historical period of 2007 to 2016 is used for calculating historical service levels. Since 2011 was the last year the Census was completed, figures from 2012 to 2016 are estimated.

The County of Grey has experienced steady population and household growth over the last ten years. As shown in Table 1, the County’s Census population increased from 92,442 people in 2007 to 94,660 in 2016. This represents an increase of 2 per cent. The number of occupied dwelling units in the County also experienced a steady increase during the ten-year historical period, increasing from 37,339 to 33,466 occupied households in 2016 – a 6 percent increase. Housing unit growth has been at a faster pace than population growth owing to the decline in average household size. This is largely a result of the aging population trend.

The number of non-permanent or seasonal dwelling units is calculated based on a percentage of total private dwelling units as approved by Council through the *Growth Management Strategy* review. The current proportion of total dwelling units that is comprised of seasonal or non-permanent units has been applied throughout the forecast period to 2041. 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.

The number of non-permanent dwelling units in Grey County grew from 7,287 in 2007 to 7,705 in 2016, which represents an increase of 6 per cent in these types of units. The adjusted population, including Census population and seasonal population in these non-permanent units increased by 3 per cent, from 114,303 in 2007 to 117,775 in 2016.

Historical employment figures are also shown in Table 1 and are based on Statistics Canada place of work data. Place of work data records where people work rather than

the place of residence. The County's employment has experienced overall growth in the historical ten-year period. Although there has been some year-over-year decline between 2006 and 2011, the overall ten-year increase of 607 employees, from 42,697 in 2007 to 43,472 in 2016, represents an increase of 1 per cent. The County's activity rate (the ratio of employment to population) has remained fairly steady, at around 46 per cent since 2006.

Details on historical housing unit growth in the County are provided in Table 2 showing historical residential building permits by year and unit type. As shown, the dominant type of new housing in Grey constructed since 2005 has been single- and semi-detached housing at 82 per cent of building permits issued.

Table 3 provides details on historical occupancy patterns in the County by period of housing construction. The overall average occupancy level in Grey for single and semi-detached units is 2.54 persons per housing unit. Occupancy levels for recently constructed units, between 2001 and 2011 (2.60), are higher than the overall average and are used in the development charges calculation since they better reflect the number of people that are likely to reside in new development.

C. FORECAST METHOD AND RESULTS

This section describes the method used to establish the ten-year and longer-term development charges forecast for the planning periods 2017 to 2026 and 2017 to 2041. All forecasts of population, households and employment discussed herein are based on the County's *Growth Management Strategy*, December 2015.

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

- The *population 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 forecast requires both a projection of *employment growth* as well as a projection of the *employment growth associated with new floorspace* in the County.

1. Residential Forecast

The residential development forecast incorporates anticipated growth in population and occupied dwelling units by type. As detailed in Table 4, the County's Census population is forecast to grow from 94,660 in 2016 to 100,099 in 2026 and 107,126 in 2041. The ten-year population growth (5,439 persons) represents a 6 per cent increase over the existing base. The longer-term increase of 12,466 persons to 2041 represents 13 per cent increase.

Over the ten-year planning period from 2017 to 2026, the number of occupied housing units is forecast to increase from 39,466 in 2016 to 42,471 in 2026. By 2041, this number is expected to reach 45,083 units. This reflects an average annual increase of approximately 300 occupied dwelling units per year from 2017 to 2026, which decreases to almost 175 new units per year to 2041. The overall ten-year growth represents an 8 per cent (3,005 units) increase in occupied dwelling units over the next ten years. The longer term growth of 5,617 units represents a 14 per cent increase over the existing base in 2016.

The number of non-permanent or seasonal dwelling units is forecast to increase by 587 units or 8 per cent over the next ten years. By 2041, there is expected to be a total of 9,306 non-permanent units located throughout Grey County, which will represent an increase of 1,601 units, or 21 per cent over the existing base. When combined with the growth in occupied dwelling units, the total number of private dwellings in the County of Grey is forecast to increase by 1,796 units in the next ten years and 3,609 units to 2041. The growth in total private dwelling units is used in the calculation of development charges in this study.

The total population shown includes both the Census population, as well as the population in non-permanent dwelling units. A PPU of 3.00 people per non-permanent dwelling unit is applied to determine the non-permanent population in Grey County. The adjusted population is anticipated to grow by 7,200 people (8 per cent) between 2017 and 2026 and by 17,269 people (15 per cent) to 2041.

A breakdown of anticipated housing in the County of Grey by unit type is shown in Table 5. The type of housing in the County is forecast to be composed largely of single and semi-detached units (82 per cent), followed by apartments (14 per cent) and rows (3 per cent). This is consistent with the existing historical housing types summarized in Tables 2 and 3.

Population growth in the new units is estimated by applying the following PPUs to the housing unit forecast: 2.60 for single and semi-detached units; 1.81 for rows; 1.54 for apartments; and 3.00 for non-permanent dwellings. The forecast of population expected to reside in these new housing units over the 2017 to 2026 period is 9,045 additional persons. Over the longer-term planning period, 18,410 additional persons are anticipated. This population growth by unit type is shown in Table 6.

2. Non-Residential Forecast

Table 4 shows that the total Census employment is forecast to grow by 229 jobs over the ten-year forecast period and 3,264 to 2041. This long-term increase from 43,472 employees in 2016 to 46,736 in 2041 represents an 8 per cent increase.

Table 7 shows the forecast of total employment in the County of Grey by employment category to 2041. Of the employment growth used in the DC study, 50 per cent is anticipated to occur within the population-related (service/retail sector), 38 per cent in the employment-land related sector (industrial) and 13 per cent in the rural sector.

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 ten-year period from 2017 to 2026 for general services, and a longer-term forecast to 2041 for the engineered services. This forecast is shown in Table 8.

An assumed floor space per worker (FSW) is applied to the employment forecast numbers by category in order to project growth in new non-residential space in the County. The FSW assumptions used herein are 50 square metres per employee for population-related employment and 100 square metres per employee employment land. No additional building space is required to accommodate growth in rural employment.

The overall growth in new non-residential building space across the County of Grey between 2017 and 2026 is 15,750 square metres. New non-residential building space is forecast to grow by 236,400 square metres to 2041, 62 per cent of which will be in the industrial sector.

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TABLE 1

COUNTY OF GREY
HISTORICAL POPULATION, DWELLING UNITS & EMPLOYMENT

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	HH Size (PPU)	Seasonal Recreation al Units	Annual Growth	HH Size (PPU)	Total Population	Annual Growth	Employment	Annual Growth	Activity Rate
2006	92,411		37,164		2.49	7,252		3.00	114,167		42,865		46.4%
2007	92,442	31	37,339	175	2.48	7,287	35	3.00	114,303	136	42,697	-168	46.2%
2008	92,473	31	37,514	175	2.47	7,322	35	3.00	114,439	136	42,529	-168	46.0%
2009	92,504	31	37,690	176	2.45	7,357	35	3.00	114,575	136	42,362	-167	45.8%
2010	92,535	31	37,867	177	2.44	7,392	35	3.00	114,711	136	42,196	-166	45.6%
2011	92,568	33	38,045	178	2.43	7,428	36	3.00	114,852	141	42,030	-166	45.4%
2012	92,983	415	38,325	280	2.43	7,483	55	3.00	115,432	580	42,315	285	45.5%
2013	93,400	417	38,607	282	2.42	7,538	55	3.00	116,014	582	42,601	286	45.6%
2014	93,818	418	38,891	284	2.41	7,593	55	3.00	116,597	583	42,889	288	45.7%
2015	94,238	420	39,177	286	2.41	7,649	56	3.00	117,185	588	43,179	290	45.8%
2016	94,660	422	39,466	289	2.40	7,705	56	3.00	117,775	590	43,472	293	45.9%
Growth 2007-2016		2,249		2,302			453			3,608		607	

Source: Grey County Growth Management Strategy Update, 2015

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TABLE 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	Apartments	Total	Singles & Semis	Rows	Apartments	Total
2005	580	80	20	680	85%	12%	3%	100%
2006	575	70	183	828	69%	8%	22%	99%
2007	429	29	37	495	87%	6%	7%	100%
2008	328	46	34	408	80%	11%	8%	99%
2009	267	51	30	348	77%	15%	9%	101%
2010	290	45	9	344	84%	13%	3%	100%
2011	286	18	8	312	92%	6%	3%	101%
2012	280	17	30	327	86%	5%	9%	100%
2013	226	28	12	266	85%	11%	5%	101%
2014	250	8	6	264	95%	3%	2%	100%
2015	324	27	50	401	81%	7%	12%	100%
2016 (March)	30	0	0	30	100%	0%	0%	100%
Total	3,865	419	419	4,703	82%	9%	9%	100%
2011-2015	273	20	21	314	87%	6%	7%	100%
2006-2015	326	34	40	399	82%	8%	10%	100%

Source: Statistics Canada, Building Permits

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TABLE 3

COUNTY OF GREY
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

Dwelling Unit Type	Period of Construction										Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1985	1986-1990	1991-1995	1996-2000	2001-2005	2006-2011	Pre-2001	2001-2011	Total
Singles													
Household Population	24,085	6,770	5,880	10,170	3,890	7,515	5,590	3,710	4,690	4,390	67,610	9,080	76,690
Households	9,195	2,800	2,655	4,170	1,565	2,885	2,010	1,390	1,795	1,690	26,670	3,485	30,155
Household Size	2.62	2.42	2.21	2.44	2.49	2.60	2.78	2.67	2.61	2.60	2.54	2.61	2.54
Semis													
Household Population	320	190	205	420	170	100	0	0	0	125	1,405	125	1,530
Households	180	70	75	135	60	55	0	0	0	55	575	55	630
Household Size	1.78	2.71	2.73	3.11	2.83	1.82	n/a	n/a	n/a	2.27	2.44	2.27	2.43
Singles and Semis													
Household Population	24,405	6,960	6,085	10,590	4,060	7,615	5,590	3,710	4,690	4,515	69,015	9,205	78,220
Households	9,375	2,870	2,730	4,305	1,625	2,940	2,010	1,390	1,795	1,745	27,245	3,540	30,785
Household Size	2.60	2.43	2.23	2.46	2.50	2.59	2.78	2.67	2.61	2.59	2.53	2.60	2.54
Rows													
Household Population	225	190	100	380	285	355	285	255	185	410	2,075	595	2,670
Households	135	105	70	175	110	205	155	135	115	270	1,090	385	1,475
Household Size	1.67	1.81	1.43	2.17	2.59	1.73	1.84	1.89	1.61	1.52	1.90	1.55	1.81
Apartments (excl. Duplexes)													
Household Population	1,860	905	1,490	1,500	645	395	415	120	175	225	7,330	400	7,730
Households	1,245	630	875	1,025	440	235	295	80	90	115	4,825	205	5,030
Household Size	1.49	1.44	1.70	1.46	1.47	1.68	1.41	1.50	1.94	1.96	1.52	1.95	1.54
Duplexes													
Household Population	620	220	100	130	0	0	0	0	0	0	1,070	0	1,070
Households	330	100	40	80	0	0	0	0	0	0	550	0	550
Household Size	1.88	2.20	2.50	1.63	n/a	n/a	n/a	n/a	n/a	n/a	1.95	n/a	1.95
Rows, Apartments, Duplexes													
Household Population	2,705	1,315	1,690	2,010	930	750	700	375	360	635	10,475	995	11,470
Households	1,710	835	985	1,280	550	440	450	215	205	385	6,465	590	7,055
Household Size	1.58	1.57	1.72	1.57	1.69	1.70	1.56	1.74	1.76	1.65	1.62	1.69	1.63
All Units													
Household Population	27,110	8,275	7,775	12,600	4,990	8,365	6,290	4,085	5,050	5,150	79,490	10,200	89,690
Households	11,085	3,705	3,715	5,585	2,175	3,380	2,460	1,605	2,000	2,130	33,710	4,130	37,840
Household Size	2.45	2.23	2.09	2.26	2.29	2.47	2.56	2.55	2.53	2.42	2.36	2.47	2.37

Note: Population and household figures in this table are based on National Household Survey and may differ from Census figures.
Source: Statistics Canada, 2011 National Household Survey Special Run.

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TABLE 4

COUNTY OF GREY
POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST

Year	Census Population	Growth	Occupied Households	Growth	Household Size	Seasonal Recreation al Units	Growth	Household Size	Total Population	Growth	Employment	Growth	Activity Rate
2016	94,660	422	39,466	289	2.40	7,705	56	3.00	117,775	590	43,472	293	45.9%
2017	95,155	495	39,765	299	2.39	7,764	59	3.00	118,447	672	43,492	20	45.7%
2018	95,653	498	40,067	302	2.39	7,823	59	3.00	119,122	675	43,512	20	45.5%
2019	96,153	500	40,371	304	2.38	7,882	59	3.00	119,799	677	43,532	20	45.3%
2020	96,656	503	40,677	306	2.38	7,942	60	3.00	120,482	683	43,552	20	45.1%
2021	97,162	506	40,986	309	2.37	8,002	60	3.00	121,168	686	43,573	21	44.8%
2022	97,742	580	41,279	293	2.37	8,059	57	3.00	121,919	751	43,599	26	44.6%
2023	98,326	584	41,574	295	2.37	8,117	58	3.00	122,677	758	43,625	26	44.4%
2024	98,913	587	41,871	297	2.36	8,175	58	3.00	123,438	761	43,651	26	44.1%
2025	99,504	591	42,170	299	2.36	8,233	58	3.00	124,203	765	43,677	26	43.9%
2026	100,099	595	42,471	301	2.36	8,292	59	3.00	124,975	772	43,701	24	43.7%
2027	100,665	566	42,663	192	2.36	8,329	37	3.00	125,652	677	43,721	20	43.4%
2028	101,234	569	42,856	193	2.36	8,367	38	3.00	126,335	683	43,741	20	43.2%
2029	101,806	572	43,050	194	2.36	8,405	38	3.00	127,021	686	43,761	20	43.0%
2030	102,381	575	43,245	195	2.37	8,443	38	3.00	127,710	689	43,781	20	42.8%
2031	102,960	579	43,440	195	2.37	8,481	38	3.00	128,403	693	43,801	20	42.5%
2032	103,438	478	43,620	180	2.37	8,612	131	3.00	129,274	871	44,023	222	42.6%
2033	103,918	480	43,801	181	2.37	8,745	133	3.00	130,153	879	44,246	223	42.6%
2034	104,400	482	43,982	181	2.37	8,880	135	3.00	131,040	887	44,470	224	42.6%
2035	104,885	485	44,164	182	2.37	9,017	137	3.00	131,936	896	44,695	225	42.6%
2036	105,372	487	44,347	183	2.38	9,154	137	3.00	132,834	898	44,922	227	42.6%
2037	105,720	348	44,493	146	2.38	9,184	30	3.00	133,272	438	45,279	357	42.8%
2038	106,070	350	44,640	147	2.38	9,214	30	3.00	133,712	440	45,639	360	43.0%
2039	106,421	351	44,787	147	2.38	9,244	30	3.00	134,153	441	46,002	363	43.2%
2040	106,773	352	44,935	148	2.38	9,274	30	3.00	134,595	442	46,368	366	43.4%
2041	107,126	353	45,083	148	2.38	9,306	32	3.00	135,044	449	46,736	368	43.6%
2017-2026	5,439		3,005		587		7,200		229				
2017-2031	8,300		3,974		776		10,628		329				
2017-2041	12,466		5,617		1,601		17,269		3,264				

Source: Grey County Growth Management Strategy Update, 2015

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TABLE 5

COUNTY OF GREY
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Year	Growth in Households by Unit Type					
	Occupied Households				Seasonal Recreation al Units	Total Dwelling Units
	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied		
2016	238	11	40	289	56	345
2017	246	12	41	299	59	358
2018	249	12	41	302	59	361
2019	250	12	42	304	59	363
2020	252	12	42	306	60	366
2021	254	13	42	309	60	369
2022	241	12	40	293	57	350
2023	243	12	40	295	58	353
2024	244	12	40	297	58	355
2025	246	13	40	299	58	357
2026	248	13	40	301	59	360
2027	158	8	26	192	37	229
2028	159	8	26	193	38	231
2029	160	8	26	194	38	232
2030	160	9	26	195	38	233
2031	160	9	26	195	38	233
2032	148	8	24	180	131	311
2033	149	8	24	181	133	314
2034	149	8	24	181	135	316
2035	149	8	24	182	137	319
2036	150	8	25	183	137	320
2037	119	7	20	146	30	176
2038	120	7	20	147	30	177
2039	120	7	20	147	30	177
2040	121	7	20	148	30	178
2041	121	7	20	148	32	180
2017-2026	2,474	124	408	3,005	587	3,592
2017-2031	3,270	166	537	3,974	776	4,750
2017-2041	4,616	241	760	5,617	1,601	7,218

Source: Grey County Growth Management Strategy Update, 2015

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TABLE 6

COUNTY OF GREY
FORECAST OF HOUSEHOLD GROWTH AND POPULATION IN NEW HOUSEHOLDS

Year	Population in New Households *					
	Occupied Households				Seasonal Recreation al Units	Total Dwelling Units
	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied		
2016	619	21	61	701	168	869
2017	640	22	63	725	177	902
2018	647	22	64	733	177	910
2019	651	22	64	737	177	914
2020	655	22	64	741	180	921
2021	661	23	64	748	180	928
2022	627	22	61	710	171	881
2023	631	22	61	714	174	888
2024	636	23	62	721	174	895
2025	640	23	62	725	174	899
2026	644	24	62	730	177	907
2027	411	15	39	465	111	576
2028	413	15	40	468	114	582
2029	415	15	40	470	114	584
2030	417	15	40	472	114	586
2031	416	16	40	472	114	586
2032	384	15	37	436	393	829
2033	386	15	37	438	399	837
2034	386	15	37	438	405	843
2035	389	15	37	441	411	852
2036	389	15	38	442	411	853
2037	311	12	31	354	90	444
2038	313	12	31	356	90	446
2039	313	12	31	356	90	446
2040	315	12	31	358	90	448
2041	314	12	31	357	96	453
2017-2026	6,432	225	627	7,284	1,761	9,045
2017-2031	8,504	301	826	9,631	2,328	11,959
2017-2041	12,004	436	1,167	13,607	4,803	18,410

* Based on PPUs: 2.60 1.81 1.54 3.00

Source: Hemson Consulting Ltd., 2016

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TABLE 7

COUNTY OF GREY
EMPLOYMENT GROWTH BY CATEGORY

Year	<u>Population-Related</u>		<u>Employment Land</u>		<u>Rural-Based</u>		<u>Total Employment</u>	
	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2016	21,320		16,650		5,502		43,472	
2017	21,330	10	16,658	8	5,504	2	43,492	20
2018	21,340	10	16,666	8	5,506	2	43,512	20
2019	21,350	10	16,674	8	5,508	2	43,532	20
2020	21,360	10	16,682	8	5,510	2	43,552	20
2021	21,368	8	16,690	8	5,514	4	43,572	20
2022	21,381	13	16,699	9	5,517	3	43,597	25
2023	21,394	13	16,708	9	5,520	3	43,622	25
2024	21,407	13	16,717	9	5,523	3	43,647	25
2025	21,420	13	16,726	9	5,526	3	43,672	25
2026	21,434	14	16,736	10	5,531	5	43,701	29
2027	21,443	9	16,744	8	5,533	2	43,720	19
2028	21,452	9	16,752	8	5,535	2	43,739	19
2029	21,461	9	16,760	8	5,537	2	43,758	19
2030	21,470	9	16,768	8	5,539	2	43,777	19
2031	21,481	11	16,777	9	5,543	4	43,801	24
2032	21,576	95	16,876	99	5,571	28	44,023	222
2033	21,672	96	16,975	99	5,599	28	44,246	223
2034	21,768	96	17,075	100	5,627	28	44,470	224
2035	21,864	96	17,175	100	5,656	29	44,695	225
2036	21,961	97	17,276	101	5,685	29	44,922	227
2037	22,108	147	17,440	164	5,730	45	45,278	356
2038	22,256	148	17,606	166	5,776	46	45,638	360
2039	22,405	149	17,774	168	5,822	46	46,001	363
2040	22,555	150	17,943	169	5,868	46	46,366	365
2041	22,707	152	18,114	171	5,915	47	46,736	370
2017-2026		114		86		29		229
2017-2031		161		127		41		329
2017-2041		1,387		1,464		413		3,264

Source: Grey County Growth Management Strategy Update, 2015

**APPENDIX A
TABLE 8**

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

Employment Density

Population Related	50.0 m ² per employee
Employment Land	100.0 m ² per employee
Other Rural-Based	100.0 m ² per employee

Year	<u>Population-Related</u>		<u>Employment Land</u>		<u>Other Rural-Based</u>		<u>Other Rural-Based</u>		<u>Total</u>	
	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)
2017	10	500	8	800	1	0	1	100	20	1,400
2018	10	500	8	800	1	0	1	100	20	1,400
2019	10	500	8	800	1	0	1	100	20	1,400
2020	10	500	8	800	1	0	1	100	20	1,400
2021	8	400	8	800	2	0	2	200	20	1,400
2022	13	650	9	900	2	0	2	150	25	1,700
2023	13	650	9	900	2	0	2	150	25	1,700
2024	13	650	9	900	2	0	2	150	25	1,700
2025	13	650	9	900	2	0	2	150	25	1,700
2026	14	700	10	1,000	3	0	3	250	29	1,950
2027	9	450	8	800	1	0	1	100	19	1,350
2028	9	450	8	800	1	0	1	100	19	1,350
2029	9	450	8	800	1	0	1	100	19	1,350
2030	9	450	8	800	1	0	1	100	19	1,350
2031	11	550	9	900	2	0	2	200	24	1,650
2032	95	4,750	99	9,900	14	0	14	1,400	222	16,050
2033	96	4,800	99	9,900	14	0	14	1,400	223	16,100
2034	96	4,800	100	10,000	14	0	14	1,400	224	16,200
2035	96	4,800	100	10,000	15	0	15	1,450	225	16,250
2036	97	4,850	101	10,100	15	0	15	1,450	227	16,400
2037	147	7,350	164	16,400	23	0	23	2,250	356	26,000
2038	148	7,400	166	16,600	23	0	23	2,300	360	26,300
2039	149	7,450	168	16,800	23	0	23	2,300	363	26,550
2040	150	7,500	169	16,900	23	0	23	2,300	365	26,700
2041	152	7,600	171	17,100	24	0	24	2,350	370	27,050
2017-2026	114	5,700	86	8,600	15	0	15	1,450	229	15,750
2017-2031	161	8,050	127	12,700	21	0	21	2,050	329	22,800
2017-2041	1,387	69,350	1,464	146,400	207	0	207	20,650	3,264	236,400

Source: Hemson Consulting Ltd., 2016

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX

APPENDIX B

GENERAL SERVICES TECHNICAL APPENDIX

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

Appendix B.1 Land Ambulance

Appendix B.2 Public Works: Buildings & Fleet

Appendix B.3 Provincial Offences

Appendix B.4 Employment Resources

Appendix B.5 Trails

Appendix B.6 Health Unit

Appendix B.7 General Government

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

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the ten-year historical service level. The *DCA* and *Ontario Regulation 82/98* require that development charges be set at a level no higher than the average service level provided in a municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period is defined as 2007–2016.

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

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

The cost per hectare of land used in the inventory of capital assets for each service in this study varies based on the location of facilities throughout the County. Land values of \$300,000 per hectare were assigned to the Municipality of Meaford and Township of Southgate based on the land values used in the Municipality of Meaford's recent development charges background study, released in 2015. Similarly, the \$1.30 million per hectare used for the Town of the Blue Mountains is consistent with the Town's 2014 DC background study. For the remainder of the local municipalities, land values incorporated into the County's 2011 DC study were indexed, as more current data and land sales transaction information was not available.

The approach used to calculate service levels and maximum funding envelopes is described as follows: for those services with only a residential impact (Trails), the service level measure of net population has been utilized. For the remaining services that levy both a residential and non-residential charge, the service level measure of net population plus employment has been utilized.

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. This requirement has been addressed through the use of net population and employment in the determination of maximum permissible funding envelopes.

Table 1 also shows the calculation of the maximum allowable funding envelope and the legislated ten per cent reduction (for all applicable services). The maximum allowable funding envelope is defined as the ten-year historical service level (expressed as \$/capita or \$/population and employment) multiplied by the forecast

increase in net population or net population and employment over the future planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the ten-year historic service level is maintained.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The *DCA* requires that Council express its intent to provide capital facilities to support future development. Based on the development forecasts presented in Appendix A, County staff in collaboration with consultants, have created a growth-related capital forecast that sets out the projects required to service anticipated development for the ten-year period from 2017–2026.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, subsidies or other recoveries, “replacement” shares and benefit to existing shares, and the legislated “ten per cent reduction” for eligible services.

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

When calculating development charges, the development-related net capital cost must be reduced by 10 per cent for all services except protection services and engineered services (*DCA* s.5.(1)8.). In addition, under the *Development Charges Act, 1997*, services related to a highway as defined in subsection 1(1) of the *Municipal Act, 2001*, need not to be reduced by the legislated 10 per cent (as with other general services). The services and capital assets of Public Works are considered to be related to a highway and therefore are not reduced. The 10 per cent discount is applied to all remaining general services considered in this appendix. As with replacement shares, the 10 per cent mandatory reduction must be funded from non-development charge sources.

The capital program less any replacement shares or benefit to existing shares and 10 per cent discount shares yields the development-related costs. Although deemed

development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2017 to 2026. For some services, reserve fund balances may be available to fund a share of the program. In addition, a portion of the capital program may service growth occurring beyond 2026. This portion of the capital program is deemed “pre-built” service capacity and is considered as committed excess capacity to be recovered under future development charges, or is a service level increase.

The remaining portion of the net capital program represents the development-related cost that may be included in the DC calculation. In all cases, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Table 1. The result is the discounted development-related net capital costs eligible for recovery against growth over the forecast period from 2017 to 2026.

Calculation of the Unadjusted Development Charges Rates

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

The first step in determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Trails, the development-related costs have been apportioned as 98 per cent residential and 2 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. For Public Works, a share of the development-related costs have been apportioned to employment associated with wind turbines. This is the single general service with costs applied to this type of development.

The development-related costs associated with Trails have been allocated 100 per cent to the residential sector, as the need for these facilities is driven by residential development.

The residential share of the 2017–2026 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). 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. The service is delivered from seven stations throughout the County.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 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 nearly 23,440 square feet of paramedic stations and administration space throughout the County. The space is valued at \$6.09 million. The land associated with all the building space totals 1.26 hectares, which is worth approximately \$766,300. Vehicles operated by the PS include 15 ambulances, emergency response units and an incident response unit. The 19 vehicles have a combined value of \$2.77 million. Finally, the total value of all furniture and equipment, station equipment, personal paramedic equipment, stretchers and defibrillators adds approximately \$1.11 million to the total value of the inventory.

The 2016 combined replacement value of the inventory of capital assets for Land Ambulance in Grey County is \$10.74 million, resulting in a ten-year historical average service level of \$64.94 per capita. This historical service level, multiplied by the ten-year net population and employment growth (7,429), results in a ten-year maximum allowable funding envelope of \$482,440. Excess capacity is calculated in the amount of \$264,990, however it has been committed as it remains to be recovered in the capital program through the negative reserve fund balance. The legislated ten per cent discount totals \$48,240. Therefore, the maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$434,200.

TABLE 2 2017–2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The Land Ambulance 2017-2026 development-related capital program includes the recovery of a negative DC reserve fund balance, the construction of a new paramedic

station in Chatsworth in 2017, as well as the associated required furniture and equipment. The capital program totals \$864,450, all of which is related to development in the County. The ten per cent legislated discount totals \$55,240 and is removed from the calculation of development charges.

The total DC eligible costs amount to \$809,210, of which \$375,020 relates to development beyond 2026. This share also represents the share that exceeds the maximum allowable funding envelope. The remaining \$434,200 is determined to be related to growth in the County between 2017 and 2026 and is incorporated into the DC calculation. The cost is allocated 98 per cent (\$423,474) to the residential sector and 2 per cent (\$10,721) 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 \$46.82 per capita and \$0.68 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential charge for land ambulance increases to \$54.70 per capita and the non-residential charge increases to \$0.81 per square metre. This increase is due largely to the front-ended nature of the capital program, as all expenditures are anticipated to occur in the first year of the ten-year planning period under review (2017).

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

LAND AMBULANCE SUMMARY						
10-year Hist.	2017-2026		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
\$64.94	\$864,452	\$434,195	\$46.82	\$0.68	\$54.70	\$0.81

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TABLE 1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
County Administration Building, Owen Sound	400	400	400	400	400	400	400	400	400	400	\$260
Station 1 - Owen Sound	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	4,968	\$260
Station 2 - Meaford	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	2,325	\$260
Station 3 - Markdale	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	3,164	\$260
Station 4 - Dundalk	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	2,537	\$260
Station 5 - Durham	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$260
Station 6 - Hanover	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	3,410	\$260
Station 7 - Craigleith	1,080	1,080	1,080	1,080	1,080	4,133	4,133	4,133	4,133	4,133	\$260
Total (sq.ft.)	20,384	20,384	20,384	20,384	20,384	23,437	23,437	23,437	23,437	23,437	
Total (\$000)	\$5,299.8	\$5,299.8	\$5,299.8	\$5,299.8	\$5,299.8	\$6,093.7	\$6,093.7	\$6,093.7	\$6,093.7	\$6,093.7	

LAND Station Name	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
County Administration Building, Owen Sound	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	\$154,200
Station 1 - Owen Sound	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$154,200
Station 2 - Meaford	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	0.04	\$300,000
Station 3 - Markdale	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$68,500
Station 4 - Dundalk	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$300,000
Station 5 - Durham	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$68,500
Station 6 - Hanover	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	0.06	\$68,500
Station 7 - Craigleith	0.02	0.02	0.02	0.02	0.02	0.50	0.50	0.50	0.50	0.50	\$1,300,000
Total (ha)	0.78	0.78	0.78	0.78	0.78	1.26	1.26	1.26	1.26	1.26	
Total (\$000)	\$142.4	\$142.4	\$142.4	\$142.4	\$142.4	\$766.3	\$766.3	\$766.3	\$766.3	\$766.3	

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TABLE 1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
LAND AMBULANCE

VEHICLES Type of Vehicle	# of Vehicles										UNIT COST (\$/vehicle)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Ambulances	17	17	17	17	17	17	16	16	15	15	\$165,800
Emergency Response Units	2	3	3	3	3	3	3	3	3	3	\$73,500
Emergency Support Units	1	1	1	1	-	-	-	-	-	-	\$128,500
Incident Response Unit	-	-	-	-	1	1	1	1	1	1	\$59,000
Total (#)	20	21	21	21	21	21	20	20	19	19	
Total (\$000)	\$3,094.1	\$3,167.6	\$3,167.6	\$3,167.6	\$3,098.1	\$3,098.1	\$2,932.3	\$2,932.3	\$2,766.5	\$2,766.5	

FURNITURE AND EQUIPMENT Station Name	Total Value of Furniture and Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Furniture & Equipment for all Buildings	\$36,000	\$36,000	\$36,000	\$36,000	\$36,000	\$42,000	\$42,000	\$42,000	\$42,000	\$42,000
Equipment for Paramedics	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400	\$230,400
Stretchers	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000	\$340,000
Defibrillators	\$497,440	\$497,440	\$497,440	\$497,440	\$497,440	\$497,440	\$497,440	\$497,440	\$497,440	\$497,440
Total (\$000)	\$1,103.8	\$1,103.8	\$1,103.8	\$1,103.8	\$1,103.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8

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COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE
LAND AMBULANCE

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population (Adjusted)	114,303	114,439	114,575	114,711	114,852	115,432	116,014	116,597	117,185	117,775
Historic Employment	<u>42,697</u>	<u>42,529</u>	<u>42,362</u>	<u>42,196</u>	<u>42,030</u>	<u>42,315</u>	<u>42,601</u>	<u>42,889</u>	<u>43,179</u>	<u>43,472</u>
Historic Population & Employment	157,000	156,968	156,937	156,907	156,882	157,747	158,615	159,486	160,364	161,247

INVENTORY SUMMARY (\$000)

Buildings	\$5,299.8	\$5,299.8	\$5,299.8	\$5,299.8	\$5,299.8	\$6,093.7	\$6,093.7	\$6,093.7	\$6,093.7	\$6,093.7
Land	\$142.4	\$142.4	\$142.4	\$142.4	\$142.4	\$766.3	\$766.3	\$766.3	\$766.3	\$766.3
Vehicles	\$3,094.1	\$3,167.6	\$3,167.6	\$3,167.6	\$3,098.1	\$3,098.1	\$2,932.3	\$2,932.3	\$2,766.5	\$2,766.5
Furniture And Equipment	\$1,103.8	\$1,103.8	\$1,103.8	\$1,103.8	\$1,103.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8	\$1,109.8
Total (\$000)	\$9,640.2	\$9,713.7	\$9,713.7	\$9,713.7	\$9,644.2	\$11,068.0	\$10,902.2	\$10,902.2	\$10,736.4	\$10,736.4

SERVICE LEVEL (\$/population & employment)											Average Service Level
Buildings	\$33.76	\$33.76	\$33.77	\$33.78	\$33.78	\$38.63	\$38.42	\$38.21	\$38.00	\$37.79	\$35.99
Land	\$0.9	\$0.9	\$0.9	\$0.9	\$0.9	\$4.9	\$4.8	\$4.8	\$4.8	\$4.8	\$2.86
Vehicles	\$19.7	\$20.2	\$20.2	\$20.2	\$19.7	\$19.6	\$18.5	\$18.4	\$17.3	\$17.2	\$19.09
Furniture And Equipment	\$7.03	\$7.03	\$7.03	\$7.03	\$7.04	\$7.04	\$7.00	\$6.96	\$6.92	\$6.88	\$7.00
Total (\$/population & employment)	\$61.40	\$61.88	\$61.90	\$61.91	\$61.47	\$70.16	\$68.73	\$68.36	\$66.95	\$66.58	\$64.94

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
LAND AMBULANCE

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2007 - 2016	\$64.94
Net Population & Employment Growth 2017 - 2026	7,429
Maximum Allowable Funding Envelope	\$482,439
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$48,244
Discounted Maximum Allowable Funding Envelope	\$434,195

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$10,736,371
Inventory Using Average Service Level	\$10,471,380
Excess Capacity	\$264,991
Excess Capacity:	Committed

APPENDIX B.1

TABLE 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	10% Reduction		Available DC Reserves	2017- 2026	Post 2026
1.0 LAND AMBULANCE										
1.1 Recovery of Negative DC Reserve Fund Balance										
1.1.1 Recovery of Negative DC Reserve Fund Balance	2017	\$ 312,077	\$ -	\$ 312,077	\$ -	\$ -	\$ 312,077	\$ -	\$ 312,077	\$ -
Subtotal Recovery of Negative DC Reserve Fund Balance		\$ 312,077	\$ -	\$ 312,077	\$ -	\$ -	\$ 312,077	\$ -	\$ 312,077	\$ -
1.2 Buildings, Land, Furniture & Equipment										
1.2.1 New Paramedic Station in Chatsworth	2017	\$ 546,375	\$ -	\$ 546,375	\$ -	\$ 54,638	\$ 491,738	\$ -	\$ 122,119	\$ 369,619
1.2.2 Furniture & Equipment for New Chatsworth Station	2017	\$ 6,000	\$ -	\$ 6,000	\$ -	\$ 600	\$ 5,400	\$ -	\$ -	\$ 5,400
Subtotal Buildings, Land, Furniture & Equipment		\$ 552,375	\$ -	\$ 552,375	\$ -	\$ 55,238	\$ 497,138	\$ -	\$ 122,119	\$ 375,019
TOTAL LAND AMBULANCE		\$ 864,452	\$ -	\$ 864,452	\$ -	\$ 55,238	\$ 809,214	\$ -	\$ 434,195	\$ 375,019

Residential Development Charge Calculation

Residential Share of 2017 - 2026 DC Eligible Costs	98%	\$423,474
10 Year Growth in Population in New Units		9,045
Unadjusted Development Charge Per Capita		\$46.82

Non-Residential Development Charge Calculation

Non-Residential Share of 2017 - 2026 DC Eligible Costs	2%	\$10,721
10 Year Growth in Square Metres		15,750
Unadjusted Development Charge Per Square Metre		\$0.68

2017 - 2026 Net Funding Envelope	\$434,195
Reserve Fund Balance	(\$312,077)

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

LAND AMBULANCE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.0	(\$384.5)	(\$353.9)	(\$320.5)	(\$283.7)	(\$243.4)	(\$202.7)	(\$158.2)	(\$109.7)	(\$57.1)	
2017-2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Land Ambulance Services: Non Inflated	\$423.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$423.5
- Land Ambulance Services: Inflated	\$423.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$423.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	902	910	914	921	928	881	888	895	899	907	9,045
REVENUE											
- DC Receipts: Inflated	\$49.3	\$50.8	\$52.0	\$53.5	\$54.9	\$53.2	\$54.7	\$56.2	\$57.6	\$59.3	\$541.5
INTEREST											
- Interest on Opening Balance	\$0.0	(\$21.1)	(\$19.5)	(\$17.6)	(\$15.6)	(\$13.4)	(\$11.1)	(\$8.7)	(\$6.0)	(\$3.1)	(\$116.2)
- Interest on In-year Transactions	(\$10.3)	\$0.9	\$0.9	\$0.9	\$1.0	\$0.9	\$1.0	\$1.0	\$1.0	\$1.0	(\$1.7)
TOTAL REVENUE	\$39.0	\$30.5	\$33.4	\$36.8	\$40.3	\$40.7	\$44.5	\$48.5	\$52.6	\$57.2	\$423.6
CLOSING CASH BALANCE	(\$384.5)	(\$353.9)	(\$320.5)	(\$283.7)	(\$243.4)	(\$202.7)	(\$158.2)	(\$109.7)	(\$57.1)	\$0.1	

2016 Adjusted Charge Per Capita **\$54.70**

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.1
TABLE 3 - PAGE 2

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

LAND AMBULANCE	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$9.89)	(\$9.21)	(\$8.49)	(\$7.74)	(\$6.95)	(\$5.80)	(\$4.49)	(\$3.11)	(\$1.65)	
2017-2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Land Ambulance: Non Inflated	\$10.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$10.7
- Land Ambulance: Inflated	\$10.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$10.7
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	1,400	1,400	1,400	1,400	1,400	1,700	1,700	1,700	1,700	1,950	15,750
REVENUE											
- DC Receipts: Inflated	\$1.1	\$1.2	\$1.2	\$1.2	\$1.2	\$1.5	\$1.6	\$1.6	\$1.6	\$1.9	\$14.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.5)	(\$0.5)	(\$0.5)	(\$0.4)	(\$0.4)	(\$0.3)	(\$0.2)	(\$0.2)	(\$0.1)	(\$3.2)
- Interest on In-year Transactions	(\$0.3)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)
TOTAL REVENUE	\$0.8	\$0.7	\$0.7	\$0.8	\$0.8	\$1.1	\$1.3	\$1.4	\$1.5	\$1.8	\$10.9
CLOSING CASH BALANCE	(\$9.9)	(\$9.2)	(\$8.5)	(\$7.7)	(\$6.9)	(\$5.8)	(\$4.5)	(\$3.1)	(\$1.7)	\$0.2	

2016 Adjusted Charge Per Square Metre **\$0.81**

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.2

PUBLIC WORKS: BUILDINGS & FLEET

APPENDIX B.2

PUBLIC WORKS: BUILDINGS & FLEET

The County of Grey provides public works and road maintenance services through the Transportation Services Department. This section deals with the capital infrastructure of Public Works buildings, land, and related furniture and equipment, and municipal fleet. The capital costs associated with road construction are included in Appendix C.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the ten-year historical inventory for Public Works buildings, land, furniture and equipment and municipal fleet. The County of Grey conducts Public Works operations and road maintenance from four patrol stations, with various facilities located at each site. All buildings have a combined value of \$12.14 million. The facilities occupy 64.30 hectares of land throughout the County, which is worth just over 5.72 million. The furniture and equipment used on all four sites has a combined value of \$3.57 million. Finally, the operations fleet and associated required equipment totals 91 vehicles, and includes trucks, trailers, graders, compressors and miscellaneous equipment. These vehicles and equipment have a combined value of \$12.31 million.

The total value of the Public Works inventory of capital assets is \$33.74 million. The resulting ten-year historic average service level is \$214.09 per population and employment, and this, multiplied by the ten-year growth in population and employment (7,429), results in a maximum allowable funding envelope of \$1.59 million. No excess capacity has been calculated for this service.

Under the *Development Charges Act, 1997*, services related to a highway as defined in subsection 1(1) of the *Municipal Act, 2001*, need not to be reduced by the legislated 10 per cent (as with other general services). The services and capital assets of Public Works are considered to be related to a highway, and as such, the total calculated maximum allowable funding envelope of \$1.59 million is brought forward to the development charges calculation.

**TABLE 2 2017–2026 DEVELOPMENT-RELATED CAPITAL PROGRAM &
CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES**

The ten-year development-related capital program for Public Works totals \$500,000 is includes a provision for a new public works sand and storage dome. This new dome is expected to replace an exciting storage dome and expand its size by 10 per cent. As such, 90 per cent of the costs have been allocated as a replacement or a benefit to existing share.

All of the remaining DC eligible costs can be funded through the available DC reserve funds. As such, no capital costs remain to be recovered through DCs over the planning period under review and no development charge is calculated for Public Works under this DC Background Study.

PUBLIC WORKS - BUILDINGS & VEHICLE FLEET SUMMARY						
10-year Hist.	2017-2026		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
\$214.09	\$500,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET

BUILDINGS Building Name	Total Value of Buildings (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
TAPS Patrol C - Sand Dome	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$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	\$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	\$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	\$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	\$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	\$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	\$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	\$625,000	\$625,000	\$625,000	\$625,000	\$625,000
TAPS Patrol A - Sand Dome	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000
TAPS Patrol A - Salt Shed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$60,000	\$60,000
TAPS Patrol A - Pesticide Storage	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$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	\$1,149,000	\$1,149,000	\$1,149,000	\$1,149,000	\$1,149,000
TAPS Patrol B - Salt Shed Clarksburg	\$37,900	\$37,900	\$37,900	\$37,900	\$37,900	\$37,900	\$37,900	\$37,900	\$37,900	\$37,900
TAPS Patrol B - Storage Building Clarksburg	\$14,530	\$14,530	\$14,530	\$14,530	\$14,530	\$14,530	\$14,530	\$14,530	\$14,530	\$14,530
TAPS Patrol B - Storage Shed Meaford	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000	\$172,000
TAPS Patrol B - Sand Dome Clarksburg	\$517,000	\$517,000	\$517,000	\$517,000	\$517,000	\$517,000	\$517,000	\$517,000	\$517,000	\$517,000
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 - Kimberly	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000
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	\$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	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000
TAPS Patrol C - Garage and Office	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000	\$432,000
TAPS Patrol C - Aytton Sand Dome	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000
TAPS Patrol C - Aytton Storage Shed	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$43,805	\$43,805	\$43,805
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	\$63,000	\$63,000	\$63,000	\$63,000	\$63,000
TAPS Patrol A - Bridge Crew shop at Chats Depot 30x40	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
TAPS Patrol A - Salt Brine Building and Contents	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
TAPS Patrol D - Flesherton Depot	\$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	\$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	\$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	\$362,765	\$362,765	\$362,765	\$362,765	\$362,765
TAPS Patrol D - Dundalk Depot	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000	\$488,000
TAPS Patrol D - Pump House	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
TAPS Patrol D - Salt Brine Storage	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000	\$29,000
TAPS Patrol C - Depot - Durham MTO Patrol Yard	\$861,830	\$861,830	\$861,830	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TAPS Patrol C - Sand Dome - Durham MTO Patrol Yard	\$488,370	\$488,370	\$488,370	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TAPS Patrol C - Depot and Offices (Aytton)				\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000	\$1,300,000
TAPS Patrol A - Storage Shed 46x60	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000	\$45,000
Total (\$000)	\$12,087.8	\$12,087.8	\$12,087.8	\$12,037.6	\$12,037.6	\$12,037.6	\$12,037.6	\$12,081.4	\$12,141.4	\$12,141.4

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET

LAND Facility Name	(# of hectares)										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
TAPS Patrol C	1.86	1.86	1.86	2.69	2.69	2.69	2.69	2.69	2.69	2.69	\$104,900
TAPS Patrol D	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	0.85	\$104,900
TAPS Patrol A	3.88	3.88	3.88	3.88	3.88	3.88	3.88	3.88	3.88	3.88	\$104,900
TAPS Patrol B	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	1.62	\$123,100
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	\$123,100
TAPS Patrol D - Sand and Salt Dome - Feversham	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	-	\$104,900
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	\$104,900
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	\$73,900
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	40.12	\$73,900
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	\$104,900
TAPS Patrol C - Garage and Office	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	1.58	\$141,300
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	\$104,900
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	\$104,900
TAPS Patrol D - Flesherston Depot	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	1.89	\$141,300
Total (ha)	65.04	65.04	65.04	65.87	65.87	65.88	65.88	65.88	65.88	64.30	
Total (\$000)	\$5,799.3	\$5,799.3	\$5,799.3	\$5,886.1	\$5,886.1	\$5,887.1	\$5,887.1	\$5,887.1	\$5,887.1	\$5,721.4	

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
TAPS Patrol C - Sand Dome	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000	\$50,000
TAPS Patrol C - 20x20 Storage & Lunchroom Shed										
TAPS Patrol A - Weigh Scale House	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000	\$3,000
TAPS Patrol A - 1993 Weigh Tronix 80 ft truck scale										
TAPS Patrol D - Equipment Depot and Office	\$441,000	\$441,000	\$441,000	\$441,000	\$441,000	\$441,000	\$441,000	\$441,000	\$441,000	\$441,000
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	\$772,000	\$772,000	\$772,000	\$772,000	\$772,000
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	\$772,000	\$772,000	\$772,000	\$772,000	\$772,000
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	\$551,000	\$551,000	\$551,000	\$551,000	\$551,000
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	\$33,000	\$33,000	\$33,000	\$33,000	\$33,000
TAPS Patrol A - Salt Brine Building and Contents	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000	\$28,000
TAPS Patrol D - Flesherston Depot	\$551,000	\$551,000	\$551,000	\$551,000	\$551,000	\$551,000	\$551,000	\$551,000	\$551,000	\$551,000
TAPS Patrol D - Flesherston Sand Dome										
TAPS Patrol D - 2 Out Buildings										
TAPS Patrol D - Pump House										
TAPS Patrol C - Depot - Durham MTO Patrol Yard	\$110,000	\$110,000	\$110,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0
TAPS Patrol C - Sand Dome - Durham MTO Patrol Yard										
Miscellaneous Equipment - various locations	\$66,000	\$66,000	\$66,000	\$66,000	\$66,000	\$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	\$300,000	\$300,000
TAPS Patrol A - Storage Shed 46x60										
Total (\$000)	\$3,377.0	\$3,377.0	\$3,377.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0

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APPENDIX B.2
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COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET

VEHICLES Type of Vehicle	# of Vehicles										UNIT COST (\$/vehicle)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Tri-Axle Truck	6	6	6	6	6	6	6	6	6	6	\$245,000
Gradall	1	1	1	1	1	1	1	1	1	1	\$375,000
Tandem	14	14	15	15	15	15	17	17	17	17	\$250,000
MACK Float-Trac	1	1	1	1	1	1	1	-	-	-	\$142,700
Bulldozer	1	1	1	1	1	-	-	-	-	-	\$39,300
Grader	2	2	2	2	2	2	2	2	2	2	\$370,000
Grader	2	2	2	2	2	2	2	2	2	2	\$370,000
Backhoe Loader	5	5	5	5	5	5	5	5	5	5	\$127,000
Tractor	4	4	4	4	4	4	4	4	4	4	\$93,500
Pick Up Truck	20	20	20	20	20	20	20	16	16	16	\$30,000
1 Ton Truck	5	5	5	5	5	5	5	5	5	5	\$96,500
Loader	3	3	3	3	3	3	3	3	3	3	\$225,000
Trailer - Utility	1	1	1	2	4	4	4	2	2	2	\$12,000
Trailer - Flatbed	1	1	1	1	1	1	1	2	2	2	\$25,000
Crew Cab	-	-	-	-	-	-	-	1	1	1	\$11,000
Fork Lift	2	2	2	3	3	3	3	3	3	3	\$20,000
Rock Drill	1	1	1	1	1	1	1	1	1	1	\$384,662
Mobile Speed Monitor	2	2	2	2	2	2	2	2	2	2	\$11,041
Truck - SINGLE AXLE	5	5	5	5	5	5	5	5	5	5	\$97,000
Truck - 3/4 TON	-	-	-	-	-	1	1	1	1	1	\$39,747
Wood Chipper	2	2	2	2	2	2	2	2	2	2	\$55,094
Power Screen Stacker	1	1	1	1	1	1	1	-	-	-	\$141,100
Compressor 185 CFM	3	3	3	3	3	3	3	2	2	2	\$18,650
DynaPac Smooth Drum Packer	1	1	1	2	2	2	2	-	-	-	\$141,100
Float Trailer	1	1	1	1	1	1	1	-	-	-	\$95,100
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	\$9,053
Vib.Super-Pac (Pad Foot)	1	1	1	-	-	-	-	-	-	-	\$101,575
Cat.Pull Type Scraper	1	1	1	1	-	-	-	-	-	-	\$6,624
Sign Plotter/Cutter	1	1	1	1	1	1	1	1	1	1	\$26,167
GEHL Skid Steer Loader	1	1	1	1	1	1	1	1	1	1	\$104,888
Tri-Axle Trailer for S.St.Loader	1	1	1	1	1	1	1	1	1	1	\$9,495
BW 19/16 BridgeWorker	1	-	-	-	-	-	-	-	-	-	\$44,163
Miscellaneous Equipment	1	1	1	1	1	1	1	1	1	1	\$608,349
Mid Size Sedan	-	-	-	-	-	-	1	1	1	1	\$24,290
Social Services Vans	-	-	-	-	1	1	2	2	2	2	\$39,250
Total (#)	93	92	93	95	97	97	101	91	91	91	
Total (\$000)	\$12,204.1	\$12,159.9	\$12,409.9	\$12,481.4	\$12,538.0	\$12,538.5	\$13,102.0	\$12,314.3	\$12,314.3	\$12,314.3	

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APPENDIX B.2
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COUNTY OF GREY
CALCULATION OF SERVICE LEVELS
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population (Adjusted)	114,303	114,439	114,575	114,711	114,852	115,432	116,014	116,597	117,185	117,775
Historic Employment	42,697	42,529	42,362	42,196	42,030	42,315	42,601	42,889	43,179	43,472
Historic Population & Employment	157,000	156,968	156,937	156,907	156,882	157,747	158,615	159,486	160,364	161,247

INVENTORY SUMMARY (\$000)

Building	\$12,087.8	\$12,087.8	\$12,087.8	\$12,037.6	\$12,037.6	\$12,037.6	\$12,037.6	\$12,081.4	\$12,141.4	\$12,141.4
Land	\$5,799.3	\$5,799.3	\$5,799.3	\$5,886.1	\$5,886.1	\$5,887.1	\$5,887.1	\$5,887.1	\$5,887.1	\$5,721.4
Furniture and Equipment	\$3,377.0	\$3,377.0	\$3,377.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0	\$3,567.0
Vehicles	\$12,204.1	\$12,159.9	\$12,409.9	\$12,481.4	\$12,538.0	\$12,538.5	\$13,102.0	\$12,314.3	\$12,314.3	\$12,314.3
Total (\$000)	\$33,468.2	\$33,424.0	\$33,674.0	\$33,972.1	\$34,028.8	\$34,030.2	\$34,593.7	\$33,849.8	\$33,909.8	\$33,744.0

SERVICE LEVEL (\$/population & employment)

Average
Service
Level

Building	\$76.99	\$77.01	\$77.02	\$76.72	\$76.73	\$76.31	\$75.89	\$75.75	\$75.71	\$75.30	\$76.34
Land	\$36.94	\$36.95	\$36.95	\$37.51	\$37.52	\$37.32	\$37.12	\$36.91	\$36.71	\$35.48	\$36.94
Furniture and Equipment	\$21.51	\$21.51	\$21.52	\$22.73	\$22.74	\$22.61	\$22.49	\$22.37	\$22.24	\$22.12	\$22.18
Vehicles	\$77.73	\$77.47	\$79.08	\$79.55	\$79.92	\$79.48	\$82.60	\$77.21	\$76.79	\$76.37	\$78.62
Total (\$/population & employment)	\$213.17	\$212.94	\$214.57	\$216.51	\$216.91	\$215.73	\$218.10	\$212.24	\$211.46	\$209.27	\$214.09

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET

10-Year Funding Envelope Calculation

10 Year Average Service Level 2007 - 2016	\$214.09
Net Population & Employment Growth 2017 - 2026	7,429
Maximum Allowable Funding Envelope	\$1,590,475
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$0
Discounted Maximum Allowable Funding Envelope	\$1,590,475

Excess Capacity Calculation

Total Value of Inventory in 2016	\$33,744,050
Inventory Using Average Service Level	\$34,521,370
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.2
TABLE 2COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	0% Reduction		Available DC Reserves	2017-2026	Post 2026
2.0 PUBLIC WORKS - BUILDINGS & VEHICLE FLEET										
2.1 Buildings, Land & Equipment										
2.1.1 New Public Works Facility- Sand/Salt Storage	2022	\$ 500,000	\$ -	\$ 500,000	\$ 450,000	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -
Subtotal Buildings, Land & Equipment		\$ 500,000	\$ -	\$ 500,000	\$ 450,000	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -
TOTAL PUBLIC WORKS - BUILDINGS & VEHICLE FLEET		\$ 500,000	\$ -	\$ 500,000	\$ 450,000	\$ -	\$ 50,000	\$ 50,000	\$ -	\$ -

Residential Development Charge Calculation		
Residential Share of 2017 - 2026 DC Eligible Costs	97.5%	\$0
10 Year Growth in Population in New Units		9,045
Unadjusted Development Charge Per Capita		\$0.00
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017 - 2026 DC Eligible Costs	2.0%	\$0
10 Year Growth in Square Metres		15,750
Unadjusted Development Charge Per Square Metre		\$0.00
Wind Turbine		
Turbine Share of 2017 - 2026 DC Eligible Costs	0.5%	\$0
10 Year Growth in Turbines		44
Unadjusted Development Charge Per Turbine		\$0.00

2017 - 2026 Net Funding Envelope	\$1,590,475
Reserve Fund Balance	\$392,370

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APPENDIX B.2
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COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS - BUILDINGS & VEHICLE FLEET	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2017-2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works - Buildings & Vehicle Fleet: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Public Works - Buildings & Vehicle Fleet: 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	902	910	914	921	928	881	888	895	899	907	9,045
REVENUE											
- DC Receipts: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- 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	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	

2016 Adjusted Charge Per Capita \$0.00

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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APPENDIX B.2
TABLE 3 - PAGE 2

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET
NON-RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

PUBLIC WORKS - BUILDINGS & VEHICLE FLEET	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2017-2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Public Works - Buildings & Vehicle Fleet: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Public Works - Buildings & Vehicle Fleet: 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	1,400	1,400	1,400	1,400	1,400	1,700	1,700	1,700	1,700	1,950	15,750
REVENUE											
- DC Receipts: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- 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	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	

2016 Adjusted Charge Per Square Metre \$0.00

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.3

PROVINCIAL OFFENCES

APPENDIX B.3

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 1 HISTORICAL SERVICE LEVELS

Table 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 7,010 square feet, which is valued at \$1.29 million. The 0.44 hectares of land is worth a combined \$64,800. Finally, the value of all furniture and equipment was increased to \$127,000 with the acquisition of additional audio/video recording equipment in 2015.

The 2016 combined replacement value of the County's share of the inventory of capital assets for Provincial Offences was \$1.49 million. This results in a ten-year historical average service level of \$9.17 per capita. The historical service level, multiplied by the ten-year net population and employment growth (7,429), results in a ten-year maximum allowable funding envelope of \$68,120.

Excess capacity is calculated for this service in the amount of \$6,550. This is deemed to be committed as it is recovered through future development charges in the capital program as the ongoing recovery of a negative reserve fund balance. The ten per cent deduction totals \$6,810 and the remaining discounted funding envelope brought forward to the development charge calculation is reduced to \$61,310.

TABLE 2 2017–2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The 2017 to 2026 development-related capital program includes the ongoing recovery of the negative DC reserve fund balance, as well as a share of the expansion of the County's administration building. The Provincial Offences operations will move from the Owen Sound location into the County's Administration Building. The expansion project, which totals \$12.12 million, will also service general administrative services for the County. The share associated with Provincial Offences is 13 per cent. Therefore, the remaining share of the costs is associated with

the general administration of the County and has been deducted as a grant or other funding source. Of the Provincial Offences share of \$1.52 million, 57 per cent, or \$866,120 is deducted as a replacement share. This is based on the existing square footage in the Owen Sound office that is to be replaced (6,632 sq.ft) relative to the size of the new Provincial Offences courtroom space (8,923 sq.ft.).

The 10 per cent reduction totals \$64,930, which is removed from the calculation. Prior growth shares are also removed to account for development charges previously applied to this project. They are equal to the negative DC reserve fund balance of \$94,180. The share of DC eligible costs that exceeds the maximum allowable funding envelope totals \$523,050 and has been allocated to development beyond 2026 and will be eligible for funding under future DC studies.

The remaining \$61,310 is related to development in the 2017–2026 planning period and is eligible for DC recovery. The development-related net capital cost is allocated 98 per cent (\$59,798) to residential development and 2 per cent (\$1,514) to non-residential development. When the DC eligible capital costs are divided by the ten-year growth in population in new dwelling units (9,045) and increase in square metres of non-residential building space (15,750) to derive unadjusted charges of \$6.61 per capita and \$0.10 per square metre, respectively.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, both the residential and non-residential calculated charges increase to \$7.80 per capita and \$0.11 per square metre. This increase reflects the front-ended nature of the timing of anticipated capital projects.

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

PROVINCIAL OFFENCES SUMMARY						
10-year Hist.	2017-2026		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
\$9.17	\$12,217,463	\$61,312	\$6.61	\$0.10	\$7.80	\$0.11

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APPENDIX B.3
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COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PROVINCIAL OFFENCES

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Owen Sound Office and Courts	4,600	4,600	5,100	5,100	5,100	5,100	5,100	5,100	5,100	5,100	\$185
Walkerton Court, 215 Cayley Street	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	1,910	\$185
Total (#)	6,510	6,510	7,010	7,010	7,010	7,010	7,010	7,010	7,010	7,010	
Total (\$000)	\$1,201.1	\$1,201.1	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
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	\$154,200
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	\$68,500
Total (ha)	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	0.44	
Total (\$000)	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Owen Sound Office and Courts	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$99,000	\$111,000	\$111,000
Walkerton Court, 215 Cayley Street	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$16,000	\$16,000
Total (\$000)	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$127.0	\$127.0

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APPENDIX B.3
TABLE 1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
PROVINCIAL OFFENCES

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population (Adjusted)	114,303	114,439	114,575	114,711	114,852	115,432	116,014	116,597	117,185	117,775
Historic Employment	<u>42,697</u>	<u>42,529</u>	<u>42,362</u>	<u>42,196</u>	<u>42,030</u>	<u>42,315</u>	<u>42,601</u>	<u>42,889</u>	<u>43,179</u>	<u>43,472</u>
Historic Population & Employment	157,000	156,968	156,937	156,907	156,882	157,747	158,615	159,486	160,364	161,247

INVENTORY SUMMARY (\$000)

Buildings	\$1,201.1	\$1,201.1	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3	\$1,293.3
Land	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8	\$64.8
Furniture & Equipment	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$107.0	\$127.0	\$127.0
Total (\$000)	\$1,372.9	\$1,372.9	\$1,465.2	\$1,465.2	\$1,465.2	\$1,465.2	\$1,465.2	\$1,465.2	\$1,485.2	\$1,485.2

SERVICE LEVEL (\$/population & employment)											Average Service Level
Buildings	\$7.65	\$7.65	\$8.24	\$8.24	\$8.24	\$8.20	\$8.15	\$8.11	\$8.07	\$8.02	\$8.06
Land	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.4	\$0.41
Furniture & Equipment	\$0.68	\$0.68	\$0.68	\$0.68	\$0.68	\$0.68	\$0.67	\$0.67	\$0.79	\$0.79	\$0.70
Total (\$/population & employment)	\$8.74	\$8.75	\$9.34	\$9.34	\$9.34	\$9.29	\$9.24	\$9.19	\$9.26	\$9.21	\$9.17

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
PROVINCIAL OFFENCES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2007 - 2016	\$9.17
Net Population & Employment Growth 2017 - 2026	7,429
Maximum Allowable Funding Envelope	\$68,124
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$6,812
Discounted Maximum Allowable Funding Envelope	\$61,312

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$1,485,184
Inventory Using Average Service Level	\$1,478,635
Excess Capacity	\$6,549
Excess Capacity:	Committed

APPENDIX B.3
TABLE 2

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
PROVINCIAL OFFENCES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Prior Growth ¹	2017- 2026	Post 2026
3.0 PROVINCIAL OFFENCES										
3.1 Recovery of Negative DC Reserve Fund Balance										
3.1.1 Recovery of Negative DC Reserve Fund Balance	2017	\$ 94,183	\$ -	\$ 94,183	\$ -	\$ -	\$ 94,183	\$ -	\$ 61,312	\$ 32,871
Subtotal Recovery of Negative DC Reserve Fund Balance		\$ 94,183	\$ -	\$ 94,183	\$ -	\$ -	\$ 94,183	\$ -	\$ 61,312	\$ 32,871
3.2 Buildings, Land & Equipment										
3.2.1 POA Expansion in County Administration Building	2017	\$ 12,123,280	\$ 10,607,870	\$ 1,515,410	\$ 866,120	\$ 64,929	\$ 584,361	\$ 94,183	\$ -	\$ 490,178
Subtotal Buildings, Land & Equipment		\$ 12,123,280	\$ 10,607,870	\$ 1,515,410	\$ 866,120	\$ 64,929	\$ 584,361	\$ 94,183	\$ -	\$ 490,178
TOTAL PROVINCIAL OFFENCES		\$ 12,217,463	\$ 10,607,870	\$ 1,609,592	\$ 866,120	\$ 64,929	\$ 678,543	\$ 94,183	\$ 61,312	\$ 523,049

Note 1: DC reserve funds committed in 2016

Residential Development Charge Calculation		
Residential Share of 2017 - 2026 DC Eligible Costs	98%	\$59,798
10 Year Growth in Population in New Units		9,045
Unadjusted Development Charge Per Capita		\$6.61
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017 - 2026 DC Eligible Costs	2%	\$1,514
10 Year Growth in Square Metres		15,750
Unadjusted Development Charge Per Square Metre		\$0.10

2017 - 2026 Net Funding Envelope	\$61,312
Reserve Fund Balance	(\$94,183)

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TABLE 3 - PAGE 1

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

PROVINCIAL OFFENCES	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$54.25)	(\$49.91)	(\$45.12)	(\$39.87)	(\$34.13)	(\$28.27)	(\$21.89)	(\$14.95)	(\$7.43)	
2017-2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Provincial Offences: Non Inflated	\$59.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$59.8
- Provincial Offences: Inflated	\$59.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$59.8
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	902	910	914	921	928	881	888	895	899	907	9,045
REVENUE											
- DC Receipts: Inflated	\$7.0	\$7.2	\$7.4	\$7.6	\$7.8	\$7.6	\$7.8	\$8.0	\$8.2	\$8.5	\$77.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$3.0)	(\$2.7)	(\$2.5)	(\$2.2)	(\$1.9)	(\$1.6)	(\$1.2)	(\$0.8)	(\$0.4)	(\$16.3)
- Interest on In-year Transactions	(\$1.5)	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	(\$0.2)
TOTAL REVENUE	\$5.5	\$4.3	\$4.8	\$5.3	\$5.7	\$5.9	\$6.4	\$6.9	\$7.5	\$8.2	\$60.6
CLOSING CASH BALANCE	(\$54.2)	(\$49.9)	(\$45.1)	(\$39.9)	(\$34.1)	(\$28.3)	(\$21.9)	(\$15.0)	(\$7.4)	\$0.8	

2016 Adjusted Charge Per Capita **\$7.80**

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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

PROVINCIAL OFFENCES	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$1.35)	(\$1.22)	(\$1.08)	(\$0.94)	(\$0.79)	(\$0.63)	(\$0.46)	(\$0.28)	(\$0.09)	
2017-2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Provincial Offences: Non Inflated	\$1.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1.5
- Provincial Offences: Inflated	\$1.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1.5
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	1,400	1,400	1,400	1,400	1,400	1,700	1,700	1,700	1,700	1,950	15,750
REVENUE											
- DC Receipts: Inflated	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.3	\$2.1
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.1)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.4)
- 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	(\$0.0)
TOTAL REVENUE	\$0.2	\$0.1	\$0.1	\$0.1	\$0.2	\$0.2	\$0.2	\$0.2	\$0.2	\$0.3	\$1.7
CLOSING CASH BALANCE	(\$1.4)	(\$1.2)	(\$1.1)	(\$0.9)	(\$0.8)	(\$0.6)	(\$0.5)	(\$0.3)	(\$0.1)	\$0.2	

2016 Adjusted Charge Per Square Metre \$0.11

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.4

EMPLOYMENT RESOURCES

APPENDIX B.4

EMPLOYMENT RESOURCES

The Employment Resources service in Grey County is managed through the Social Services Department as a local agent of Ontario Works. The service provides two types of assistance: financial support, such as income assistance and health benefits; as well as employment assistance to help individuals find employment.

TABLE 1 HISTORICAL SERVICE LEVELS

Employment Resources are provided through Grey County out of the County's main Administration Building in Owen Sound as well as other office spaces in Durham, Markdale and Hanover. The total office space amounts to 11,300 square feet and is valued at \$2.60 million. The facility space occupies 0.10 hectares of land, which, in the County of Grey, is worth approximately \$13,500. Furniture and equipment in all office spaces totals \$188,000 and the three passenger vans are valued at \$206,300.

The combined 2016 value of the County's inventory of capital assets for Employment Resources is \$3.01 million and the historical average service level is \$18.21 per capita and employee. The historical service level, multiplied by the ten-year net population and employment growth (7,429) results in a ten-year maximum allowable funding envelope of \$135,280. Uncommitted excess capacity in the amount of \$70,510 has been calculated and is removed from the funding envelope. The 10 per cent discount is also removed, which totals \$6,480. Therefore, the discounted maximum allowable funding envelope incorporated into the calculation of DCs for Employment Resources over the next ten years is reduced to \$58,300.

TABLE 2 2017–2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The 2017 to 2026 development-related capital program for Employment Resources amounts to \$24,000 and includes a provision for expanded itinerant space in Dundalk to accommodate the growing community. This provision is intended to provide approximately 10,000 square feet to replace the existing employment resource centre of 5,000 square feet. As such, a benefit to existing share has been deducted that accounts for that existing space, which totals \$12,240, or 51 per cent.

The ten per cent discount amounts to \$1,180 and has been removed from the development charges calculation.

All of the remaining DC eligible costs can be funded through the available DC reserve funds. As such, no capital costs remain to be recovered through DCs over the planning period under review and no development charge is calculated for Employment Resources under this DC Background Study.

EMPLOYMENT RESOURCES SUMMARY						
10-year Hist. Service Level per pop&emp	2017-2026 Development-Related Capital Program Total	Unadjusted Development Charge Net DC Recoverable	Development Charge		Adjusted Development Charge	
			\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$18.21	\$24,000	\$0	\$0.00	\$0.00	\$0.00	\$0.00

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
EMPLOYMENT RESOURCES

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
County Administration Building, Owen Sound	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	\$230
Employment Resource Centre, Durham OW Satellite Office	900	900	900	900	900	900	900	900	900	900	\$230
Employment Resources Office, Markdale OW Satellite Office	2,000	2,000	600	600	600	600	600	600	600	600	\$230
OW Satellite Office, Hanover	300	400	550	550	550	1,800	1,800	1,800	1,800	1,800	\$230
Total (#)	11,200	11,300	10,050	10,050	10,050	11,300	11,300	11,300	11,300	11,300	
Total (\$000)	\$2,576.0	\$2,599.0	\$2,311.5	\$2,311.5	\$2,311.5	\$2,599.0	\$2,599.0	\$2,599.0	\$2,599.0	\$2,599.0	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
County Administration Building, Owen Sound	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$154,200
Employment Resource Centre, Durham OW Satellite Office	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$68,500
Employment Resources Office, Markdale OW Satellite Office	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$68,500
Employment Resources Office, Hanover	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	0.01	\$68,500
Total (ha)	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	
Total (\$000)	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
EMPLOYMENT RESOURCES

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
County Administration Building, Owen Sound	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
Employment Resource Centre, Durham OW Satellite Office	\$6,000	\$6,000	\$6,000	\$6,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000	\$9,000
Employment Resources Office, Markdale OW Satellite Office	\$6,000	\$6,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000	\$8,000
Employment Resources Office, Hanover	\$2,000	\$2,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000	\$6,000
Total (\$000)	\$179.0	\$179.0	\$185.0	\$185.0	\$188.0	\$188.0	\$188.0	\$188.0	\$188.0	\$188.0

VEHICLES Type of Vehicle	# of Vehicles										UNIT COST (\$/vehicle)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
15 Passenger Van	1	1	1	1	2	2	2	2	2	2	\$86,000
8 Passenger Van	1	1	1	1	1	1	1	1	1	1	\$34,300
Total (#)	2	2	2	2	3	3	3	3	3	3	
Total (\$000)	\$120.3	\$120.3	\$120.3	\$120.3	\$206.3	\$206.3	\$206.3	\$206.3	\$206.3	\$206.3	

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COUNTY OF GREY
CALCULATION OF SERVICE LEVELS
EMPLOYMENT RESOURCES

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population (Adjusted)	114,303	114,439	114,575	114,711	114,852	115,432	116,014	116,597	117,185	117,775
Historic Employment	<u>42,697</u>	<u>42,529</u>	<u>42,362</u>	<u>42,196</u>	<u>42,030</u>	<u>42,315</u>	<u>42,601</u>	<u>42,889</u>	<u>43,179</u>	<u>43,472</u>
Historic Population & Employment	157,000	156,968	156,937	156,907	156,882	157,747	158,615	159,486	160,364	161,247

INVENTORY SUMMARY (\$000)

Buildings	\$2,576.0	\$2,599.0	\$2,311.5	\$2,311.5	\$2,311.5	\$2,599.0	\$2,599.0	\$2,599.0	\$2,599.0	\$2,599.0
Land	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5	\$13.5
Furniture & Equipment	\$179.0	\$179.0	\$185.0	\$185.0	\$188.0	\$188.0	\$188.0	\$188.0	\$188.0	\$188.0
Vehicles	\$120.3	\$120.3	\$120.3	\$120.3	\$206.3	\$206.3	\$206.3	\$206.3	\$206.3	\$206.3
Total (\$000)	\$2,888.8	\$2,911.8	\$2,630.3	\$2,630.3	\$2,719.3	\$3,006.8	\$3,006.8	\$3,006.8	\$3,006.8	\$3,006.8

SERVICE LEVEL (\$/population & employment)											Average Service Level
Buildings	\$16.41	\$16.56	\$14.73	\$14.73	\$14.73	\$16.48	\$16.39	\$16.30	\$16.21	\$16.12	\$15.86
Land	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.1	\$0.09
Furniture & Equipment	\$1.14	\$1.14	\$1.18	\$1.18	\$1.20	\$1.19	\$1.19	\$1.18	\$1.17	\$1.17	\$1.17
Vehicles	\$0.77	\$0.77	\$0.77	\$0.77	\$1.32	\$1.31	\$1.30	\$1.29	\$1.29	\$1.28	\$1.08
Total (\$/population & employment)	\$18.40	\$18.55	\$16.76	\$16.76	\$17.33	\$19.06	\$18.96	\$18.85	\$18.75	\$18.65	\$18.21

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE
EMPLOYMENT RESOURCES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2007 - 2016	\$18.21
Net Population & Employment Growth 2017 - 2026	7,429
Maximum Allowable Funding Envelope	\$135,282
Less: Uncommitted Excess Capacity	\$70,507
Less: 10% Legislated Reduction	\$6,477
Discounted Maximum Allowable Funding Envelope	\$58,297

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$3,006,815
Inventory Using Average Service Level	\$2,936,308
Excess Capacity	\$70,507
Excess Capacity:	Uncommitted

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
EMPLOYMENT RESOURCES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017-2026	Post 2026
4.0 EMPLOYMENT RESOURCES										
4.1 Buildings, Land & Equipment										
4.1.1 Provision for Expanded Itinerant Space in Dundalk	Various	\$ 24,000	\$ -	\$ 24,000	\$ 12,240	\$ 1,176	\$ 10,584	\$ 10,584	\$ -	\$ -
Subtotal Buildings, Land & Equipment		\$ 24,000	\$ -	\$ 24,000	\$ 12,240	\$ 1,176	\$ 10,584	\$ 10,584	\$ -	\$ -
TOTAL EMPLOYMENT RESOURCES		\$ 24,000	\$ -	\$ 24,000	\$ 12,240	\$ 1,176	\$ 10,584	\$ 10,584	\$ -	\$ -

Residential Development Charge Calculation

Residential Share of 2017 - 2026 DC Eligible Costs	98%	\$0
10 Year Growth in Population in New Units		9,045
Unadjusted Development Charge Per Capita		\$0.00

Non-Residential Development Charge Calculation

Non-Residential Share of 2017 - 2026 DC Eligible Costs	2%	\$0
10 Year Growth in Square Metres		15,750
Unadjusted Development Charge Per Square Metre		\$0.00

2017 - 2026 Net Funding Envelope

\$58,297

Reserve Fund Balance

\$81,616

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COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
EMPLOYMENT RESOURCES
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

EMPLOYMENT RESOURCES	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2017-2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Employment Resources: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Employment Resources: 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	902	910	914	921	928	881	888	895	899	907	9,045
REVENUE											
- DC Receipts: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- 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	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	

2016 Adjusted Charge Per Capita \$0.00

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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

EMPLOYMENT RESOURCES	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
2017-2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Employment Resources: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Employment Resources: 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	1,400	1,400	1,400	1,400	1,400	1,700	1,700	1,700	1,700	1,950	15,750
REVENUE											
- DC Receipts: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
INTEREST											
- Interest on Opening Balance	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- 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	\$0.0
TOTAL REVENUE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
CLOSING CASH BALANCE	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	

2016 Adjusted Charge Per Square Metre \$0.00

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.5

TRAILS

APPENDIX B.5

TRAILS

The County of Grey owns and operates 45 tracts of forest, amounting to more than 3,000 hectares of land. Within this forest land, there is a trail network available to the County's residents for transportation and leisure use.

TABLE 1 HISTORICAL SERVICE LEVELS

The County of Grey maintains nearly 110 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 \$543,000. There are 66 culverts and 10 bridges throughout the trail system that enable use of the infrastructure. These structures have a combined value of \$3.74 million. Finally, the 120 square feet of office space in the County Administration Building dedicated to the maintenance of these trails adds another \$30,000 to the value of the inventory of capital assets.

The total value of the County's trail network amounts to \$4.31 million, resulting in a ten-year historical average service level of \$37.30 per capita. The historical service level, multiplied by the ten-year net population growth (7,200), results in a ten-year maximum allowable funding envelope of \$268,560. The ten per cent legislated reduction totals \$26,860 and is removed from the funding envelope. Therefore, the net maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$241,700.

TABLE 2 2017–2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The 2017 to 2026 development-related capital program for Trails amounts to \$200,760 and is comprised of annual trail improvements, as well as the recovery of a very small negative DC reserve fund balance. The annual contribution of \$20,000 over the next ten years is based on historic 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 replacement or benefit to existing share of 85% has been applied to the project 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 \$170,000 and has been removed from the development charges

calculation. The legislated ten per cent discount amounts to \$3,000 and has also been removed.

The remaining costs eligible for recovery through development charges between 2017 and 2026 total \$27,760. These costs are allocated entirely to the residential sector as 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 (9,045), which results in an unadjusted charge of \$3.07 per capita.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases slightly to \$3.15 per capita. The following table summarizes the calculation of the Trails development charge:

TRAILS SUMMARY						
10-year Hist. Service Level per capita	2017-2026 Development-Related Capital Program		Unadjusted Development Charge		Adjusted Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$37.30	\$200,762	\$27,762	\$3.07	\$0.00	\$3.15	\$0.00

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COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
TRAILS

TRAILS Description	# of Linear Kilometres										UNIT COST (\$/linear km)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
County Forest Trails	28	28	30	31	31	31	31	31	31	31	\$3,000
CP Rail Line	75	75	75	75	75	75	75	75	75	75	\$6,000
Total (#)	103	103	105	106	106	106	106	106	106	106	
Total (\$000)	\$534.0	\$534.0	\$540.0	\$543.0	\$543.0	\$543.0	\$543.0	\$543.0	\$543.0	\$543.0	

TRAIL INFRASTRUCTURE Description	# Bridges and Culverts										UNIT COST (\$/unit)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Culverts	64	64	64	64	64	64	64	64	64	64	\$30,000
Culvert 1	1	1	1	1	1	1	1	1	1	1	\$120,000
Culvert 2	1	1	1	1	1	1	1	1	1	1	\$700,000
Bridges	10	10	10	10	10	10	10	10	10	10	\$100,000
Total (#)	76	76	76	76	76	76	76	76	76	76	
Total (\$000)	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Office Space in County Administration Building	120	120	120	120	120	120	120	120	120	120	\$250
Total (#)	120	120	120	120	120	120	120	120	120	120	
Total (\$000)	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	

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TABLE 1 - PAGE 2

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
TRAILS

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population (Adjusted)	114,303	114,439	114,575	114,711	114,852	115,432	116,014	116,597	117,185	117,775

INVENTORY SUMMARY (\$000)

Trails	\$534.0	\$534.0	\$540.0	\$543.0	\$543.0	\$543.0	\$543.0	\$543.0	\$543.0	\$543.0
Trail Infrastructure	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0	\$3,740.0
Buildings	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0
Total (\$000)	\$4,304.0	\$4,304.0	\$4,310.0	\$4,313.0	\$4,313.0	\$4,313.0	\$4,313.0	\$4,313.0	\$4,313.0	\$4,313.0

SERVICE LEVEL (\$/capita)

Average
Service
Level

Trails	\$4.7	\$4.7	\$4.7	\$4.7	\$4.7	\$4.7	\$4.7	\$4.7	\$4.6	\$4.6	\$4.68
Trail Infrastructure	\$32.7	\$32.7	\$32.6	\$32.6	\$32.6	\$32.4	\$32.2	\$32.1	\$31.9	\$31.8	\$32.36
Buildings	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.3	\$0.26
Total (\$/capita)	\$37.65	\$37.61	\$37.62	\$37.60	\$37.55	\$37.36	\$37.18	\$36.99	\$36.81	\$36.62	\$37.30

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE FUNDING ENVELOPE
TRAILS

10-Year Funding Envelope Calculation

10 Year Average Service Level 2007 - 2016	\$37.30
Net Population Growth 2017 - 2026	7,200
Maximum Allowable Funding Envelope	\$268,560
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$26,856
Discounted Maximum Allowable Funding Envelope	\$241,704

Excess Capacity Calculation

Total Value of Inventory in 2016	\$4,313,000
Inventory Using Average Service Level	\$4,393,008
Excess Capacity	\$0
Excess Capacity:	Uncommitted

APPENDIX B.5
TABLE 2COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
TRAILS

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		Post 2026
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017-2026	
5.0 TRAILS										
5.1 Recovery of Negative DC Reserve Fund Balance										
5.1.1 Recovery of Negative DC Reserve Fund Balance	2017	\$ 762	\$ -	\$ 762	\$ -	\$ -	\$ 762	\$ -	\$ 762	\$ -
Subtotal Recovery of Negative DC Reserve Fund Balance		\$ 762	\$ -	\$ 762	\$ -	\$ -	\$ 762	\$ -	\$ 762	\$ -
5.2 Trails										
5.2.1 Trail Improvements - Stone Dusting & Grading	2017	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.2 Trail Improvements - Stone Dusting & Grading	2018	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.3 Trail Improvements - Stone Dusting & Grading	2019	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.4 Trail Improvements - Stone Dusting & Grading	2020	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.5 Trail Improvements - Stone Dusting & Grading	2021	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.6 Trail Improvements - Stone Dusting & Grading	2022	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.7 Trail Improvements - Stone Dusting & Grading	2023	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.8 Trail Improvements - Stone Dusting & Grading	2024	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.9 Trail Improvements - Stone Dusting & Grading	2025	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
5.2.10 Trail Improvements - Stone Dusting & Grading	2026	\$ 20,000	\$ -	\$ 20,000	\$ 17,000	\$ 300	\$ 2,700	\$ -	\$ 2,700	\$ -
Subtotal Trails		\$ 200,000	\$ -	\$ 200,000	\$ 170,000	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
TOTAL TRAILS		\$ 200,762	\$ -	\$ 200,762	\$ 170,000	\$ 3,000	\$ 27,762	\$ -	\$ 27,762	\$ -

Residential Development Charge Calculation

Residential Share of 2017 - 2026 DC Eligible Costs	100%	\$27,762
10 Year Growth in Population in New Units		9,045
Unadjusted Development Charge Per Capita		\$3.07

Non-Residential Development Charge Calculation

Non-Residential Share of 2017 - 2026 DC Eligible Costs	0%	\$0
10 Year Growth in Square Metres		15,750
Unadjusted Development Charge Per Square Metre		\$0.00

2017 - 2026 Net Funding Envelope

\$241,704

Reserve Fund Balance

(\$762)

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APPENDIX B.5
TABLE 3

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

TRAILS	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$0.68)	(\$0.57)	(\$0.41)	(\$0.19)	\$0.08	\$0.21	\$0.38	\$0.49	\$0.64	
2017-2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Trails: Non Inflated	\$3.5	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$2.7	\$27.8
- Trails: Inflated	\$3.5	\$2.8	\$2.8	\$2.9	\$2.9	\$3.0	\$3.0	\$3.1	\$3.2	\$3.2	\$30.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	902	910	914	921	928	881	888	895	899	907	9,045
REVENUE											
- DC Receipts: Inflated	\$2.8	\$2.9	\$3.0	\$3.1	\$3.2	\$3.1	\$3.2	\$3.2	\$3.3	\$3.4	\$31.2
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.0)	(\$0.0)	(\$0.0)	(\$0.0)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)
- 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	\$0.0
TOTAL REVENUE	\$2.8	\$2.9	\$3.0	\$3.1	\$3.2	\$3.1	\$3.2	\$3.2	\$3.3	\$3.4	\$31.2
CLOSING CASH BALANCE	(\$0.7)	(\$0.6)	(\$0.4)	(\$0.2)	\$0.1	\$0.2	\$0.4	\$0.5	\$0.6	\$0.8	

2016 Adjusted Charge Per Capita

\$3.15

Allocation of Capital Program

Residential Sector	100.0%
Non-Residential Sector	0.0%

Rates for 2016

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

APPENDIX B.6

GREY-BRUCE HEALTH UNIT

APPENDIX B.6

GREY-BRUCE HEALTH UNIT

The Grey-Bruce 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 has undergone a rapid expansion in recent years.

TABLE 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 58,590 square feet and, at \$300 per square foot, is valued at \$17.58 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 \$1.68 million.

The total value of the inventory of capital assets for the County's Health Unit in 2016 was \$19.25 million, resulting in a ten-year historical average service level of \$118.80 per population and employment. The historical service level, multiplied by the ten-year net population and employment growth (7,429), results in a ten-year maximum allowable funding envelope of \$882,570. The ten per cent reduction totals \$88,260 and must be netted out. As such, the maximum allowable funding envelope brought forward to the development charges calculation is reduced to \$794,310.

TABLE 2 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

In 2008, the County completed the construction of the consolidated 60,000 square foot expansion building in Owen Sound. Provincial subsidies, funding from Bruce County, and LEEDS grants contributed a significant portion of the total cost. Of the total project cost of \$14.00 million, the County is responsible for \$2.64 million.

The benefit to existing share represents 58 per cent of the net municipal costs, which represents the two offices that existed previously, which were replaced by the new Office. The replacement share totals \$1.53 million. The ten per cent deductions as required by the legislation total \$110,640, which reduces the DC eligible costs to \$995,760. Since the facility was constructed, the County has been contributing

\$79,000 per year towards the debt repayments. As such, a prior growth share of \$790,000 has been deducted from the calculation of the development charges.

The remaining \$453,170 is eligible for recovery through development charges during the 2017-2026 planning period. This amount is allocated 98 per cent (\$441,980) to the residential sector and 2 per cent (\$11,190) to the non-residential sector. This yields unadjusted development charges of \$48.86 per capita and \$0.71 per square metre of non-residential development.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, both the residential and non-residential calculated charges increase to \$53.40 per capita and \$0.79 per square metre, respectively. The following table summarizes the calculation of the Health Unit development charge:

HEALTH UNIT SUMMARY						
10-year Hist.	2017-2026		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop&emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/unit	\$/sq.m
\$118.80	\$14,247,413	\$453,173	\$48.86	\$0.71	\$53.40	\$0.79

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TABLE 1 - PAGE 1

COUNTY OF GREY
INVENTORY OF CAPITAL ASSETS
HEALTH UNIT

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Owen Sound Office - Site 1	20,000	-	-	-	-	-	-	-	-	-	\$250
Owen Sound Office - Site 2	10,000	-	-	-	-	-	-	-	-	-	\$250
Walkerton Office	4,000	4,000	4,000	4,000	4,000	4,000	-	-	-	-	\$250
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	\$300
Total (#)	34,000	62,593	62,593	62,593	62,593	62,593	58,593	58,593	58,593	58,593	
Total (\$000)	\$8,500.0	\$18,577.9	\$18,577.9	\$18,577.9	\$18,577.9	\$18,577.9	\$17,577.9	\$17,577.9	\$17,577.9	\$17,577.9	

LAND Facility Name	# of Hectares										UNIT COST (\$/ha)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Owen Sound Office - Site 1	0.28	-	-	-	-	-	-	-	-	-	\$154,200
Owen Sound Office - Site 2	0.11	-	-	-	-	-	-	-	-	-	\$154,200
Walkerton Office	0.04	0.04	0.04	0.04	0.04	0.04	-	-	-	-	\$68,500
Owen Sound Office - 101 17th St East	-	-	-	-	-	-	-	-	-	-	\$154,200
Total (ha)	0.43	0.04	0.04	0.04	0.04	0.04	-	-	-	-	
Total (\$000)	\$62.7	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$0.0	\$0.0	\$0.0	\$0.0	

FURNITURE & EQUIPMENT Facility Name	Total Value of Furniture & Equipment (\$)									
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Owen Sound Office - Site 1	\$1,103,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Owen Sound Office - Site 2	\$551,000	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Walkerton Office	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$0	\$0	\$0	\$0
Owen Sound Office - 101 17th St East	\$0	\$1,351,022	\$1,351,022	\$1,438,496	\$1,548,336	\$1,584,845	\$1,615,372	\$1,655,341	\$1,672,313	\$1,675,000
Total (\$000)	\$1,764.0	\$1,461.0	\$1,461.0	\$1,548.5	\$1,658.3	\$1,694.8	\$1,615.4	\$1,655.3	\$1,672.3	\$1,675.0

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TABLE 1 - PAGE 2

COUNTY OF GREY
CALCULATION OF SERVICE LEVELS
HEALTH UNIT

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population (Adjusted)	114,303	114,439	114,575	114,711	114,852	115,432	116,014	116,597	117,185	117,775
Historic Employment	<u>42,697</u>	<u>42,529</u>	<u>42,362</u>	<u>42,196</u>	<u>42,030</u>	<u>42,315</u>	<u>42,601</u>	<u>42,889</u>	<u>43,179</u>	<u>43,472</u>
Historic Population & Employment	157,000	156,968	156,937	156,907	156,882	157,747	158,615	159,486	160,364	161,247

INVENTORY SUMMARY (\$000)

Buildings	\$8,500.0	\$18,577.9	\$18,577.9	\$18,577.9	\$18,577.9	\$18,577.9	\$17,577.9	\$17,577.9	\$17,577.9	\$17,577.9
Land	\$62.7	\$2.5	\$2.5	\$2.5	\$2.5	\$2.5	\$0.0	\$0.0	\$0.0	\$0.0
Furniture & Equipment	\$1,764.0	\$1,461.0	\$1,461.0	\$1,548.5	\$1,658.3	\$1,694.8	\$1,615.4	\$1,655.3	\$1,672.3	\$1,675.0
Total (\$000)	\$10,326.7	\$20,041.5	\$20,041.5	\$20,128.9	\$20,238.8	\$20,275.3	\$19,193.3	\$19,233.2	\$19,250.2	\$19,252.9

SERVICE LEVEL (\$/population & employment)											Average Service Level
Buildings	\$54.14	\$118.35	\$118.38	\$118.40	\$118.42	\$117.77	\$110.82	\$110.22	\$109.61	\$109.01	\$108.51
Land	\$0.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.05
Furniture & Equipment	\$11.24	\$9.31	\$9.31	\$9.87	\$10.57	\$10.74	\$10.18	\$10.38	\$10.43	\$10.39	\$10.24
Total (\$/population & employment)	\$65.78	\$127.68	\$127.70	\$128.29	\$129.01	\$128.53	\$121.01	\$120.60	\$120.04	\$119.40	\$118.80

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE
HEALTH UNIT

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2007 - 2016	\$118.80
Net Population & Employment Growth 2017 - 2026	7,429
Maximum Allowable Funding Envelope	\$882,565
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$88,257
Discounted Maximum Allowable Funding Envelope	\$794,309

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$19,252,900
Inventory Using Average Service Level	\$19,156,144
Excess Capacity	\$96,756
Excess Capacity:	Committed

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
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	10% Reduction		Prior Growth ¹	2017-2026	Post 2026
6.0 HEALTH UNIT										
6.1 Recovery of Negative DC Reserve Fund Balance										
6.1.1 Recovery of Negative DC Reserve Fund Balance	2017	\$ 247,413	\$ -	\$ 247,413	\$ -	\$ -	\$ 247,413	\$ -	\$ 247,413	\$ -
Subtotal Recovery of Negative DC Reserve Fund Balance		\$ 247,413	\$ -	\$ 247,413	\$ -	\$ -	\$ 247,413	\$ -	\$ 247,413	\$ -
6.2 Buildings, Land & Furnishings										
6.2.1 Health Unit Expansion - County Capital Contribution	Various	\$ 14,000,000	\$ 11,364,000	\$ 2,636,000	\$ 1,529,600	\$ 110,640	\$ 995,760	\$ 790,000	\$ 205,760	\$ -
Subtotal Buildings, Land & Furnishings		\$ 14,000,000	\$ 11,364,000	\$ 2,636,000	\$ 1,529,600	\$ 110,640	\$ 995,760	\$ 790,000	\$ 205,760	\$ -
TOTAL HEALTH UNIT		\$ 14,247,413	\$ 11,364,000	\$ 2,883,413	\$ 1,529,600	\$ 110,640	\$ 1,243,173	\$ 790,000	\$ 453,173	\$ -

Note 1: Accounts for residential component only

Residential Development Charge Calculation		
Residential Share of 2017 - 2026 DC Eligible Costs	98%	\$441,983
10 Year Growth in Population in New Units		9,045
Unadjusted Development Charge Per Capita		\$48.86
Non-Residential Development Charge Calculation		
Non-Residential Share of 2017 - 2026 DC Eligible Costs	2%	\$11,190
10 Year Growth in Square Metres		15,750
Unadjusted Development Charge Per Square Metre		\$0.71

2017 - 2026 Net Funding Envelope	\$794,309
Reserve Fund Balance	(\$247,413)

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TABLE 3 - PAGE 1

COUNTY OF GREY
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
HEALTH UNIT
RESIDENTIAL DEVELOPMENT CHARGE
(in \$000)

HEALTH UNIT	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.0	(\$219.0)	(\$201.4)	(\$182.1)	(\$160.6)	(\$137.0)	(\$114.3)	(\$89.3)	(\$61.8)	(\$31.9)	
2017-2026 RESIDENTIAL FUNDING REQUIREMENTS											
- Health Unit Services: Non Inflated	\$261.4	\$20.1	\$20.1	\$20.1	\$20.1	\$20.1	\$20.1	\$20.1	\$20.1	\$20.1	\$442.0
- Health Unit Services: Inflated	\$261.4	\$20.5	\$20.9	\$21.3	\$21.7	\$22.2	\$22.6	\$23.1	\$23.5	\$24.0	\$461.0
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	902	910	914	921	928	881	888	895	899	907	9,045
REVENUE											
- DC Receipts: Inflated	\$48.2	\$49.6	\$50.8	\$52.2	\$53.6	\$51.9	\$53.4	\$54.9	\$56.2	\$57.9	\$528.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$12.0)	(\$11.1)	(\$10.0)	(\$8.8)	(\$7.5)	(\$6.3)	(\$4.9)	(\$3.4)	(\$1.8)	(\$65.9)
- Interest on In-year Transactions	(\$5.9)	\$0.5	\$0.5	\$0.5	\$0.6	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	(\$0.9)
TOTAL REVENUE	\$42.3	\$38.1	\$40.2	\$42.7	\$45.3	\$44.9	\$47.7	\$50.5	\$53.4	\$56.7	\$461.9
CLOSING CASH BALANCE	(\$219.0)	(\$201.4)	(\$182.1)	(\$160.6)	(\$137.0)	(\$114.3)	(\$89.3)	(\$61.8)	(\$31.9)	\$0.8	

2016 Adjusted Charge Per Capita **\$53.40**

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 3 - PAGE 2

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

HEALTH UNIT	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$5.67)	(\$5.39)	(\$5.00)	(\$4.60)	(\$4.20)	(\$3.47)	(\$2.72)	(\$1.94)	(\$1.02)	
2017-2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Health Unit: Non Inflated	\$6.6	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$0.5	\$11.2
- Health Unit: Inflated	\$6.6	\$0.5	\$0.5	\$0.5	\$0.5	\$0.6	\$0.6	\$0.6	\$0.6	\$0.6	\$11.7
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	1,400	1,400	1,400	1,400	1,400	1,700	1,700	1,700	1,700	1,950	15,750
REVENUE											
- DC Receipts: Inflated	\$1.1	\$1.1	\$1.2	\$1.2	\$1.2	\$1.5	\$1.5	\$1.5	\$1.6	\$1.8	\$13.7
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.3)	(\$0.3)	(\$0.3)	(\$0.3)	(\$0.2)	(\$0.2)	(\$0.1)	(\$0.1)	(\$0.1)	(\$1.9)
- Interest on In-year Transactions	(\$0.2)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)
TOTAL REVENUE	\$0.9	\$0.8	\$0.9	\$0.9	\$1.0	\$1.3	\$1.3	\$1.4	\$1.5	\$1.8	\$11.8
CLOSING CASH BALANCE	(\$5.7)	(\$5.4)	(\$5.0)	(\$4.6)	(\$4.2)	(\$3.5)	(\$2.7)	(\$1.9)	(\$1.0)	\$0.1	

2012 Adjusted Charge Per Square Metre **\$0.79**

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.7

GENERAL GOVERNMENT

APPENDIX B.7

GENERAL GOVERNMENT

The *DCA* allows the cost of development-related studies and other general government functions to be included in the calculation of development charges. Consistent with s. 5 (1) 7 of the *DCA*, the eligible development-related net capital cost for the provision of studies and permitted general government expenditures is reduced by ten per cent when calculating the development charges.

TABLE 1 2017 – 2026 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

As shown in Table 1, the 2016-2027 development-related gross cost for general government is \$698,620. The capital program relates to various development-related studies, including two five-year updates to the development charges study, two updates to the Growth Management Strategy, an regular Official Plan update, recovery of a negative reserve fund balance, as well as various strategies and master plans.

As many of these studies are related to growth in the County of Grey, only a few benefit to existing shares have been deducted. This is to account for the portion of certain studies that will review the state of the existing infrastructure and make recommendations for its improvement. The replacement share removed from the calculation totals \$110,000. The legislated ten per cent discount totals \$49,000 and is deducted from the capital costs. The remaining DC eligible share totals \$539,620, all of which is eligible for recovery over the ten-year planning period under review.

This amount is apportioned 98 per cent (\$526,296) to residential development and 2 per cent (\$13,325) to non-residential development. The resulting unadjusted charges for General Government are \$58.19 per capita and \$0.85 per square metre non-residential development.

TABLE 2 CASH FLOW ANALYSIS

The cash flow analysis is displayed in Table 2 and considers the timing of the development charges revenues to determine the adjusted rates. After cash flow considerations, the residential development charge increases to \$62.15 per capita and the non-residential charge is increased to \$0.92 per square metre. This is a

reflection of the timing of the capital program and anticipated development charges revenues.

GENERAL GOVERNMENT SUMMARY					
2017-2026		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$698,621	\$539,621	\$58.19	\$0.85	\$62.15	\$0.92

COUNTY OF GREY
DEVELOPMENT-RELATED CAPITAL PROGRAM
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	10% Reduction		Available DC Reserves	2017-2026	Post 2026
7.0 GENERAL GOVERNMENT										
7.1 Development-Related Studies										
7.1.1 Recovery of Negative Reserve Fund Balance	2017	\$ 98,621	\$ -	\$ 98,621	\$ -	\$ -	\$ 98,621	\$ -	\$ 98,621	\$ -
7.1.2 Planning Application Tracking Software	2017	\$ 75,000	\$ -	\$ 75,000	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
7.1.3 Official Plan 5-Year Review	2017	\$ 50,000	\$ -	\$ 50,000	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
7.1.4 Archaeological Master Plan	2018	\$ 150,000	\$ -	\$ 150,000	\$ 37,500	\$ 11,250	\$ 101,250	\$ -	\$ 101,250	\$ -
7.1.5 Housing Study Data Update	2018	\$ 20,000	\$ -	\$ 20,000	\$ 5,000	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
7.1.6 Growth Management Strategy Update	2020	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
7.1.7 Long Term Care Strategy	2021	\$ 75,000	\$ -	\$ 75,000	\$ 37,500	\$ 3,750	\$ 33,750	\$ -	\$ 33,750	\$ -
7.1.8 Development Charges Background Study	2021	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
7.1.9 Housing Study Data Update	2023	\$ 20,000	\$ -	\$ 20,000	\$ 5,000	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
7.1.10 Growth Management Strategy Update	2025	\$ 60,000	\$ -	\$ 60,000	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
7.1.11 Development Charges Background Study	2026	\$ 45,000	\$ -	\$ 45,000	\$ -	\$ 4,500	\$ 40,500	\$ -	\$ 40,500	\$ -
Subtotal Development-Related Studies		\$ 698,621	\$ -	\$ 698,621	\$ 110,000	\$ 49,000	\$ 539,621	\$ -	\$ 539,621	\$ -
TOTAL GENERAL GOVERNMENT		\$ 698,621	\$ -	\$ 698,621	\$ 110,000	\$ 49,000	\$ 539,621	\$ -	\$ 539,621	\$ -

Residential Development Charge Calculation

Residential Share of 2017 - 2026 DC Eligible Costs	98%	\$526,296
10 Year Growth in Population in New Units		9,045
Unadjusted Development Charge Per Capita		\$58.19

Reserve Fund Balance

(\$98,621)

Non-Residential Development Charge Calculation

Non-Residential Share of 2017 - 2026 DC Eligible Costs	2%	\$13,325
10 Year Growth in Square Metres		15,750
Unadjusted Development Charge Per Square Metre		\$0.85

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TABLE 2 - PAGE 1

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

GENERAL GOVERNMENT	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$131.38)	(\$196.61)	(\$147.29)	(\$150.50)	(\$175.20)	(\$123.28)	(\$81.86)	(\$21.34)	(\$18.66)	
2017-2026 RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$184.0	\$111.9	\$0.0	\$52.7	\$72.4	\$0.0	\$13.2	\$0.0	\$52.7	\$39.5	\$526.3
- General Government: Inflated	\$184.0	\$114.2	\$0.0	\$55.9	\$78.4	\$0.0	\$14.8	\$0.0	\$61.7	\$47.2	\$556.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	902	910	914	921	928	881	888	895	899	907	9,045
REVENUE											
- DC Receipts: Inflated	\$56.1	\$57.7	\$59.1	\$60.7	\$62.4	\$60.5	\$62.2	\$63.9	\$65.5	\$67.4	\$615.5
INTEREST											
- Interest on Opening Balance	\$0.0	(\$7.2)	(\$10.8)	(\$8.1)	(\$8.3)	(\$9.6)	(\$6.8)	(\$4.5)	(\$1.2)	(\$1.0)	(\$57.5)
- Interest on In-year Transactions	(\$3.5)	(\$1.6)	\$1.0	\$0.1	(\$0.4)	\$1.1	\$0.8	\$1.1	\$0.1	\$0.4	(\$1.0)
TOTAL REVENUE	\$52.6	\$48.9	\$49.3	\$52.7	\$53.7	\$51.9	\$56.2	\$60.5	\$64.4	\$66.7	\$557.0
CLOSING CASH BALANCE	(\$131.4)	(\$196.6)	(\$147.3)	(\$150.5)	(\$175.2)	(\$123.3)	(\$81.9)	(\$21.3)	(\$18.7)	\$0.9	

2016 Adjusted Charge Per Capita **\$62.15**

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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

GENERAL GOVERNMENT	2017	2018	2019	2020	2021	2022	2023	2024	2025	2026	TOTAL
OPENING CASH BALANCE	\$0.00	(\$3.45)	(\$5.27)	(\$4.24)	(\$4.49)	(\$5.34)	(\$3.90)	(\$2.67)	(\$0.98)	(\$0.79)	
2017-2026 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$4.7	\$2.8	\$0.0	\$1.3	\$1.8	\$0.0	\$0.3	\$0.0	\$1.3	\$1.0	\$13.3
- General Government: Inflated	\$4.7	\$2.9	\$0.0	\$1.4	\$2.0	\$0.0	\$0.4	\$0.0	\$1.6	\$1.2	\$14.1
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	1,400	1,400	1,400	1,400	1,400	1,700	1,700	1,700	1,700	1,950	15,750
REVENUE											
- DC Receipts: Inflated	\$1.3	\$1.3	\$1.3	\$1.4	\$1.4	\$1.7	\$1.8	\$1.8	\$1.8	\$2.1	\$15.9
INTEREST											
- Interest on Opening Balance	\$0.0	(\$0.2)	(\$0.3)	(\$0.2)	(\$0.2)	(\$0.3)	(\$0.2)	(\$0.1)	(\$0.1)	(\$0.0)	(\$1.7)
- Interest on In-year Transactions	(\$0.1)	(\$0.0)	\$0.0	(\$0.0)	(\$0.0)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$0.0)
TOTAL REVENUE	\$1.2	\$1.1	\$1.0	\$1.2	\$1.1	\$1.4	\$1.6	\$1.7	\$1.8	\$2.1	\$14.2
CLOSING CASH BALANCE	(\$3.4)	(\$5.3)	(\$4.2)	(\$4.5)	(\$5.3)	(\$3.9)	(\$2.7)	(\$1.0)	(\$0.8)	\$0.1	

2016 Adjusted Charge Per Square Metre **\$0.92**

Allocation of Capital Program	
Residential Sector	97.5%
Non-Residential Sector	2.5%
Rates for 2016	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX C

ROADS AND RELATED TECHNICAL APPENDIX

APPENDIX C

ROADS AND RELATED TECHNICAL APPENDIX

The Transportation Services 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 maintain service standards to sustain existing infrastructure. This appendix summarizes the development charge calculations for the County's municipal roads and related services.

The development-related road and related infrastructure projects are required to service the demands of new development in the County over a 25 year planning horizon, from 2017 to 2041, during which time approximately 7,220 additional dwelling units and 236,400 square meters of non-residential building space are forecast to be constructed in Grey. The forecast is discussed in more detail in Appendix A.

The following tables set out the 2017 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 consultants.

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

Table 1	Roads and Related Historic Service Levels 2007 – 2016
Table 2	Roads and Related Capital Program: 2017 – 2041 <i>Category 1: Major Road Expansions and New Roads Projects</i> <i>Category 2: Upgrade of Road Classification</i> <i>Category 3: Change in Surface Treatment</i> <i>Category 4: Intersections Improvements and Realignment</i> <i>Category 5: Culverts</i> <i>Category 6: Roads and Related Studies</i>
Table 3	Summary of Development-Related Roads and Related Capital Program and Calculation of Development Charges

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the ten-year historical inventory for Roads and Related infrastructure. The 822.9 kilometres of County roads were valued at almost \$523.28 million in 2016. These include paved, semi-urban and urban roads throughout the County. The resulting ten-year historical average service level of \$3,288.55 per population and employment is multiplied by the long-term net population and employment in growth (20,533) and results in a long-term maximum allowable funding envelope of \$67.52 million. There is no required ten per cent discount and, as such, the full maximum allowable funding envelope is brought forward to the development charges calculation.

TABLE 2 2017–2041 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE “UNADJUSTED” DEVELOPMENT CHARGES

The roads and related capital program for 2017 to 2041 identifies capital projects throughout the County road network and is displayed in Table 2. The development-related portions of the program are broken down into six categories: major expansions and new road projects; upgrades in road classification; changes in surface treatment; intersection improvements and realignments; new culverts; and roads and related studies. The capital projects outlined in this study are illustrated on the maps included in this appendix.

The total cost of the roads capital program is \$105.42 million and provides for the undertaking of projects throughout the County. The entire development-related capital program is not to be fully recovered from future development charges and several deductions have been made to these costs. The deductions for all road categories are summarized on Table 3.

Grants and alternative funding sources have been removed from the calculation and largely represent shares of roadworks that will benefit and be funded in part from the neighboring counties of Simcoe and Bruce, or with lower tier municipalities through agreements. This share totals \$10.13 million.

Approximately \$30.81 million of the program has been identified as the benefit to existing share. The following table outlines the methodology for determining the benefit to existing shares for each component of the roads and related capital program.

Category	Method for Determining Benefit to Existing Share	Growth (\$000)	Non-Growth (\$000)
1	Existing class benchmark cost of (\$500,000 - \$800,000/km) maintaining road segment multiplied by road segment length	\$38,017.0	\$10,507.3
2	Cost to reconstruct road segment in existing class.	\$13,142.8	\$12,316.7
3	Existing class benchmark cost of maintaining road segment (\$96,250) multiplied by road segment length	\$6,488.3	\$6,137.6
4	25% Benefit to Existing share applied to all projects. (Consistent with 2006 & 2011 Development Charge Background Studies)	\$5,363.1	\$1,787.7
5	0% Benefit to Existing	\$755.0	\$0.00
6	100% development related except for Active Transportation Master Plan (75% share)	\$718.8	\$56.3

There is an amount in the roads and related DC reserve fund balance of \$4.24 million that is uncommitted, and applied to fund a portion of the program. The benefit of many roads projects included in the program are anticipated to extend beyond 2041. As such, a share of \$9.40 million has been removed from the calculation of development charges.

The remaining costs eligible for recovery through development charges during the planning period from 2017 to 2041 is reduced to \$50.84 million. Of this share, 84.9 per cent (\$43.18 million) has been allocated to new residential development, 14.6 per cent (\$7.40 million) to non-residential development and 0.5 per cent (\$256,563) to non-residential development associated with wind turbines. The allocation of costs is based on the ratio of forecast growth in population in new units, employment and employment associated with wind turbine development.

As shown in Table 3, the development-related capital program and the forecasted growth result in roads and related development charges of \$2,345.72 per capita, \$31.30 per square metre of non-residential building space, and \$2,345.72 per wind turbine.

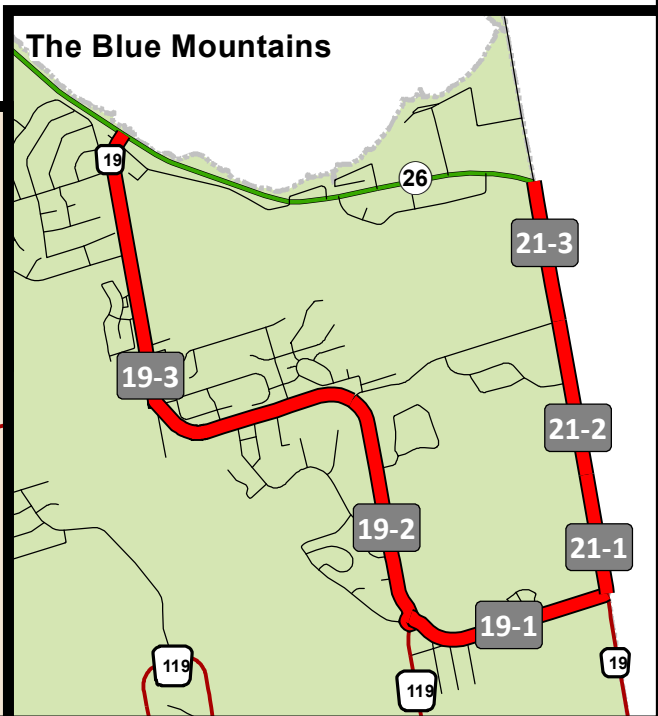
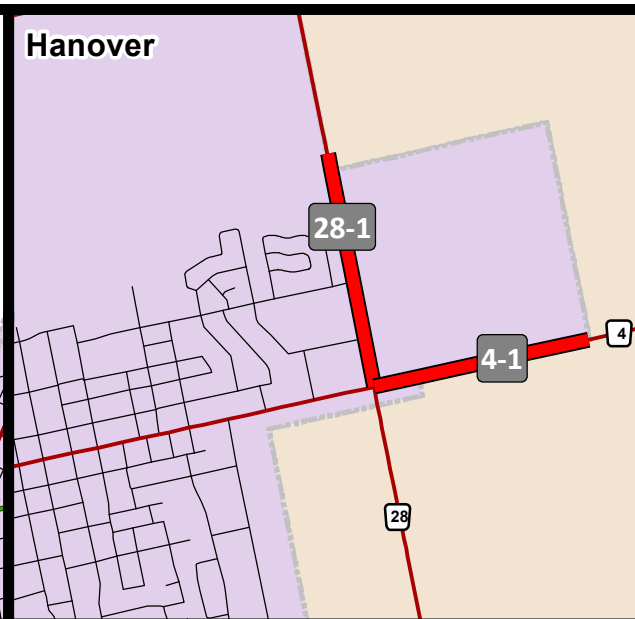
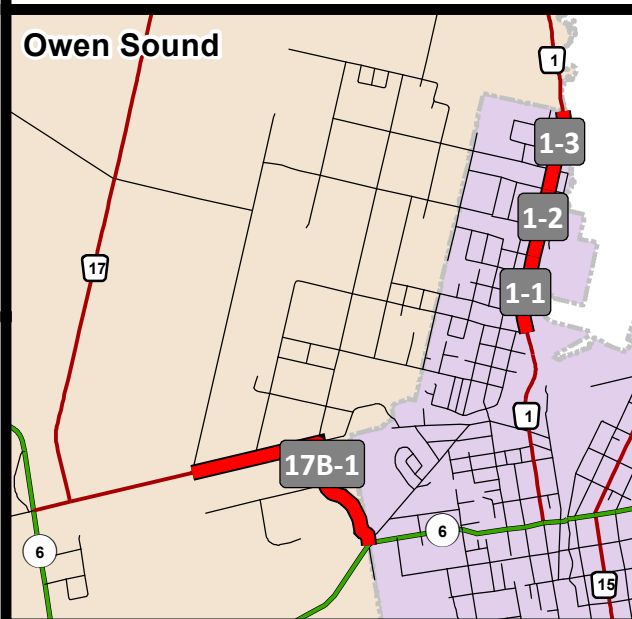
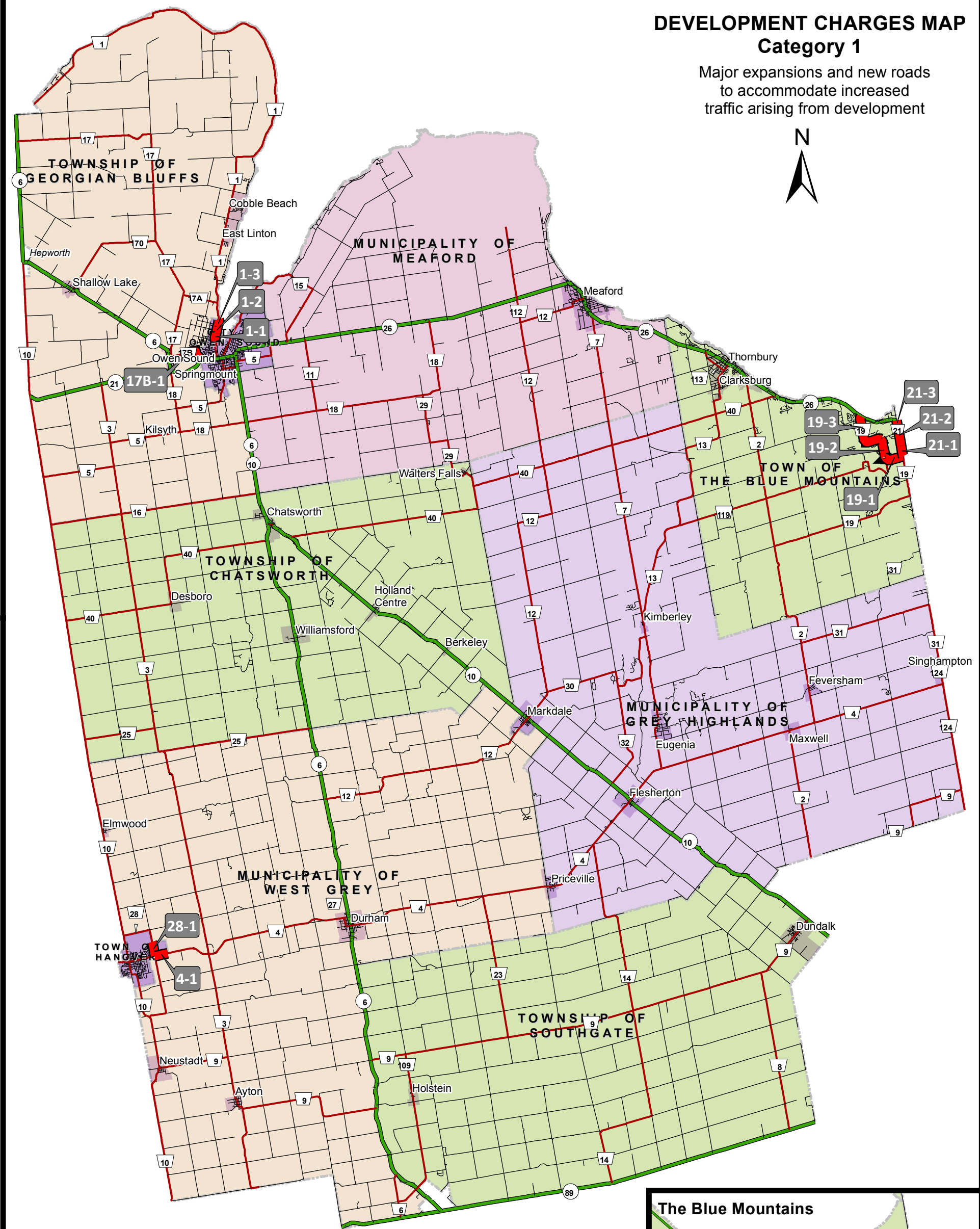
The following is a summary of the roads and related development charges rate calculation:

ROADS & RELATED WORKS SUMMARY								
10-year Hist. Service Level per pop&emp	2017-2041		Unadjusted			Adjusted		
	Development-Related Capital Program	Development Charge	Development Charge			Development Charge		
	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/turbine	\$/capita	\$/sq.m	\$/turbine
	(\$000)	(\$000)						
\$3,288.55	\$105,422	\$50,841	\$2,345.72	\$31.30	\$2,345.72	\$2,345.72	\$31.30	\$2,345.72

DEVELOPMENT CHARGES MAP

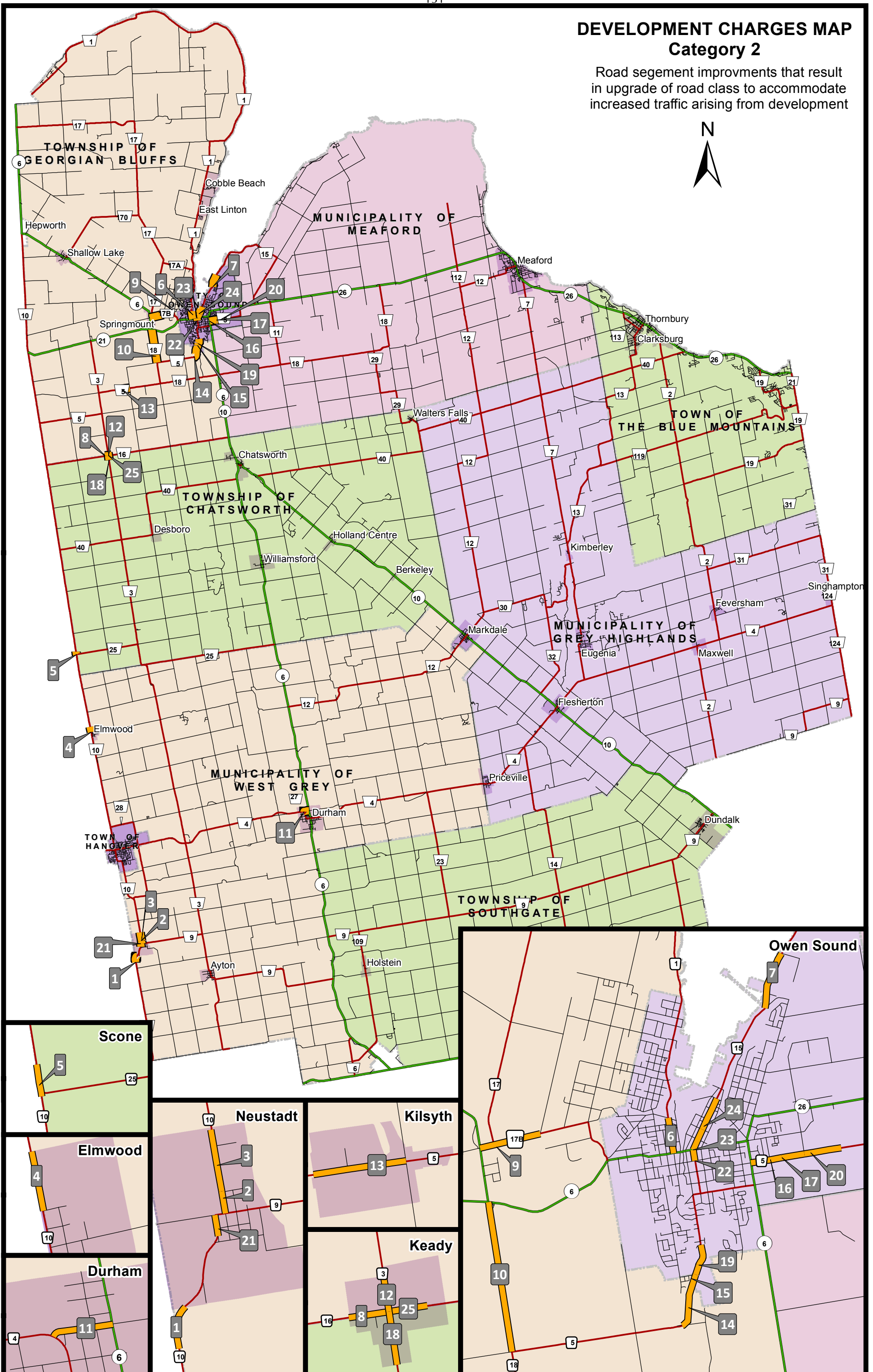
Category 1

Major expansions and new roads
to accommodate increased
traffic arising from development



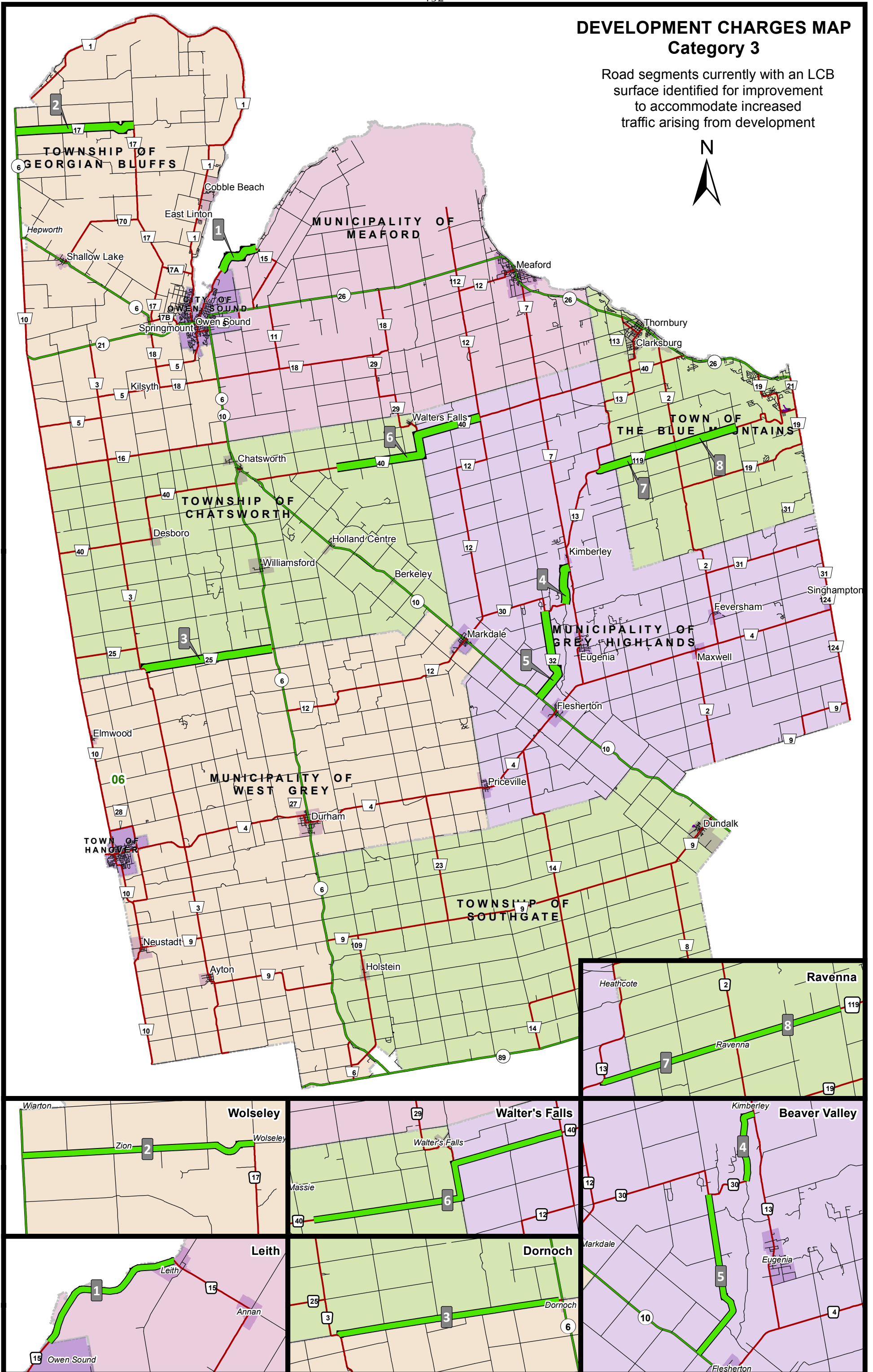
DEVELOPMENT CHARGES MAP Category 2

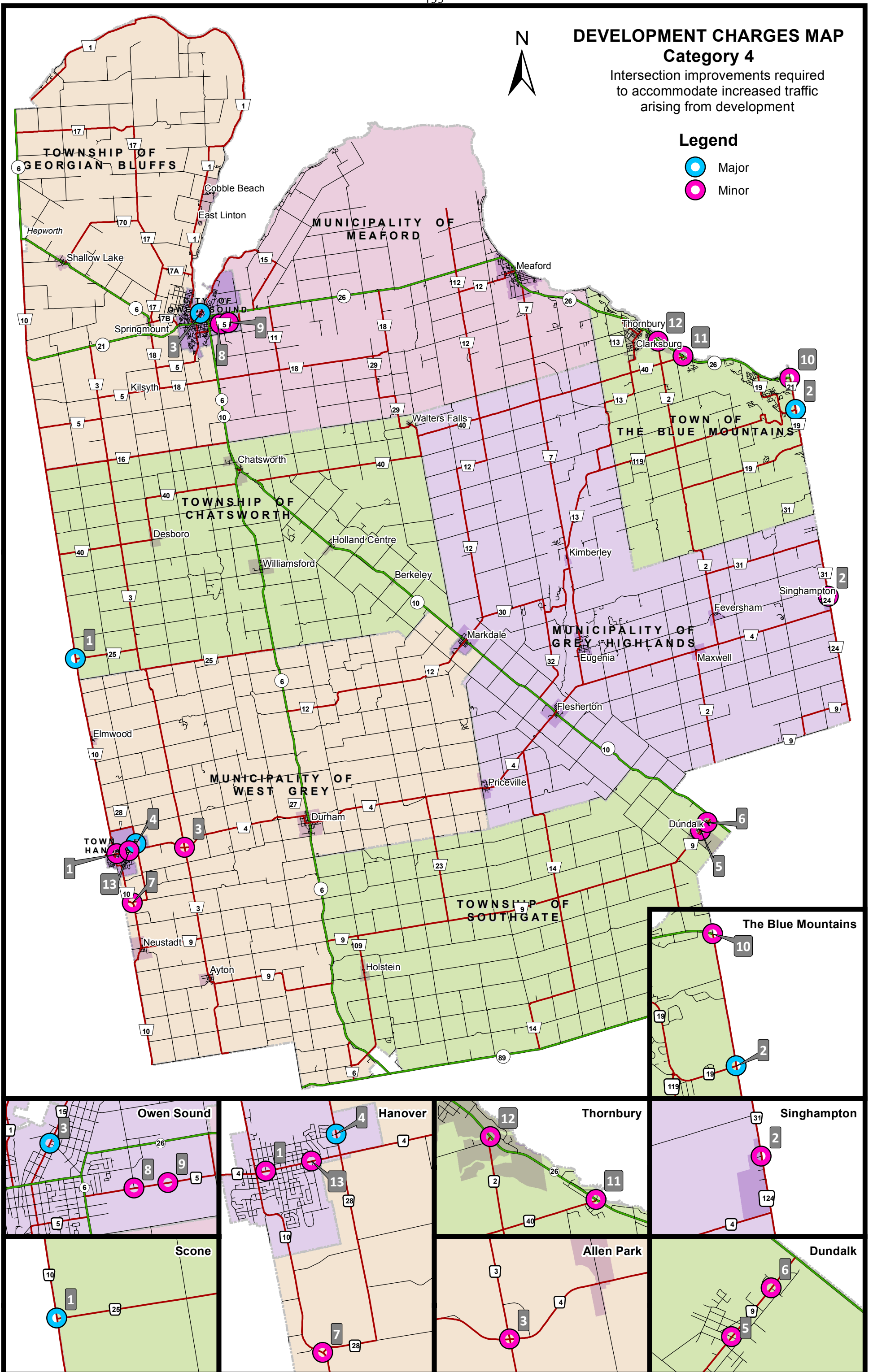
Road segment improvements that result in upgrade of road class to accommodate increased traffic arising from development

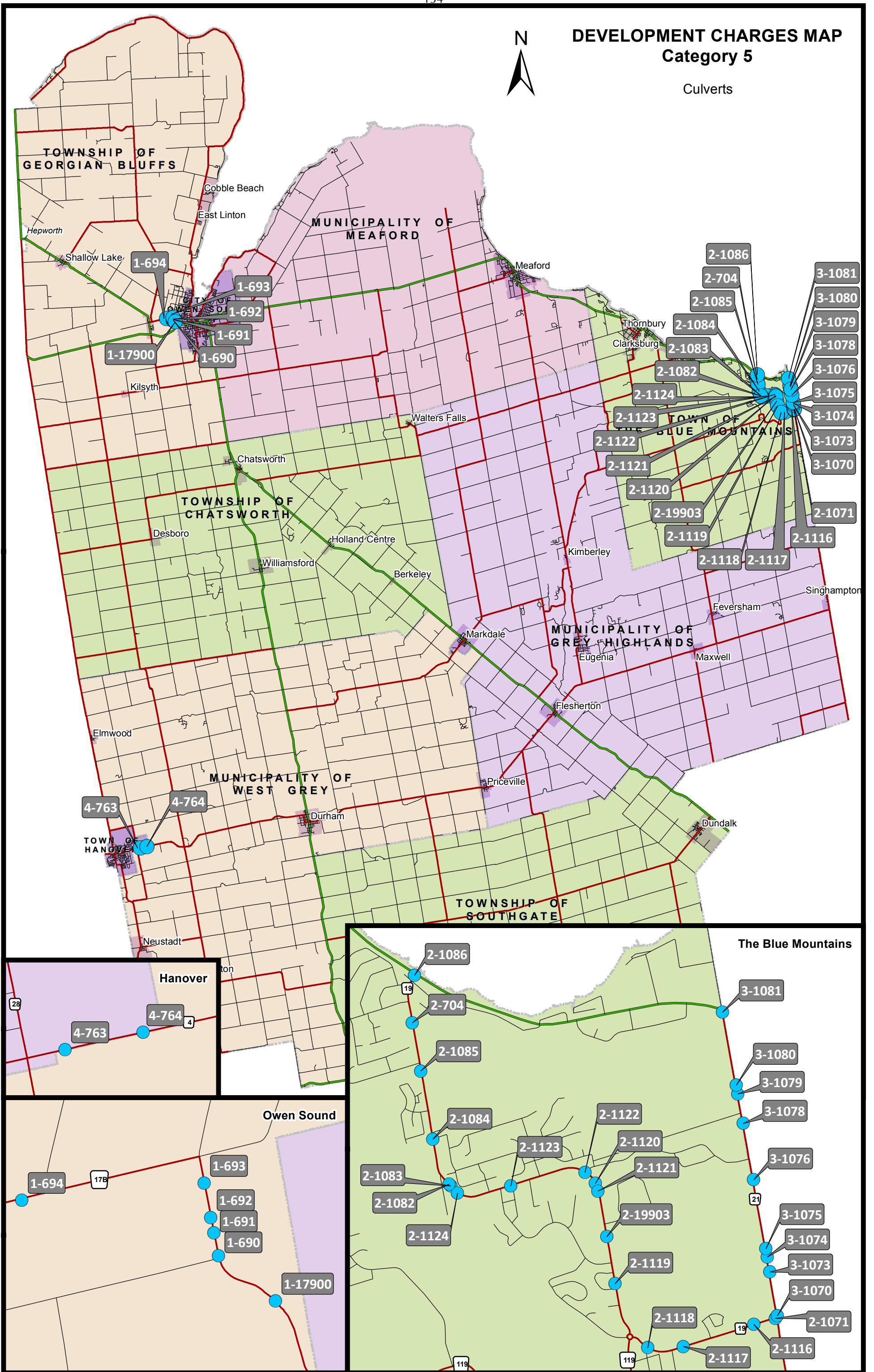


DEVELOPMENT CHARGES MAP Category 3

Road segments currently with an LCB surface identified for improvement to accommodate increased traffic arising from development







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TABLE 1 - PAGE 1

COUNTY OF GREY
ROADS & RELATED WORKS
HISTORIC SERVICE LEVEL ANALYSIS

ROADS Type of Road	# of Kilometres										UNIT COST (\$/km)
	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016	
Rural											
Gravel - 1 lane	-	-	-	-	-	-	-	-	-	-	\$0
Gravel - 2 lane	-	-	-	-	-	-	-	-	-	-	\$535,300
Paved - 1 lane	-	-	-	-	-	-	-	-	-	-	\$0
Paved - 2 lane	736.0	748.6	750.5	750.5	750.5	750.5	750.5	749.6	748.2	748.2	\$535,300
Paved - 3 lane	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$535,300
Semi-Urban											
1 Lane	-	-	-	-	-	-	-	-	-	-	\$0
2 Lanes	40.4	39.4	36.6	36.6	36.6	36.6	36.6	37.5	37.5	37.5	\$802,900
3 Lanes	-	-	-	-	-	-	-	-	-	-	\$0
Urban											
2 Lanes	18.7	18.7	19.2	19.2	19.2	19.2	19.2	19.2	20.6	20.6	\$2,141,200
3 Lanes	6.1	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	6.5	\$2,676,500
4 Lanes	9.1	9.1	9.6	9.6	9.6	9.6	9.6	9.6	9.6	9.6	\$3,211,800
Total (km)	810.8	822.8	822.8	822.9	822.9	822.9	822.9	822.9	822.9	822.9	
Total (\$000)	\$512,146.3	\$519,322.0	\$520,705.9	\$520,738.0	\$520,738.0	\$520,738.0	\$520,738.0	\$520,978.9	\$523,275.3	\$523,275.3	

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TABLE 1 - PAGE 2

COUNTY OF GREY
CALCULATION OF SERVICE LEVELS
ROADS & RELATED WORKS

	2007	2008	2009	2010	2011	2012	2013	2014	2015	2016
Historic Population (Adjusted)	114,303	114,439	114,575	114,711	114,852	115,432	116,014	116,597	117,185	117,775
Historic Employment	<u>42,697</u>	<u>42,529</u>	<u>42,362</u>	<u>42,196</u>	<u>42,030</u>	<u>42,315</u>	<u>42,601</u>	<u>42,889</u>	<u>43,179</u>	<u>43,472</u>
Historic Population & Employment	157,000	156,968	156,937	156,907	156,882	157,747	158,615	159,486	160,364	161,247

INVENTORY SUMMARY (\$000)

Roads	\$512,146.3	\$519,322.0	\$520,705.9	\$520,738.0	\$520,738.0	\$520,738.0	\$520,738.0	\$520,978.9	\$523,275.3	\$523,275.3
Total (\$000)	\$512,146.3	\$519,322.0	\$520,705.9	\$520,738.0	\$520,738.0	\$520,738.0	\$520,738.0	\$520,978.9	\$523,275.3	\$523,275.3

SERVICE LEVEL (\$/population & employment)

Average
Service
Level

Roads	\$3,262.08	\$3,308.46	\$3,317.93	\$3,318.77	\$3,319.30	\$3,301.10	\$3,283.03	\$3,266.61	\$3,263.05	\$3,245.18	\$3,288.55
Total (\$/population & employment)	\$3,262.08	\$3,308.46	\$3,317.93	\$3,318.77	\$3,319.30	\$3,301.10	\$3,283.03	\$3,266.61	\$3,263.05	\$3,245.18	\$3,288.55

COUNTY OF GREY
CALCULATION OF MAXIMUM ALLOWABLE
ROADS & RELATED WORKS

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2007 - 2016	\$3,288.55
Net Population & Employment Growth 2017 - 2041	20,533
Maximum Allowable Funding Envelope	\$67,523,797
Less: Uncommitted Excess Capacity	\$0
Less: 10% Legislated Reduction	\$0
Discounted Maximum Allowable Funding Envelope	\$67,523,797

Excess Capacity Calculation	
Total Value of Inventory in 2016	\$523,275,287
Inventory Using Average Service Level	\$530,268,822
Excess Capacity	\$0
Excess Capacity:	Uncommitted

COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	From	To	Total Length (Km)	Design Class Benchmark Cost	Design Class Project Cost ¹	Subsidies/ Other Recoveries	Net Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs		
								Exist Class Benchmark Cost ²	Benefit to Existing Shares		Available DC Reserves	2017 - 2041	Post 2041
Category 1: Major Roads Projects													
County Rd 19 - Simcoe Boundary to Highway 26 (4 Lane Urban with Storm Sewer)													
1	19 - Winter Park Road, Blue Mountains	Grey Road 21 Mountain Drive	1.38	\$ 3,950,000	\$ 5,451,000	\$ -	\$ 5,451,000	\$800,000	\$ 1,104,000	\$ 4,347,000	\$ 4,238,857	\$ 97,329	\$ 10,814
2	19 - Winter Park Road, Blue Mountains	Mountain Drive Monterra Road	1.52	\$ 3,950,000	\$ 6,004,000	\$ -	\$ 6,004,000	\$800,000	\$ 1,216,000	\$ 4,788,000	\$ -	\$ 3,591,000	\$ 1,197,000
3	19 - Blue Mountain Road, Blue Mountains	Monterra Road Highway 26	3.24	\$ 3,950,000	\$ 12,798,000	\$ -	\$ 12,798,000	\$800,000	\$ 2,592,000	\$ 10,206,000	\$ -	\$ 5,103,000	\$ 5,103,000
County Rd 21 - Road 19 to Highway 26 (Collingwood By-pass: 4 lane urban with Storm Sewer)													
1	21 - Osler Bluff Road	Grey Road 19 0.8 km north of Grey Road 19	0.8	\$ 3,950,000	\$ 3,160,000	\$ 1,580,000	\$ 1,580,000	\$650,000	\$ 260,000	\$ 1,320,000	\$ -	\$ 1,188,000	\$ 132,000
2	21 - Osler Bluff Road	0.8 km north of Grey Road 19 Monterra Road	1.03	\$ 3,950,000	\$ 4,068,500	\$ 2,034,250	\$ 2,034,250	\$650,000	\$ 334,750	\$ 1,699,500	\$ -	\$ 1,529,550	\$ 169,950
3	22 - Osler Bluff Road	Monterra Road Highway 26	0.94	\$ 3,950,000	\$ 3,713,000	\$ 1,856,500	\$ 1,856,500	\$650,000	\$ 305,500	\$ 1,551,000	\$ -	\$ 1,395,900	\$ 155,100

COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name			From	To	Total Length (Km)	Design Class Benchmark Cost	Design Class Project Cost ¹	Subsidies/ Other Recoveries	Net Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs		
										Exist Class Benchmark Cost ²	Benefit to Existing Shares		Available DC Reserves	2017 - 2041	Post 2041
Road 17B: Entire Length (2 Lane Urban with Storm Sewer)															
1	Road 17B	West Street	Hwy 21	1.82	\$ 2,460,000	\$ 4,477,200	\$ -	\$ 4,477,200	\$500,000	\$ 910,000	\$ 3,567,200	\$ -	\$ 3,567,200	\$ -	
Road 4															
1	Road 4: Urban 3 lane with Storm Sewer)	Grey Road 28	1 km east of Road 28	1.02	\$ 3,950,000	\$ 4,029,000	\$ -	\$ 4,029,000	\$500,000	\$ 510,000	\$ 3,519,000	\$ -	\$ 3,167,100	\$ 351,900	
Road 1															
1	(4 lane Urban)	19th Street	23rd Street	0.57	\$ 3,950,000	\$ 2,231,750	\$ -	\$ 2,231,750	\$3,500,000	\$ 1,977,500	\$ 254,250	\$ -	\$ 228,825	\$ 25,425	
2	(4 Lane Urban)	23rd Street	26th Street	0.50	\$ 3,950,000	\$ 1,975,000	\$ -	\$ 1,975,000	\$650,000	\$ 325,000	\$ 1,650,000	\$ -	\$ 1,485,000	\$ 165,000	
3	(4 Lane Urban)	26th Street	Owen Sound North limit	0.65	\$ 3,950,000	\$ 2,567,500	\$ -	\$ 2,567,500	\$650,000	\$ 422,500	\$ 2,145,000	\$ -	\$ 1,930,500	\$ 214,500	
Road 28: Urban 3 lane with Storm Sewer															
1	Road 28	Road 4	Saugeen River Bridge	1.1	\$ 3,200,000	\$ 3,520,000	\$ -	\$ 3,520,000	\$500,000	\$ 550,000	\$ 2,970,000	\$ -	\$ 2,227,500	\$ 742,500	
Subtotal Category 1 Roads					14.6		\$ 53,994,950	\$ 5,470,750	\$ 48,524,200		\$ 10,507,250	\$ 38,016,950	\$ 4,238,857	\$ 25,510,904	\$ 8,267,189

Notes:

(1) Design project costs include contingency and engineering allowances: Urban Road Construction: 16% contingency and 16% engineering.

Rural Road Construction: 10% contingency and 18% 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.

Benchmark Costs

2 Lane Rural	\$500
2 lane rural - paved shoulders	\$650
2 Lane Rural - Platform Widening	\$800
2 Lane Urban	\$1,650
2 Lane Urban with Paved Shoulders	\$2,200
4 Lane Urban	\$3,500
4 Lane Urban with Paved Shoulders	\$3,950

COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name			From	To	Total Length (Km)	Design Class Benchmark Cost	Design Class Project Cost ¹	Subsidies/ Other Recoveries	Net Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs	
										Exist Class Benchmark Cost ²	Benefit to Existing Shares		Available DC Reserves	2017 - 2041
Category 2: Upgrade of Road Classification														
1	10 - Grey Road 10, Normanby	0.5 km South of South Limit of Neustadt	South Limit of Neustadt	0.60	\$ 2,200,000	\$ 1,309,000	\$ 654,500	\$ 654,500	\$ 650,000	\$ 193,375	\$ 461,125	\$ -	\$ 415,013	\$ 46,113
2	10 - David Winkler Pkwy, Neustadt	Queen Street	John Street	0.20	\$ 1,650,000	\$ 330,000	\$ -	\$ 330,000	\$ 500,000	\$ 100,000	\$ 230,000	\$ -	\$ 207,000	\$ 23,000
3	10 - David Winkler Pkwy, Neustadt	John Street	N Limit of Neustadt, 300m N of John St	0.30	\$ 1,650,000	\$ 495,000	\$ -	\$ 495,000	\$ 500,000	\$ 150,000	\$ 345,000	\$ -	\$ 310,500	\$ 34,500
4	10 - Grey Road 10, Bentinck	Church Street	N Limit of Elmwood (300m N of Church St)	0.30	\$ 1,650,000	\$ 495,000	\$ 247,500	\$ 247,500	\$ 500,000	\$ 75,000	\$ 172,500	\$ -	\$ 172,500	\$ -
5	10-Grey Road 10	25-Grey Road 25	South Side of Bridge	0.20	\$ 1,650,000	\$ 330,000	\$ 165,000	\$ 165,000	\$ 500,000	\$ 50,000	\$ 115,000	\$ -	\$ 115,000	\$ -
6	1-Eddie Sargent Parkway, Owen Sound	14th Street West	10th Street West	0.68	\$ 2,200,000	\$ 1,496,000	\$ -	\$ 1,496,000	\$ 1,650,000	\$ 1,122,000	\$ 374,000	\$ -	\$ 374,000	\$ -
7	15-East Bayshore Road, Owen Sound	3rd Avenue East	32nd Street East	1.11	\$ 800,000	\$ 887,200	\$ -	\$ 887,200	\$ 500,000	\$ 554,500	\$ 332,700	\$ -	\$ 332,700	\$ -
8	16 - Grey Road 16, Keady, Sullivan/Derby	0.3 km West of Grey Road 3	Grey Road 3	0.30	\$ 1,650,000	\$ 495,000	\$ -	\$ 495,000	\$ 500,000	\$ 150,000	\$ 345,000	\$ -	\$ 345,000	\$ -
9	17B - Grey Road 17B, Derby	West Street	Highway 6	0.91	\$ 800,000	\$ 729,600	\$ -	\$ 729,600	\$ 500,000	\$ 456,000	\$ 273,600	\$ -	\$ 273,600	\$ -
10	18 - Grey Road 18, Derby	Highway 21	Grey Road 5	3.08	\$ 800,000	\$ 2,467,200	\$ -	\$ 2,467,200	\$ 500,000	\$ 1,542,000	\$ 925,200	\$ -	\$ 925,200	\$ -
11	27 - Durham Road West, Durham	Grey Road 4	Highway 6	0.54	\$ 2,200,000	\$ 1,188,000	\$ -	\$ 1,188,000	\$ 500,000	\$ 270,000	\$ 918,000	\$ -	\$ 826,200	\$ 91,800

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APPENDIX C
TABLE 2 - PAGE 4

COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	From	To	Total Length (Km)	Design Class Benchmark Cost	Design Class Project Cost ¹	Subsidies/ Other Recoveries	Net Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs			
								Exist Class Benchmark Cost ²	Benefit to Existing Shares		Available DC Reserves	2017 - 2041	Post 2041	
Category 2: Upgrade of Road Classification														
12	3 - Grey Road 3, Derby	Grey Road 16	North Limit of Keady	0.25	\$ 1,650,000	\$ 414,150	\$ -	\$ 414,150	\$ 500,000	\$ 125,500	\$ 288,650	\$ -	\$ 288,650	\$ -
13	5 - Grey Road 5, Derby	West Limit of Kilsyth	Concession 7	0.43	\$ 2,200,000	\$ 946,000	\$ -	\$ 946,000	\$ 500,000	\$ 215,000	\$ 731,000	\$ -	\$ 548,250	\$ 182,750
14	5 - Grey Road 5, Derby	3.3 km East of Grey Road 18	1st Street Southwest	1.02	\$ 2,200,000	\$ 2,237,400	\$ -	\$ 2,237,400	\$ 500,000	\$ 508,500	\$ 1,728,900	\$ -	\$ 1,728,900	\$ -
15	5 - 2nd Avenue East, Owen Sound	1st Street Southeast	0.2 km North of 1st Street Southwest	0.19	\$ 2,200,000	\$ 418,000	\$ -	\$ 418,000	\$ 500,000	\$ 95,000	\$ 323,000	\$ -	\$ 323,000	\$ -
16	5 - 8th Street East, Owen Sound	9th Avenue East	0.6 km East of 9th Avenue East	0.57	\$ 3,950,000	\$ 2,251,500	\$ -	\$ 2,251,500	\$ 3,500,000	\$ 1,995,000	\$ 256,500	\$ -	\$ 230,850	\$ 25,650
17	5 - 8th Street East, Owen Sound	0.6 km East of 9th Avenue East	16th Avenue East	0.47	\$ 3,950,000	\$ 1,856,500	\$ -	\$ 1,856,500	\$ 3,500,000	\$ 1,645,000	\$ 211,500	\$ -	\$ 190,350	\$ 21,150
18	3 - Grey Road 3, Derby	Grey Road 16	South Limit of Keady	0.25	\$ 1,650,000	\$ 415,800	\$ -	\$ 415,800	\$ 500,000	\$ 126,000	\$ 289,800	\$ -	\$ 289,800	\$ -
19	5 - 2nd Avenue East, Owen Sound	0.2 km North of 1st Street Southwest	1st Street East (Harrison Park Entrance)	0.41	\$ 2,200,000	\$ 904,200	\$ -	\$ 904,200	\$ 500,000	\$ 205,500	\$ 698,700	\$ -	\$ 698,700	\$ -
20	5-8th Street East, Owen Sound	16th Ave	20th Avenue East	0.75	\$ 3,950,000	\$ 2,962,500	\$ -	\$ 2,962,500	\$ 500,000	\$ 375,000	\$ 2,587,500	\$ -	\$ 2,328,750	\$ 258,750
21	10 - Mill St, Neustadt	Jacob Street	Queen Street	0.23	\$ 1,650,000	\$ 379,500	\$ -	\$ 379,500	\$ 500,000	\$ 115,000	\$ 264,500	\$ -	\$ 238,050	\$ 26,450
22	15-3rd Avenue East, Owen Sound	9th Street East	10th Street East	0.21	\$ 2,200,000	\$ 462,000	\$ -	\$ 462,000	\$ 1,650,000	\$ 346,500	\$ 115,500	\$ -	\$ 86,625	\$ 28,875
23	15-3rd Avenue East, Owen Sound	10th Street East	12th Street East	0.42	\$ 2,200,000	\$ 928,400	\$ -	\$ 928,400	\$ 1,650,000	\$ 696,300	\$ 232,100	\$ -	\$ 232,100	\$ -
24	15-3rd Avenue East, Owen Sound	12th Street East	17th Street East	0.57	\$ 2,200,000	\$ 1,254,000	\$ -	\$ 1,254,000	\$ 1,650,000	\$ 940,500	\$ 313,500	\$ -	\$ 313,500	\$ -
25	16 - Grey Road 16, Keady, Sullivan/Derby	0.3km East of Grey Road 3	Grey Road 3	0.53	\$ 1,650,000	\$ 874,500	\$ -	\$ 874,500	\$ 500,000	\$ 265,000	\$ 609,500	\$ -	\$ 609,500	\$ -
Subtotal Category 2 Roads			14.5		\$ 26,526,450	\$ 1,067,000	\$ 25,459,450		\$ 12,316,675	\$ 13,142,775	\$ -	\$ 12,403,738	\$ 739,038	

Notes:

(1) Design project costs include contingency and engineering allowances: Urban Road Construction: 16% contingency and 16% engineering.

Rural Road Construction: 10% contingency and 18% 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.

Benchmark Costs

2 Lane Rural	\$500
2 Lane Rural - Paved shoulders	\$650
2 Lane Rural - Platform Widening	\$800
2 Lane Urban	\$1,650
2 Lane Urban with Paved Shoulders	\$2,200
4 Lane Urban	\$3,500
4 Lane Urban with Paved Shoulders	\$3,950

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COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	From	To	Total Length (Km)	Design Class Benchmark Cost	Design Class Project Cost ¹	Subsidies/ Other Recoveries	Net Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs		
								Exist Class Benchmark Cost ²	Benefit to Existing Shares		Available DC Reserves	2017 - 2041	Post 2041
Category 3: Change in Surface Treatment													
1	15	North Limit of Owen Sound	3.40	\$ 198,000	\$ 673,398	\$ -	\$ 673,398	\$ 96,250	\$ 327,346	\$ 346,052	\$ -	\$ 346,052	\$ -
2	17	Centre Road Intersection (Wolseley)	10.44	\$ 198,000	\$ 2,066,526	\$ -	\$ 2,066,526	\$ 96,250	\$ 1,004,561	\$ 1,061,965	\$ -	\$ 1,061,965	\$ -
3	25	Grey Road 25/Grey Road 3 East Intersection	11.17	\$ 198,000	\$ 2,211,858	\$ -	\$ 2,211,858	\$ 96,250	\$ 1,075,209	\$ 1,136,649	\$ -	\$ 1,136,649	\$ -
4	30	Lower Valley Road	3.55	\$ 198,000	\$ 703,098	\$ -	\$ 703,098	\$ 96,250	\$ 341,784	\$ 361,314	\$ -	\$ 361,314	\$ -
5	32	Hwy 10	8.29	\$ 198,000	\$ 1,640,826	\$ -	\$ 1,640,826	\$ 96,250	\$ 797,624	\$ 843,202	\$ -	\$ 843,202	\$ -
6	40	700m East of Veteran's Road North	14.80	\$ 198,000	\$ 2,929,410	\$ -	\$ 2,929,410	\$ 96,250	\$ 1,424,019	\$ 1,505,391	\$ -	\$ 1,505,391	\$ -
7	119	Grey Road 13	6.63	\$ 198,000	\$ 1,312,938	\$ -	\$ 1,312,938	\$ 96,250	\$ 638,234	\$ 674,704	\$ -	\$ 674,704	\$ -
8	119	Grey Road 2 (Ravenna)	5.49	\$ 198,000	\$ 1,087,812	\$ -	\$ 1,087,812	\$ 96,250	\$ 528,798	\$ 559,015	\$ -	\$ 559,015	\$ -
Subtotal Category 3 Roads			63.8		\$ 12,625,866	\$ -	\$ 12,625,866		\$ 6,137,574	\$ 6,488,292	\$ -	\$ 6,488,292	\$ -

Notes:

(1) Design project costs include contingency and engineering allowances: Urban Road Construction: 16% contingency and 16% engineering.

Rural Road Construction: 10% contingency and 18% 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.

BM COSTS (1000's)

SINGLE SURFACE TREATMENT

= \$25,000/km x 3.5 applications per 20 years + 10% (engineering and inspection):

HOT MIX ASPHALT

= \$120,000/km x 1.5 applications per 20 years + 10% (engineering and inspection):

Benchmark Costs

2 Lane Rural - Paving only	\$198
2 Lane Rural	\$500
2 Lane Rural - Paved shoulders	\$650
2 Lane Rural - Platform Widening	\$800
2 Lane Urban	\$1,650
2 Lane Urban with Paved Shoulders	\$2,200
4 Lane Urban	\$3,500
4 Lane Urban with Paved Shoulders	\$3,950

COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road Name	Total Construction Cost	Subsidies/ Other Recoveries	Net Project Cost	Ineligible Costs Benefit to Existing Shares	Total DC Eligible Costs	DC-Eligible Costs		
						Available DC Reserves	2017 - 2041	Post 2041
Category 4: Intersection Improvements/Realignments								
Major Intersection Improvements/Realignments								
1 Grey Road 25 and the Grey Bruce Line – Scone, Chatsworth	\$ 1,000,000	\$ 500,000	\$ 500,000	\$ 125,000	\$ 375,000	\$ -	\$ 281,250	\$ 93,750
2 Grey Road 19 and 21 - Town of The Blue Mountains	\$ 5,000,000	\$ 2,500,000	\$ 2,500,000	\$ 625,000	\$ 1,875,000	\$ -	\$ 1,875,000	\$ -
3 Grey Road 15 and 15th Street East – Owen Sound	\$ 950,000	\$ 316,670	\$ 633,330	\$ 158,333	\$ 474,998	\$ -	\$ 474,998	\$ -
4 Grey Road 28 and 14th Street, Hanover	\$ 400,000	\$ -	\$ 400,000	\$ 100,000	\$ 300,000	\$ -	\$ 225,000	\$ 75,000
Minor Intersection Improvements/Realignments								
1 Grey Road 4 and 9th Avenue – Hanover	\$ 100,000	\$ -	\$ 100,000	\$ 25,000	\$ 75,000	\$ -	\$ 67,500	\$ 7,500
2 Grey Road 124 and Grey Road 31 - Singhampton – Grey Highlands	\$ 375,000	\$ 187,500	\$ 187,500	\$ 46,875	\$ 140,625	\$ -	\$ 105,469	\$ 35,156
3 Grey Road 4 and Grey Road 3 - West Grey	\$ 300,000	\$ -	\$ 300,000	\$ 75,000	\$ 225,000	\$ -	\$ 202,500	\$ 22,500
4 Grey Road 9 and Proton Street	\$ 200,000	\$ -	\$ 200,000	\$ 50,000	\$ 150,000	\$ -	\$ 135,000	\$ 15,000
5 Grey Road 9 and Russel Street	\$ 100,000	\$ -	\$ 100,000	\$ 25,000	\$ 75,000	\$ -	\$ 67,500	\$ 7,500
6 Grey Road 28 and Grey Road 10 – West Grey	\$ 80,000	\$ -	\$ 80,000	\$ 20,000	\$ 60,000	\$ -	\$ 45,000	\$ 15,000
7 Grey Road 5 and 16th Ave East	\$ 500,000	\$ -	\$ 500,000	\$ 125,000	\$ 375,000	\$ -	\$ 337,500	\$ 37,500
8 Grey Road 5 and 20th Ave East	\$ 1,000,000	\$ -	\$ 1,000,000	\$ 250,000	\$ 750,000	\$ -	\$ 750,000	\$ -
9 Grey Road 21 and King's Highway No. 26 – Town of The Blue Mountains (MTO)	\$ 50,000	\$ -	\$ 50,000	\$ 12,500	\$ 37,500	\$ -	\$ 33,750	\$ 3,750
10 Grey Road 40 and King's Highway No. 26 – Town of The Blue Mountains (MTO)	\$ 50,000	\$ -	\$ 50,000	\$ 12,500	\$ 37,500	\$ -	\$ 33,750	\$ 3,750
11 Grey Road 2 and King's Highway No. 26 - Town of The Blue Mountains (MTO)	\$ 50,000	\$ -	\$ 50,000	\$ 12,500	\$ 37,500	\$ -	\$ 33,750	\$ 3,750
12 Grey Road 4 and 18th Ave, Hanover	\$ 500,000	\$ -	\$ 500,000	\$ 125,000	\$ 375,000	\$ -	\$ 337,500	\$ 37,500
Subtotal Category 4 Roads	\$ 10,655,000	\$ 3,504,170	\$ 7,150,830	\$ 1,787,708	\$ 5,363,123	\$ -	\$ 5,005,466	\$ 357,656

COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED ROADS AND RELATED PROGRAM

Road NameDescription			Total Construction Cost	Subsidies/ Other Recoveries	Total Project Cost	Ineligible Costs		Total DC Eligible Costs	DC-Eligible Costs		
						Benefit to Existing Shares	0% Reduction		Available DC Reserves	2017 - 2041	Post 2041
Category 5: Culverts											
1	Grey Road 17B - Nicol's Gully	Future widening of culvert and 6 centreline culverts	\$140,000	\$-	\$140,000	\$-	\$-	\$140,000	\$-	\$126,000	\$14,000
2	Grey Road 19	17 Centreline Culverts	\$255,000	\$-	\$255,000	\$-	\$-	\$255,000	\$-	\$255,000	\$-
3	Grey Road 21	Nine Centreline Culverts - 1m average	\$180,000	\$90,000	\$90,000	\$-	\$-	\$90,000	\$-	\$90,000	\$-
4	Grey Road 4	Widening of Existing Culvert 2 culverts	\$270,000	\$-	\$270,000	\$-	\$-	\$270,000	\$-	\$243,000	\$27,000
Subtotal Category 5 Roads			\$845,000	\$90,000	\$755,000	\$-	\$-	\$755,000	\$-	\$714,000	\$41,000

COUNTY OF GREY
2016 DEVELOPMENT CHARGES BACKGROUND STUDY
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Benefit to Existing Shares	0% Reduction		Available DC Reserves	2017 - 2041	Post 2041
	Category 6: Roads and Related Studies									
	1.0 Studies									
	1.1 Grey Road 40 Environmental Assessment	\$ 50,000	\$ -	\$ 50,000	\$ -	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
	1.2 Grey Road 1 Master Drainage Study	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
	1.3 Grey Road 15 Master Drainage Study	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
	1.4 Transportation Master Plan Update (2025)	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
	1.5 Active Transportation Master Plan	\$ 75,000	\$ -	\$ 75,000	\$ 56,250	\$ -	\$ 18,750	\$ -	\$ 18,750	\$ -
	1.6 Transportation Master Plan Update (2035)	\$ 100,000	\$ -	\$ 100,000	\$ -	\$ -	\$ 100,000	\$ -	\$ 100,000	\$ -
	1.7 EA Allowance for Growth Related Projects	\$ 250,000	\$ -	\$ 250,000	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
	Subtotal Category 6: Roads and Related Studies	\$ 775,000	\$ -	\$ 775,000	\$ 56,250	\$ -	\$ 718,750	\$ -	\$ 718,750	\$ -

COUNTY OF GREY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM 2017 - 2041
ROADS AND RELATED

Service	Project Description	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Benefit to Existing Shares	0% Reduction		Available DC Reserves	2017 - 2041	Post 2041
ROADS AND RELATED PROJECTS										
	Category 1: Major Road Projects	\$ 53,994,950	\$ 5,470,750	\$ 48,524,200	\$ 10,507,250	\$ -	\$ 38,016,950	\$ 4,238,857	\$ 25,510,904	\$ 8,267,189
	Category 2: Upgrade of Road Classification	\$ 26,526,450	\$ 1,067,000	\$ 25,459,450	\$ 12,316,675	\$ -	\$ 13,142,775	\$ -	\$ 12,403,738	\$ 739,038
	Category 3: Change in Surface Treatment	\$ 12,625,866	\$ -	\$ 12,625,866	\$ 6,137,574	\$ -	\$ 6,488,292	\$ -	\$ 6,488,292	\$ -
	Category 4: Intersection Improvements	\$ 10,655,000	\$ 3,504,170	\$ 7,150,830	\$ 1,787,708	\$ -	\$ 5,363,123	\$ -	\$ 5,005,466	\$ 357,656
	Category 5: Culverts	\$ 845,000	\$ 90,000	\$ 755,000	\$ -	\$ -	\$ 755,000	\$ -	\$ 714,000	\$ 41,000
	Category 6: Studies	\$ 775,000	\$ -	\$ 775,000	\$ 56,250	\$ -	\$ 718,750	\$ -	\$ 718,750	\$ -
TOTAL ROADS AND RELATED PROJECTS		\$ 105,422,266	\$ 10,131,920	\$ 95,290,346	\$ 30,805,456	\$ -	\$ 64,484,890	\$ 4,238,857	\$ 50,841,150	\$ 9,404,883

Residential Development Charge Calculation

Residential Share of 2017 - 2041 DC Eligible Costs	84.9%	\$43,184,717
Long-Term Growth in Population in New Units		18,410
Residential Development Charge Per Capita		\$2,345.72

Non-Residential Development Charge Calculation

Non-Residential Share of 2017 - 2041 DC Eligible Costs	14.6%	\$7,399,869
Long-Term Growth in Square Metres		236,400
Non-Residential Development Charge Per Square Metre		\$31.30

Wind Turbine

Turbine Share of 2017 - 2041 DC Eligible Costs	0.5%	\$256,563
Long-Term Growth in Turbines		109
Development Charge Per Turbine		\$2,345.72

2017 - 2041 Net Funding Envelope

\$67,523,797

Reserve Fund Balance

\$4,238,857

APPENDIX D

RESERVE FUNDS

APPENDIX D

DEVELOPMENT CHARGES RESERVE FUNDS

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the estimated uncommitted reserve fund balances, as at December 31, 2016, that will be 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, 2015 total reserve fund balance was in a positive position of \$3.59 million. Budgeted contributions and capital draws were applied to these balances on a service by service basis to estimate the 2016 year-end balances. The balance remains positive at \$3.98 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 1**

**COUNTY OF GREY
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2016**

Service	Reserve Fund Balance as at Dec. 31, 2015	2016 Estimated Contributions	2016 Capital Budget Draws	Uncommitted Reserve Funds Dec. 31, 2016
Land Ambulance	(\$349,174)	\$37,098	\$0	(\$312,077)
Social Housing	\$12,697	\$120	\$0	\$12,817
Children's Services	\$10,440	\$99	\$0	\$10,539
Public Works - Buildings & Vehicle Fleet	\$335,347	\$57,023	\$0	\$392,370
Provincial Offences	\$39,248	\$6,569	(\$140,000)	(\$94,183)
Employment Resources	\$73,165	\$8,451	\$0	\$81,616
General Government	(\$26,413)	\$20,292	(\$92,500)	(\$98,621)
Trails	(\$368)	\$280	(\$675)	(\$762)
Roads & Related Works	\$3,688,130	\$1,051,635	(\$500,908)	\$4,238,857
Health Unit	(\$198,014)	\$30,307	(\$79,706)	(\$247,413)
Long Term Care	\$0	\$0	\$0	\$0
Total Development Charge Reserves	\$3,585,057.91	\$1,211,874.28	(\$813,789.00)	\$3,983,143.19

APPENDIX E

LONG-TERM CAPITAL AND OPERATING COST IMPACTS

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APPENDIX E
TABLE 1

COUNTY OF GREY
ESTIMATED NET OPERATING COST OF THE PROPOSED
DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2016 dollars)

		Net Cost (in 2016\$)	2017	2018	2019	Estimated Operating Costs (\$000)						2024	2025	2026
						2020	2021	2022	2023					
Land Ambulance														
New Paramedic Station in Chatsworth	\$200	per square foot of new space (2,325 sq.ft.)	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0	\$465.0
Public Works: Buildings & Fleet														
New Public Works Facility- Sand/Salt Storage	\$0.10	per \$1.00 of new inventory added	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0	\$5.0
Provincial Offices														
POA Expansion in County Administration Building	\$200	per square foot of new space (3,823 sq.ft.)	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6	\$764.6
Employment Resources														
Provision for Expanded Itinerant Space in Dundalk	\$200	per sq.ft. of new space added (4,900 sq.ft.)	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0	\$980.0
Trails														
No additional operating costs			\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Health Unit														
No additional operating costs			\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
General Government														
No additional operating costs			\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
Roads and Related Infrastructure														
Growth-Related Roads & Related Infrastructure	\$200	per new dwelling unit	\$71.6	\$143.8	\$216.4	\$289.6	\$363.4	\$433.4	\$504.0	\$575.0	\$646.4	\$718.4	\$718.4	\$718.4
Total Estimated Operating Costs			\$2,281.2	\$2,353.4	\$2,426.0	\$2,499.2	\$2,573.0	\$2,648.0	\$2,718.6	\$2,789.6	\$2,861.0	\$2,933.0	\$2,933.0	\$2,933.0

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APPENDIX E
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COUNTY OF GREY
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	TOTAL (\$000)
LAND AMBULANCE											
Total Net Cost (1)	864.5	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	864.5
Net Cost From Development Charges (2)	434.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	434.2
Net Cost From Non-DC Sources	430.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	430.3
- Discount Portion (3)	55.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	55.2
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post Period Development (5)	375.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	375.0
PUBLIC WORKS - BUILDINGS & VEHICLE FLEET											
Total Net Cost (1)	0.0	0.0	0.0	0.0	0.0	500.0	0.0	0.0	0.0	0.0	500.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	0.0	0.0	0.0	0.0	0.0	500.0	0.0	0.0	0.0	0.0	500.0
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	50.0	0.0	0.0	0.0	0.0	50.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	450.0	0.0	0.0	0.0	0.0	450.0
- For Post Period Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
PROVINCIAL OFFENCES											
Total Net Cost (1)	1,609.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,609.6
Net Cost From Development Charges (2)	61.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	61.3
Net Cost From Non-DC Sources	1,548.3	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	1,548.3
- Discount Portion (3)	64.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	64.9
- Available DC Reserves (4)	94.2	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	94.2
- Replacement & Benefit to Existing	866.1	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	866.1
- For Post Period Development (5)	523.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	523.0
EMPLOYMENT RESOURCES											
Total Net Cost (1)	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	24.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
Net Cost From Non-DC Sources	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	2.4	24.0
- Discount Portion (3)	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	1.2
- Available DC Reserves (4)	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	10.6
- Replacement & Benefit to Existing	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	12.2
- For Post Period Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0

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

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

(3) Mandatory 10% reduction for applicable services

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

(5) Post 2026 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

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APPENDIX E
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COUNTY OF GREY
SUMMARY OF TAX SUPPORTED FUNDING REQUIREMENTS

Net Capital Cost of Development-Related Projects	2017 (\$000)	2018 (\$000)	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	TOTAL (\$000)
TRAILS											
Total Net Cost (1)	20.8	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	20.0	200.8
Net Cost From Development Charges (2)	3.5	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	2.7	27.8
Net Cost From Non-DC Sources	17.3	17.3	17.3	17.3	17.3	17.3	17.3	17.3	17.3	17.3	173.0
- Discount Portion (3)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	3.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	17.0	170.0
- For Post Period Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
HEALTH UNIT											
Total Net Cost (1)	511.0	263.6	263.6	263.6	263.6	263.6	263.6	263.6	263.6	263.6	2,883.4
Net Cost From Development Charges (2)	268.0	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	20.6	453.2
Net Cost From Non-DC Sources	243.0	243.0	243.0	243.0	243.0	243.0	243.0	243.0	243.0	243.0	2,430.2
- Discount Portion (3)	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	110.6
- Available DC Reserves (4)	79.0	79.0	79.0	79.0	79.0	79.0	79.0	79.0	79.0	79.0	790.0
- Replacement & Benefit to Existing	153.0	153.0	153.0	153.0	153.0	153.0	153.0	153.0	153.0	153.0	1,529.6
- For Post Period Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
GENERAL GOVERNMENT											
Total Net Cost (1)	223.6	170.0	0.0	60.0	120.0	0.0	20.0	0.0	60.0	45.0	698.6
Net Cost From Development Charges (2)	188.6	114.8	0.0	54.0	74.3	0.0	13.5	0.0	54.0	40.5	539.6
Net Cost From Non-DC Sources	35.0	55.3	0.0	6.0	45.8	0.0	6.5	0.0	6.0	4.5	159.0
- Discount Portion (3)	10.0	12.8	0.0	6.0	8.3	0.0	1.5	0.0	6.0	4.5	49.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	25.0	42.5	0.0	0.0	37.5	0.0	5.0	0.0	0.0	0.0	110.0
- For Post Period Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
ROADS AND RELATED											
Total Net Cost	3,811.6	3,811.6	3,811.6	3,811.6	3,811.6	3,811.6	3,811.6	3,811.6	3,811.6	3,811.6	38,116.1
Net Cost From Development Charges (2)	2,033.6	2,033.6	2,033.6	2,033.6	2,033.6	2,033.6	2,033.6	2,033.6	2,033.6	2,033.6	20,336.5
Net Cost From Non-DC Sources	1,778.0	1,778.0	1,778.0	1,778.0	1,778.0	1,778.0	1,778.0	1,778.0	1,778.0	1,778.0	17,779.7
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	169.6	169.6	169.6	169.6	169.6	169.6	169.6	169.6	169.6	169.6	1,695.5
- Replacement & Benefit to Existing	1,232.2	1,232.2	1,232.2	1,232.2	1,232.2	1,232.2	1,232.2	1,232.2	1,232.2	1,232.2	12,322.2
- For Post Period Development (6)	376.2	376.2	376.2	376.2	376.2	376.2	376.2	376.2	376.2	376.2	3,762.0
TOTAL MUNICIPAL SERVICES											
Total Net Cost (1)	7,043.5	4,267.6	4,097.6	4,157.6	4,217.6	4,597.6	4,117.6	4,097.6	4,157.6	4,142.6	44,897.0
Net Cost From Development Charges (2)	2,989.2	2,171.7	2,056.9	2,110.9	2,131.2	2,056.9	2,070.4	2,056.9	2,110.9	2,097.4	21,852.5
Net Cost From Non-DC Sources	4,054.2	2,095.9	2,040.7	2,046.7	2,086.4	2,540.7	2,047.2	2,040.7	2,046.7	2,045.2	23,044.5
- Discount Portion (3)	141.6	24.2	11.5	17.5	19.7	11.5	13.0	11.5	17.5	16.0	284.0
- Available DC Reserves (4)	343.8	249.6	249.6	249.6	249.6	299.6	249.6	249.6	249.6	249.6	2,640.3
- Replacement & Benefit to Existing	2,294.5	1,445.9	1,403.4	1,403.4	1,440.9	1,853.4	1,408.4	1,403.4	1,403.4	1,403.4	15,460.1
- For Post Period Development (5)	1,274.3	376.2	376.2	376.2	376.2	376.2	376.2	376.2	376.2	376.2	4,660.0

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

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

(3) Mandatory 10% reduction for applicable services

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

(5) Post 2026 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

(6) Roads and Related Capital Program extends to 2041, only however ten-year funding requirements are shown in this table. Details are shown in Appendix C

APPENDIX F

ASSET MANAGEMENT PLAN

APPENDIX G

ASSET MANAGEMENT PLAN

The *Development Charges Act* was amended in late 2015 and, effective January 1st 2016, municipalities are required to complete an Asset Management Plan before the passing of a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle.

Asset Types

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

- Some of the works identified may represent one-time expenditures and may be temporary in nature. Therefore, the assets would not be required to be replaced and no ongoing operation and maintenance costs exist. Such assets are identified as “not a long-term asset” in the table.
- Some projects do not relate to the emplacement of a tangible capital asset– some examples include the acquisition of land or the undertaking of development-related studies. These projects/costs do not necessarily require future replacement or ongoing maintenance. Such projects are identified as “not infrastructure” in the table.

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 1 – Summary of Municipal Assets Considered	
Capital Project Description	Estimated Useful Life
Recovery of Negative DC Reserve Fund Balances	Not Infrastructure
New Paramedic Station	40 Years
Paramedics Furniture & Equipment	15 Years
New Public Works Sand/Salt Storage Facility	40 Years

County Admin Building Expansion (POA Share)	40 Years
Provision for Expanded Itinerant Space (Employment)	Not Infrastructure
Trail Improvement	30 Years
Health Unit Expansion – County Contribution	Not Infrastructure
Development-Related Studies	Not Infrastructure
Roadworks and Upgrades	40 Years
Road Surface Treatment	15 Years
Intersections	25 Years
Culverts	40 Years

No annual provisions have been identified for Employment Resources, Health Unit and General Government. Included in the Employment Resources capital program is a provision for additional itinerant space in Dunalk. It is assumed that space will be rented in a facility not owned and operated by the County and, aside from lease payments, the County will not have an asset management responsibility for the project. Development Charges collected towards the Grey-Bruce Health Unit expansion are contributing towards the ongoing recovery of debt associated with the construction. It is therefore assumed that this facility has been incorporated into the County's corporate asset management plan and that there are no additional fiscal requirements associated with this project. Finally, the development-related studies included in the General Government development charge category are not infrastructure and have no long-term financial requirements.

Annual Provision

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

Based on the information obtained through discussions with County staff regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated. 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%) and interest (3.5%). Consistent with the requirements of the *Development Charge Act*, only the 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 has been netted down

to consider the replacement of existing infrastructure or benefit-to-existing development.

Figure 1 provides an overview of the capital provisions required to replace the capital infrastructure proposed to be funded under the development charges by-law for general services. By 2026, the County will need to fund an additional \$8,550 per annum in order to properly fund the full life-cycle costs of the new assets related to the general services supported under this Development Charges By-Law. Annual provisions required for the roads and related capital program have been analysed separately as the programme extends out to 2041. As shown on Figure 2, the annual provision in 2026 is \$1.35 million, and increases to \$2.90 million per year in 2041.

The calculated annual funding provision should be considered within the context of the County's projected growth; over the next ten years (to 2026) the County is projecting an increase of about 3,600 households, which represents an 8% increase over the existing base as well as approximately 15,750 square metres of additional non-residential building space. By 2041, there will be an increase of nearly 7,220 new dwelling units and 236,400 square metres of building space added. This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to reserves for the future replacement of these assets.

The calculated annual provisions identified in Figures 1 and 2 are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

Figure 1 - Annual Capital Provision Schedule
General Services 2017-2026

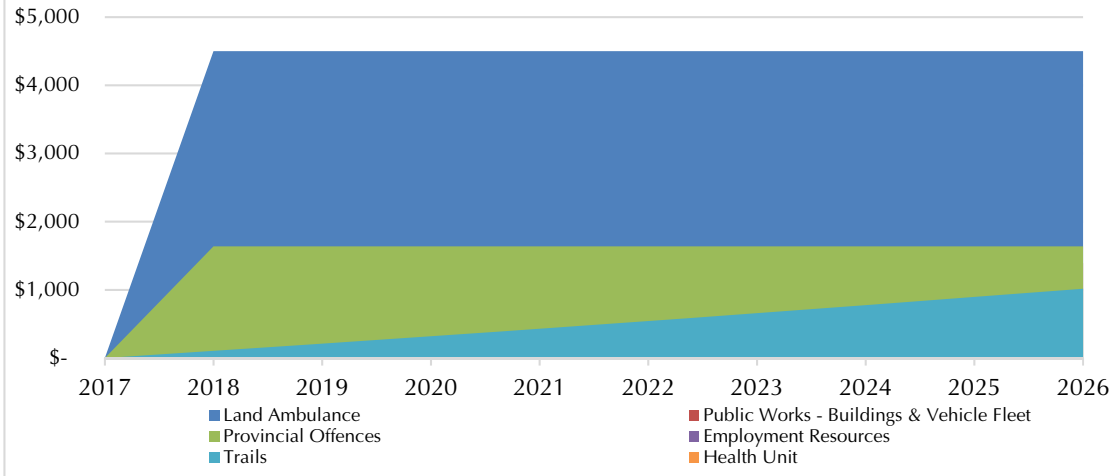
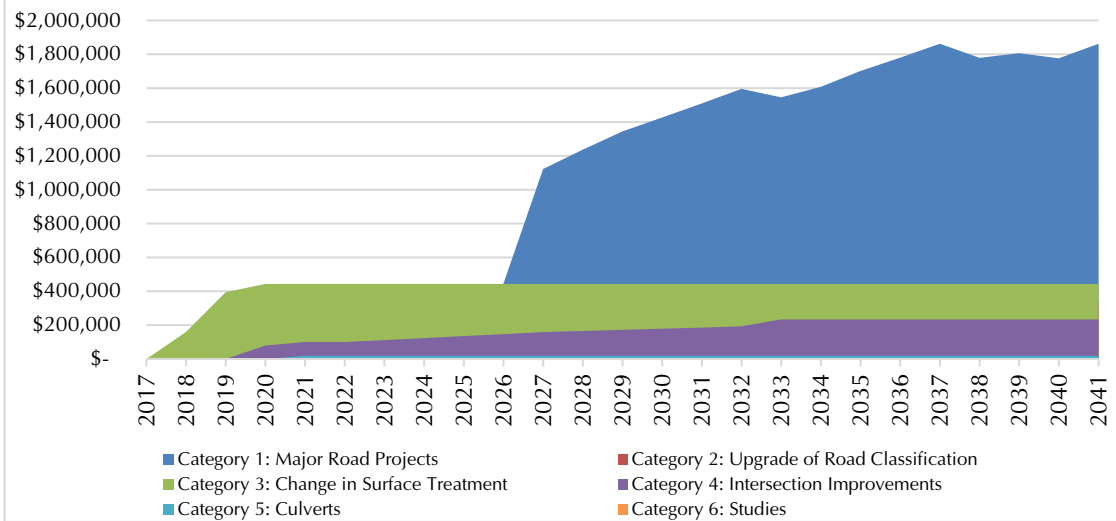


Figure 2 - Annual Capital Provision Schedule
Roads and Related Services 2017-2041



APPENDIX G

2016 DEVELOPMENT CHARGES BY-LAWS

NO. 4949-16 & 4950-16

Corporation of the County of Grey

By-Law 4949-16

A By-Law to Establish Development Charges for the County Of Grey (County-Wide Roads and Related Charges)

WHEREAS Subsection 2(1) of the *Development Charges Act, 1997* provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

AND WHEREAS Council has received a report entitled "Development Charges Background Study, County of Grey", dated August 3, 2016, prepared by Hemson Consulting Ltd. (the "Study");

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to Section 12 of the Act on September 6, 2016, prior to which the Study and the proposed County-wide development charges by-law were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS following the Public Meeting, Council afforded the public an additional period of time for the submission of further written representations;

AND WHEREAS Council has further considered the Study and the By-law in light of the further written representations received;

AND WHEREAS Council has provided notice of intent to enact the proposed County-wide development charges by-law;

AND WHEREAS Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met as set out in the Capital Programs contained in Appendices B and C of the Study;

AND WHEREAS Council has expressed its intention that excess capacity identified in the Study shall be paid for by development charges or other similar charges;

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

AND WHEREAS the Development Charges Background Study dated August 3, 2016 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle.

AND WHEREAS Council will give consideration to incorporate the asset management plan outlined in the Development Charges Background Study within the County's ongoing practices and corporate asset management strategy.

AND WHEREAS Council hereby adopts the Study;

AND WHEREAS Council has determined that no further public meetings are required under Section 12 of the Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF GREY ENACTS AS FOLLOWS:

Definitions

1.0 In this By-law,

"Act" and "*Development Charges Act, 1997*" means the *Development Charges Act, 1997*, S.O. 1997, c.27;

"agricultural use" means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed or intended to be used for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, bee keeping, dairying, fallow, field crops, fish farming, forestry, fruit farming, horticulture, livestock, market gardening, pasturage, poultry keeping, the growing, raising, packing, treating, storing, and sale of produce produced on the premises, and other activities customarily carried on in the field of agriculture;

"air-supported structure" means an air supported structure as defined in the *Building Code Act*;

"apartment" means any dwelling unit within a building containing more than three dwelling units where the units are connected by an interior corridor;

"board" means a board of education, public school board, secondary school board, Catholic school board, Protestant school board, or a board as defined in Subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;

"building or structure" means a structure occupying an area greater than ten square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including an air- supported structure, or a wind turbine, excluding a farm building;

"Building Code Act" means the *Building Code Act*, S.O. 1992, c.23, as amended, and all Regulations thereto including the Ontario Building Code, 1997, as amended;

"Capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,

- a) to acquire land or an interest in land, including a leasehold interest;
- b) to improve land;
- c) to acquire, lease, construct or improve buildings and structures;
- d) to acquire, lease, construct or improve facilities including,
 - i) rolling stock with an estimated useful life of seven years or more,
 - ii) furniture and equipment, other than computer equipment, and
 - iii) materials acquired for circulation, reference or information purposes by a library board as defined in the Public Libraries Act, 1984, R.S.O. 1990, P.44, and
- e) to undertake studies in connection with any of the matters referred to in clauses a) to d);
- f) to complete the development charge background study under Section 10 of the Act;
- g) as interest on money borrowed to pay for costs in a) to d);

required for provision of services designated in this by-law within or outside the municipality.

"commercial building" means any building that is used for a purpose of non-residential use and that is not an industrial building or an institutional building;

"commercial resort unit" means one room or a group of rooms in a building used or designed or intended to be used by one or more persons, as a single commercial accommodation unit within a commercial resort unit complex

- a) in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons;
- b) which has a private entrance from a common hallway or entrance either inside or outside the building;

- c) which is part of a rental or lease management program which consists of a minimum of ten such units in one building or group of buildings;
- d) which is not used or designated as a principal residence; and
- e) which has been established to provide accommodation for gain or profit; but does not mean or include a hotel unit, a motel unit, an inn unit, a lodge unit, a dormitory unit, or a hostel unit. For the purposes of this by-law commercial resort units are residential use;

“commercial resort unit with separate designated lock off unit” means a commercial resort unit having a single adjacent room or suite with a shared door in the common wall between the main part of the unit and the adjacent room or suite, with a private entrance from the common hallway or entrance either inside or outside the building for each of the main part of the unit and the adjacent room or suite, with each of the main part of the unit and the adjacent room or suite designated as separate condominium units in accordance with a declaration and description, and where the gross floor area of the adjacent room or suite does not exceed 46.5 square metres. For the purposes of this by-law commercial resort units with separate designated lock off unit are residential use;

“Council” means the Council of the Corporation of the County of Grey;

“County” means the Corporation of the County of Grey;

“development” means any use or proposed use in respect of land that requires one or more of the actions referred to in Section 7 of this By-law, including the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

“development charge” means a charge imposed pursuant to this By-law;

“dwelling unit” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, or a commercial resort unit with or without separate designated lock off unit;

“farm building” means a building or structure actually used as part of or in connection with a bona fide farming operation and includes barns, silos, and other buildings or structures ancillary to a bona fide farming operation, but excluding a residential use;

“floor” includes a paved, concrete, wooden, gravel, or dirt floor;

“grade” means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

“gross floor area” means the sum total of the total areas of all floors in a building or structure, whether at, above, or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions;
- b) excludes any parts of the building or structure used for the parking and loading of vehicles;
- c) excludes the floor area of a hallway directly adjacent to a commercial Resort Unit; and
- d) where a building or structure does not have any walls (except as expressly provided in paragraph a) above), there is deemed to be no gross floor area;

“hotel unit” means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities;

“industrial building” means a building used for or in connection with,

- a) manufacturing, producing, processing, storing or distributing something;
- b) research or development in connection with manufacturing, producing or processing something;
- c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
- d) office or administrative purposes, if they are,
 - i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

"institutional building" means a building or structure or portions thereof used or designed or intended to be used for a purpose which is classified as a Group B pursuant to the *Building Code Act*;

"institutional church use" means land, buildings or structures used, designed, or intended to be used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;

"local board" means municipal service board, municipal business corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any general or special act with respect to the affairs or purposes of the County, but excluding a board, a conservation authority, and any municipal business corporation not deemed to be a local board under *O. Reg. 168/03* made under the *Municipal Act, 2001*, S. O. 2001, c.25, and any corporation created under the *Electricity Act, 1998*, S. O. 1998, c. 15, Schedule A;

"mezzanine" means a mezzanine as defined in the *Building Code Act*;

"motel unit" means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities;

"non-residential use" means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use and not including wind turbines;

"owner" means the owner of land or any person authorized by such owner to make one or more applications described in Section 7 of this By-law for the development of such land;

"other multiple residential buildings" mean residential buildings not including single detached dwellings, semi-detached dwellings, row dwellings or apartments;

"protracted" means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;

"Public Works" includes, but is not limited to, lands, buildings, structures, equipment and vehicle fleet;

“redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, changing the use of a building or structure from residential to non-residential or from non-residential to residential or changing a building or structure from one type of residential development to another or from one type of non-residential development to another;

“residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi-detached dwelling, row dwelling, a multiple dwelling, an apartment dwelling, the residential portion of a mixed-use building or structure and, for the purposes of this by-law:

- a) commercial resort units; and
- b) commercial resort units with separate designated lock off unit;

“Roads & Related Works” include, but are not limited to, land, bridges, culverts, structures, drainage ditches, highways, roadways, sidewalks, signal lights, storm sewers and street lights;

“semi-detached dwellings or row dwellings” mean residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings;

“services” means services designated in this By-law and listed in Schedule A to this By-law or in agreement under Section 44 of the Act, or both;

“single detached dwellings” mean residential buildings, each of which contain a single dwelling unit, that are not attached to other buildings;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding eight months;

“wind turbine” means any wind energy conversion system with a name plate capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or other intermediary.

Rules

2.0 For the purpose of complying with Section 6 of the Act:

- a) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
- b) the rules developed under paragraph 9 of Subsection 5.1 of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in Sections 4 through 16, inclusive, and Section 27 of this By-law;
- c) the exemptions, partial exemptions and credits provided for by such rules shall be the exemptions, partial exemptions and credits set forth in Sections 17 through 23, inclusive, of this By-law, the indexing of charges shall be in accordance with Section 14 of this By-law, and there shall be no phasing in of development charges as provided in Subsection 15.1 of this By-law except as provided in Subsection 15.3 and Subsection 15.4; and
- d) the redevelopment of land shall be in accordance with the rules set forth in Section 20 of this By-law.

Lands Affected

- 3.0 This By-law applies to all lands in the geographic area of the County, whether or not the land is exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended.

Designation of Services

- 4.0 It is hereby declared by Council that all development within the area to which this By-law applies will increase the need for services.
- 5.0 The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
- 6.0 Development charges shall be imposed for the following categories of services (but excluding ineligible services as set forth in Section 2 (4) of the Act) to pay for the increased capital costs required because of increased needs for services arising from development:
 - a) Roads and Related Works;

Approvals for Development

- 7.0 Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act* or successor legislation;
 - b) the approval of a minor variance under Section 45 of the *Planning Act* or successor legislation;
 - c) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* or successor legislation applies;
 - d) the approval of a plan of subdivision under Section 51 of the *Planning Act* or successor legislation;
 - e) a consent under Section 53 of the *Planning Act* or successor legislation;
 - f) the approval of a description under the *Condominium Act* or successor legislation; or
 - g) the issuing of a permit under the *Building Code Act* or successor legislation in relation to a building or structure.
- 8.0 No more than one development charge for each service designated in Section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Section 7 are required before the lands, buildings or structures can be developed.
- 9.0 Notwithstanding Section 8 and Section 13, if two or more of the actions described in Section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
- 10.0 If a development does not require a building permit but does require one or more of the approvals described in Section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval and shall be paid prior to the granting of the approval required under Section 7.
- 11.0 Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Section 51 or Section 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require in accordance with the local service policies of the County in effect at the time, or that the owner pay for local connections to storm drainage facilities installed at the owner's expense, or administrative, processing , or inspection fees.
- 12.0 This number is intentionally blank.

Basis for Calculation of Development Charges

13.0

- 13.1 Subject to the provisions of this By-law, development charges in the County shall be imposed, calculated and collected in accordance with the base rates designated for the use of the development set out in Schedules B and C, which relate to the services set out in Schedule A.
- 13.2 The development charge with respect to the development of any land, buildings or structures shall be calculated as follows:
- a) in the case of residential use development, or the residential portion of a mixed-use development, the sum of the product of the number and type of dwelling units multiplied by the corresponding total amount for each dwelling unit, as set out in Schedule B;
 - b) in addition to the development charge determined under Section 13.2 a), in the case of commercial resort development, or the commercial resort portion of a mixed-use development, based upon the gross floor area of the non-residential portion of the development, in which the development occurs multiplied by the corresponding amount as set out in this by-law as applicable;
 - c) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development, and the type of development multiplied by the corresponding amount as set out in this by-law as applicable; and,
 - d) in the case of wind turbines, the sum of the number of wind turbines multiplied by the corresponding amount for each wind turbine as set out in Schedule C.
 - e) in the case of a type of development not described above, based upon the number of units and/or gross floor area portions of such development and the type of development multiplied by the corresponding amount as set out in Schedules B or C as applicable.
- 13.3 Notwithstanding Subsections 13.1 and 13.2 of this By-law, development charges shall not be imposed on industrial buildings.

Indexing of Development Charges

- 14.0 The development charges set out in Schedules B and C hereto shall be adjusted without amendment to this By-law annually on January 1st in each year, commencing on January 1st, 2018, in accordance with the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007) based on the preceding twelve month period ending September 30th.

Phasing, Timing of Calculation and Payment

15.0

- 15.1 The residential development charges set out in this By-law are subject to phasing in as identified in Schedule "B" hereto and are payable in full, subject to the exemptions and credits herein, from the date this By-law comes into force.
- 15.2 The development charge shall be calculated as of and shall be payable on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies unless Sections 10 and 11 apply in which case the development charge shall be calculated as of and shall be payable on the dates determined pursuant to those sections.
- 15.3 Notwithstanding Subsection 15.1, development charges imposed on wind turbine development pursuant to this By-law are not being phased-in and are set out in Schedule C of this By-law. The development charge shall be that charge in force at the time that all the requirements for a building permit have been satisfied and the building permit is ready to be issued.

Payment by Money or the Provision of Services

16.0

- 16.1 Payment of development charges shall be by cash or by cheque.
- 16.2 In the alternative to payment by the means provided in Subsection 16.1, the County may, by an agreement entered into with the owner under Section 38 of the Act, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
 - a) if the County and the owner cannot agree as to the reasonable cost of the work performed, the reasonable cost of the work shall be determined by the County's Treasurer; and
 - b) if the credit exceeds the amount of the development charge for the service to which the work relates,
 - i) the excess amount shall not be credited against the development charge for any other service, unless the County has so agreed in an agreement under Section 38 of the Act; and
 - ii) in no event shall the County be required to make a cash payment to the credit holder.
- 16.3 Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act*, that the owner, at the owner's

expense, install such local services as Council may require in accordance with the local service policies of the County in effect at the time.

Rules for Exemption Relating to the Creation of Additional Dwelling Units

- 17.0 This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only,
 - 17.1 of permitting the enlargement of an existing dwelling unit;
 - 17.2 of creating a maximum of two additional dwelling units in or attached to an existing single detached dwelling where the total gross floor area of the additional dwelling unit or units is less than or equal to the gross floor area of the existing dwelling unit;
 - 17.3 of creating a maximum of one additional dwelling unit in or attached to an existing semi-detached dwelling or row dwelling where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the existing dwelling unit; or
 - 17.4 of creating a maximum of one additional dwelling unit in or attached to any existing other residential building where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the smallest existing dwelling unit.

Categories of Exempt Uses

- 18.0 The following categories of uses are hereby designated as being exempt from the payment of development charges:
 - 18.1 land, buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - 18.2 lands, buildings or structures owned by and used for the purposes of a board and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31;
 - 18.3 buildings or structures used as public hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40, as amended;
 - 18.4 land, buildings or structures used for institutional church use and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - 18.5 farm buildings;

- 18.6 buildings or structures used for and devoted solely to accommodation of temporary or seasonal agricultural labourers which may contain their own culinary facilities and sanitary facilities;
- 18.7 industrial buildings; and
- 18.8 non-residential uses.

Temporary Buildings or Structures

19.0

- 19.1 Subject to Subsections 19.2 and 19.3, temporary buildings or structure shall be exempt from the payment of development charges.
- 19.2 In the event that a temporary building or structure becomes protracted, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- 19.3 Prior to the issuance of a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the development charge that would be required by Subsection 19.2 if the temporary building or structure became protracted, to be paid. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules for the Redevelopment of Land

20.0

- 20.1 Despite any other provision of this By-law, where as a result of the redevelopment of land, a building or structure existing on the same land has been demolished in order to facilitate redevelopment, or converted from one principal use to another principal use on the same land, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
 - a) In the case of a residential building or structure, an amount equivalent to the applicable development charge for the unit type of the existing dwelling that has been or will be demolished or converted to another principal use; or
 - b) In the case of a non-residential building or structure, an amount calculated by multiplying the applicable development charge by the

Gross Floor Area that has been or will be demolished or converted to another principal use; or

- c) In the case of a mixed-use building or structure, by an amount calculated by the unit type for the existing residential use portion and by gross floor area for the non-residential use portion, of the unit that has been or will be demolished or converted to another principal use.
- 20.2 The amount of any reduction or credit permitted shall not exceed, in total, the amount of the development charges otherwise payable with respect to the re-development.
- 20.3 Any reduction or credit applicable hereunder shall only apply provided that a building permit for the re-development has been issued within five years of the date of the issuance of a permit for the demolition of any building or structure on the same lands.
- 20.4 For greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the demolished building or structure or part thereof prior to the demolition or conversion would have been exempt from the payment of development charges pursuant to this By-law (ie temporary structures).

Rules with Respect to Existing Agreements

- 21.0 If there is a conflict between this By-law and an agreement made between the County and the owner or former owner of land before the coming into force of this By-law and the owner or former owner of the land agreed to pay all or a portion of a charge related to development under the agreement with respect to the land or provided services in lieu of payment, then the provisions of the agreement prevail over the By-law to the extent of the conflict. The extent of the conflict shall be determined on a service by service basis. Notwithstanding the allocation of total development charges within an existing agreement, the development charges may be reallocated by the County to services set out in this By-law.

Reserve Funds

22.0

- 22.1 Monies received from payment of development charges under this By-law shall be maintained in separate reserve funds as per the service set out in Schedule A.
- 22.2 Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.

- 22.3 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- 22.4 Where any unpaid development charges are collected as taxes under Subsection 22.3, the monies so collected shall be credited to the development charge reserve funds referred to in Subsection 22.1.
- 22.5 The Treasurer of the County shall, in each year commencing in 2017 for the 2016 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.
- 22.6 Notwithstanding anything herein to the contrary, the County may borrow money from a reserve fund and repay the amount used plus interest at a rate not less than the Bank of Canada rate updated on the first business day of every January, April, July, and October.

Interest

- 23.0 The County shall pay interest on a refund under Subsection 18(3) and Subsection 25(2) of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

Front Ending Agreements

- 24.0 The County may enter into agreements under Section 44 of the Act.

Schedules

- 25.0 The following Schedules to this By-law form an integral part of this By-law.

Schedule A	Designated Services
Schedules B-1 and B-2	Residential Development Charges
Schedule C	Wind Turbine Development Charges

By-law Registration

- 26.0 A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the County and may be registered against title to any land to which this By-law applies.

Date By-law Effective

- 27.0 This By-law comes into force on January 1, 2017.

Date By-law Expires

28.0 This By-law expires five years after the date on which it comes into force.


Headings for Reference Only

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

Severability

30.0 If, for any reason, any provision, Section, Subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

ENACTED AND PASSED this 4th day of October, 2016.


WARDEN: Alan Barfoot
CLERK: Sharon Vokes

The Corporation of the County of Grey

By-Law 4949-16

Schedule A

Designated Services

1. Roads & Related Works

The designated services listed above exclude in each case ineligible services as set forth in Section 2(4) of the *Development Charges Act*, 1997.

Corporation of the County of Grey

By-law 4949-16

Schedule B-1

Residential Development Charges

Effective date: January 1, 2017 – December 31, 2017

Service	Residential Charge By Unit Type (1)			Percentage of Charge
	Singles & Semis	Rows & Other Multiples	Apartments	
Roads & Related Works	\$4,954	\$3,449	\$2,928	100.0%
TOTAL CHARGE PER UNIT	\$4,954	\$3,449	\$2,928	100.0%
(1) Based on Persons Per Unit Of:				
	2.60	1.81	1.54	

Corporation of the County of Grey
By-Law 4949-16
Schedule B-2

Residential Development Charges

Effective January 1, 2018 – date of By-law expiry

Service	Residential Charge By Unit Type (1)			Percentage of Charge
	Singles & Semis	Rows & Other Multiples	Apartments	
Roads & Related Works	\$6,100	\$4,246	\$3,605	100.0%
TOTAL CHARGE PER UNIT	\$6,100	\$4,246	\$3,605	100.0%
(1) Based on Persons Per Unit Of:				
	2.60	1.81	1.54	

The Corporation of the County of Grey
By-Law 4949-16
Schedule C

Wind Turbine Development Charges

Effective date: January 1, 2017

Service	Wind Turbine Charge per Turbine
Roads & Related Works	\$2,345.72
TOTAL CHARGE PER TURBINE	\$2,345.72

Corporation of the County of Grey

By-Law 4950-16

A By-Law to Establish Development Charges for the County of Grey (County-Wide General Services Charges)

WHEREAS Subsection 2(1) of the Development Charges Act, 1997 provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies;

AND WHEREAS Council has received a report entitled "Development Charges Background Study, County of Grey", dated August 3, 2016, prepared by Hemson Consulting Ltd. (the "Study");

AND WHEREAS Council gave notice to the public and held a public meeting pursuant to Section 12 of the Act on September 6, 2016, prior to which the Study and the proposed County-wide development charges by-law were made available to the public and Council heard comments and representations from all persons who applied to be heard (the "Public Meeting");

AND WHEREAS following the Public Meeting, Council afforded the public an additional period of time for the submission of further written representations;

AND WHEREAS Council has further considered the Study and the By-law in light of the further written representations received;

AND WHEREAS Council has provided notice of intent to enact the proposed County-wide development charges by-law;

AND WHEREAS Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met as set out in the Capital Programs contained in Appendices B and C of the Study;

AND WHEREAS Council has expressed its intention that excess capacity identified in the Study shall be paid for by development charges or other similar charges;

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

AND WHEREAS the Development Charges Background Study dated August 3, 2016 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle.

AND WHEREAS Council will give consideration to incorporate the asset management plan outlined in the Development Charges Background Study within the County's ongoing practices and corporate asset management strategy.

AND WHEREAS Council hereby adopts the Study;

AND WHEREAS Council has determined that no further public meetings are required under Section 12 of the Act;

NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE COUNTY OF GREY ENACTS AS FOLLOWS:

Definitions

1.0 In this By-law, "Act" and "Development Charges Act, 1997" means the *Development Charges Act, 1997*, S.O. 1997, c.27;

"agricultural use" means lands, buildings, or structures, excluding any portion thereof used as a dwelling unit, used, designed or intended to be used for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, bee keeping, dairying, fallow, field crops, fish farming, forestry, fruit farming, horticulture, livestock, market gardening, pasturage, poultry keeping, the growing, raising, packing, treating, storing, and sale of produce produced on the premises, and other activities customarily carried on in the field of agriculture;

"air-supported structure" means an air supported structure as defined in the *Building Code Act*;

"apartment" means any dwelling unit within a building containing more than three dwelling units where the units are connected by an interior corridor;

"board" means a board of education, public school board, secondary school board, Catholic school board, Protestant school board, or a board as defined in Subsection 1(1) of the *Education Act*, R.S.O. 1990, c.E.2, as amended;

"building or structure" means a structure occupying an area greater than ten square metres consisting of a wall, roof, and floor or any of them or a structural system serving the function thereof including an air-supported structure, or a wind turbine, excluding a farm building;

“*Building Code Act*” means the *Building Code Act*, S.O. 1992, c.23, as amended, and all Regulations thereto including the Ontario Building Code, 1997, as amended;

“Capital cost” means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of, and as authorized by, the municipality or local board,

- a) to acquire land or an interest in land, including a leasehold interest;
- b) to improve land;
- c) to acquire, lease, construct or improve buildings and structures;
- d) to acquire, lease, construct or improve facilities including,
 - i) rolling stock with an estimated useful life of seven years or more,
 - ii) furniture and equipment, other than computer equipment, and
 - iii) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, 1984, R.S.O. 1990, P.44, and
- e) to undertake studies in connection with any of the matters referred to in clauses a) to (d);
- f) to complete the development charge background study under Section 10 of the Act;
- g) as interest on money borrowed to pay for costs in a) to d);

required for provision of services designated in this by-law within or outside the municipality.

“commercial building” means any building that is used for a purpose of non-residential use and that is not an industrial building or an institutional building;

“commercial resort unit” means one room or a group of rooms in a building used or designed or intended to be used by one or more persons, as a single commercial accommodation unit within a commercial resort unit complex

- a) in which food preparation and sanitary facilities are provided for the exclusive use of such person or persons;
- b) which has a private entrance from a common hallway or entrance either

inside or outside the building;

- c) which is part of a rental or lease management program which consists of a minimum of ten such units in one building or group of buildings;
- d) which is not used or designated as a principal residence; and
- e) which has been established to provide accommodation for gain or profit; but does not mean or include a hotel unit, a motel unit, an inn unit, a lodge unit, a dormitory unit, or a hostel unit. For the purposes of this by-law commercial resort units are residential use.

“commercial resort unit with separate designated lock off unit” means a commercial resort unit having a single adjacent room or suite with a shared door in the common wall between the main part of the unit and the adjacent room or suite, with a private entrance from the common hallway or entrance either inside or outside the building for each of the main part of the unit and the adjacent room or suite, with each of the main part of the unit and the adjacent room or suite designated as separate condominium units in accordance with a declaration and description, and where the gross floor area of the adjacent room or suite does not exceed 46.5 square metres. For the purposes of this by-law commercial resort units with separate designated lock off unit are residential use;

“Council” means the Council of the Corporation of the County of Grey;

“County” means the Corporation of the County of Grey;

“development” means any use or proposed use in respect of land that requires one or more of the actions referred to in Section 7 of this By-law, including the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;

“development charge” means a charge imposed pursuant to this By-law;

“dwelling unit” means a room or suite of rooms used, or designed or intended for use by, one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons, or a commercial resort unit with or without separate designated lock off unit;

“farm building” means a building or structure actually used as part of or in connection with a bona fide farming operation and includes barns, silos, and other buildings or structures ancillary to a bona fide farming operation, but excluding a residential use;

“floor” includes a paved, concrete, wooden, gravel, or dirt floor;

“grade” means the average level of proposed or finished ground adjoining a building or structure at all exterior walls;

“gross floor area” means the sum total of the total areas of all floors in a building or structure, whether at, above, or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating two uses, or from the outside edge of a floor where the outside edge of the floor does not meet an exterior or common wall, and:

- a) includes the floor area of a mezzanine and air-supported structure and the space occupied by interior walls partitions;
- b) excludes any parts of the building or structure used for the parking and loading of vehicles;
- c) excludes the floor area of a hallway directly adjacent to a
- d) Commercial Resort Unit; and
- e) where a building or structure does not have any walls (except as expressly provided in paragraph a) above), there is deemed to be no gross floor area;

“hotel unit” means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities;

“industrial building” means a building used for or in connection with,

- a) manufacturing, producing, processing, storing or distributing something;
- b) research or development in connection with manufacturing, producing or processing something;
- c) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production, or processing takes place;
- d) office or administrative purposes, if they are,
 - i) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - ii) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution.

"institutional building" means a building or structure or portions thereof used or designed or intended to be used for a purpose which is classified as a Group B pursuant to the *Building Code Act*;

"institutional church use" means land, buildings or structures used, designed, or intended to be used for a place of worship or for the purpose of a cemetery or burial ground and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;

"local board" means municipal service board, municipal business corporation, transportation commission, public library board, board of health, police services board, planning board, or any other board, commission, committee, body or local authority established or exercising any power under any general or special act with respect to the affairs or purposes of the County, but excluding a board, a conservation authority, and any municipal business corporation not deemed to be a local board under *O. Reg. 168/03* made under the *Municipal Act, 2001*, S. O. 2001, c.25, and any corporation created under the *Electricity Act, 1998*, S. O. 1998, c. 15, Schedule A;

"mezzanine" means a mezzanine as defined in the *Building Code Act*;

"motel unit" means one or more habitable rooms used, designed or intended to be used as a sleeping accommodation unit by one or more persons, and may be used by the travelling or vacationing public or for recreational purposes, but not containing its own culinary facilities;

"non-residential use" means land, buildings or structures or portions thereof used, designed or intended to be used for a purpose other than for residential use and not including wind turbines;

"owner" means the owner of land or any person authorized by such owner to make one or more applications described in Section 7 of this By-law for the development of such land;

"other multiple residential buildings" mean residential buildings not including single detached dwellings, semi-detached dwellings, row dwellings or apartments;

"protracted" means in relation to a temporary building or structure the persistence of its construction, erection, placement on land, alteration or of an addition to it for a continuous period exceeding eight months;

"Public Works" includes, but is not limited to, lands, buildings, structures, equipment and vehicle fleet;

“redevelopment” means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, changing the use of a building or structure from residential to non-residential or from non-residential to residential or changing a building or structure from one type of residential development to another or from one type of non- residential development to another;

“residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use as a home or residence of one or more individuals, and shall include a single detached dwelling, a semi- detached dwelling, row dwelling, a multiple dwelling, an apartment dwelling, the residential portion of a mixed-use building or structure and, for the purposes of this by-law:

- a) commercial resort units; and
- b) commercial resort units with separate designated lock off unit;

“Roads & Related Works” include, but are not limited to, land, bridges, culverts, structures, drainage ditches, highways, roadways, sidewalks, signal lights, storm sewers and street lights;

“semi-detached dwellings or row dwellings” mean residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no other parts, attached to other buildings;

“services” means services designated in this By-law and listed in Schedule A to this By-law or in agreement under Section 44 of the Act, or both;

“single detached dwellings” mean residential buildings, each of which contain a single dwelling unit, that are not attached to other buildings;

“temporary building or structure” means a building or structure constructed or erected or placed on land for a continuous period not exceeding eight months, or an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding eight months;

“wind turbine” means any wind energy conversion system with a name plate capacity greater than 300 kilowatts, that converts wind energy into electricity for sale to an electrical utility or other intermediary.

Rules

2.0 For the purpose of complying with Section 6 of the Act:

- a) the area to which this By-law applies shall be the area described in Section 3 of this By-law;
- b) the rules developed under paragraph 9 of Subsection 5.1 of the Act for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be as set forth in Sections 4 through 16, inclusive, and Section 27 of this By-law;
- c) the exemptions, partial exemptions and credits provided for by such rules shall be the exemptions, partial exemptions and credits set forth in Sections 17 through 23, inclusive, of this By-law, the indexing of charges shall be in accordance with Section 14 of this By-law, and there shall be no phasing in of development charges as provided in Subsection 15.1 of this By-law except as provided in Subsection 15.3 and Subsection 15.4; and
- d) the redevelopment of land shall be in accordance with the rules set forth in Section 20 of this By-law.

Lands Affected

- 3.0 This By-law applies to all lands in the geographic area of the County, whether or not the land is exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended.

Designation of Services

- 4.0 It is hereby declared by Council that all development within the area to which this By-law applies will increase the need for services.
- 5.0 The development charge applicable to a development as determined under this By-law shall apply without regard to the services required or used by an individual development.
- 6.0 Development charges shall be imposed for the following categories of services (but excluding ineligible services as set forth in Section 2 (4) of the Act) to pay for the increased capital costs required because of increased needs for services arising from development:
 - a) Land Ambulance;
 - b) Public Works – Buildings & Vehicle Fleet;
 - c) Provincial Offences;
 - d) Employment Resources;
 - e) General Government;
 - f) Trails;

Approvals for Development

- 7.0 Development charges shall be imposed against all lands, buildings or structures within the area to which this By-law applies if the development of such lands, buildings or structures requires any of the following approvals:
- a) the passing of a zoning by-law or of an amendment to a zoning by-law under Section 34 of the *Planning Act* or successor legislation;
 - b) the approval of a minor variance under Section 45 of the *Planning Act* or successor legislation;
 - c) a conveyance of land to which a by-law passed under Subsection 50(7) of the *Planning Act* or successor legislation applies;
 - d) the approval of a plan of subdivision under 51 of the *Planning Act* or successor legislation;
 - e) a consent under Section 53 of the *Planning Act* or successor legislation;
 - f) the approval of a description under the *Condominium Act* or successor legislation; or
 - g) the issuing of a permit under the *Building Code Act* or successor legislation in relation to a building or structure.
- 8.0 No more than one development charge for each service designated in Section 6 shall be imposed upon any lands, buildings or structures to which this By-law applies even though two or more of the actions described in Section 7 are required before the lands, buildings or structures can be developed.
- 9.0 Notwithstanding Section 8 and Section 13, if two or more of the actions described in Section 7 occur at different times, additional development charges shall be imposed in respect of any increased or additional development permitted by that action.
- 10.0 If a development does not require a building permit but does require one or more of the approvals described in Section 7, then the development charge shall nonetheless be payable in respect of any increased or additional development permitted by such approval and shall be paid prior to the granting of the approval required under Section 7.
- 11.0 Nothing in this By-law prevents Council from requiring, as a condition of an agreement under Section 51 or Section 53 of the *Planning Act*, that the owner, at his or her own expense, install such local services related to a plan of subdivision or within the area to which the plan relates, as Council may require in accordance with the local service policies of the County in effect at the time, or that the owner pay for local connections to storm drainage facilities

installed at the owner's expense, or administrative, processing, or inspection fees.

12.0 This number is intentionally blank.

Basis for Calculation of Development Charges

13.0

13.1 Subject to the provisions of this By-law, development charges in the County shall be imposed, calculated and collected in accordance with the base rates designated for the use of the development set out in Schedule B, which relate to the services set out in Schedule A.

13.2 The development charge with respect to the development of any land, buildings or structures shall be calculated as follows:

- a) in the case of residential use development, or the residential portion of a mixed-use development, the sum of the product of the number and type of dwelling units multiplied by the corresponding total amount for each dwelling unit, as set out in Schedule B;
- b) in addition to the development charge determined under Subsection 13.2 a), in the case of commercial resort development, or the commercial resort portion of a mixed-use development, based upon the gross floor area of the non-residential portion of the development, in which the development occurs multiplied by the corresponding amount as set out in this by-law as applicable;
- c) in the case of non-residential development, or the non-residential portion of a mixed-use development, based upon the gross floor area of such development, and the type of development multiplied by the corresponding amount as set out in in this by-law as applicable; and,
- d) in the case of a type of development not described above, based upon the number of units and/or gross floor area portions of such development and the type of development multiplied by the corresponding amount as set out in Schedule B as applicable.

13.3 Notwithstanding Subsections 13.1 and 13.2 of this By-law, development charges shall not be imposed on industrial buildings.

Indexing of Development Charges

14.0 The development charges set out in Schedule B as applicable hereto shall be adjusted without amendment to this By-law annually on January 1st in each year, commencing on January 1st, 2018, in accordance with the Statistics Canada Quarterly, Construction Price Statistics (catalogue number 62-007) based on the preceding twelve month period ending September 30th.

Phasing, Timing of Calculation and Payment

15.0

- 15.1 The residential development charges imposed on residential development pursuant to this By-law are not being phased-in and are set out in Schedule B of this By-law. The development charge shall be that charge in force at the time that all the requirements for a building permit have been satisfied and the building permit is ready to be issued.
- 15.2 The development charge shall be calculated as of and shall be payable on the date the first building permit is issued in relation to a building or structure on land to which the development charge applies unless Sections 10 and 11 apply in which case the development charge shall be calculated as of and shall be payable on the dates determined pursuant to those sections.

Payment by Money or the Provision of Services

16.0

- 16.1 Payment of development charges shall be by cash or by cheque.
- 16.2 In the alternative to payment by the means provided in Subsection 16.1, the County may, by an agreement entered into with the owner under Section 38 of the Act, accept the provision of services in full or partial satisfaction of the development charge otherwise payable provided that:
- a) if the County and the owner cannot agree as to the reasonable cost of the work performed, the reasonable cost of the work shall be determined by the County's Treasurer; and
 - b) if the credit exceeds the amount of the development charge for the service to which the work relates,
 - i) the excess amount shall not be credited against the development charge for any other service, unless the County has so agreed in an agreement under Section 38 of the Act; and
 - ii) in no event shall the County be required to make a cash payment to the credit holder.
- 16.3 Nothing in this By-law prevents Council from requiring, as a condition of any approval given under the *Planning Act*, that the owner, at the owner's expense, install such local services as Council may require in accordance with the local service policies of the County in effect at the time.

Rules for Exemption Relating to the Creation of Additional Dwelling Units

- 17.0 This By-law does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the affect only,

- 17.1 of permitting the enlargement of an existing dwelling unit;
- 17.2 of creating a maximum of two additional dwelling units in or attached to an existing single detached dwelling where the total gross floor area of the additional dwelling unit or units is less than or equal to the gross floor area of the existing dwelling unit;
- 17.3 of creating a maximum of one additional dwelling unit in or attached to an existing semi-detached dwelling or row dwelling where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the existing dwelling unit; or
- 17.4 of creating a maximum of one additional dwelling unit in or attached to any existing other residential building where the gross floor area of the additional dwelling unit is less than or equal to the gross floor area of the smallest existing dwelling unit.

Categories of Exempt Uses

- 18.0 The following categories of uses are hereby designated as being exempt from the payment of development charges:
 - 18.1 land, buildings or structures owned by and used for the purposes of a municipality and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - 18.2 lands, buildings or structures owned by and used for the purposes of a board and exempt from taxation under Section 3 of the *Assessment Act*, R.S.O. 1990, c.A.31;
 - 18.3 buildings or structures used as public hospitals governed by the *Public Hospitals Act*, R.S.O. 1990, c.P.40, as amended;
 - 18.4 land, buildings or structures used for institutional church use and exempt from taxation under the *Assessment Act*, R.S.O. 1990, c.A.31, as amended;
 - 18.5 farm buildings;
 - 18.6 buildings or structures used for and devoted solely to accommodation of temporary or seasonal agricultural labourers which may contain their own culinary facilities and sanitary facilities;
 - 18.7 industrial buildings; and
 - 18.8 non-residential uses.

Temporary Buildings or Structures

- 19.0
 - 19.1 Subject to Subsections 19.2 and 19.3, temporary buildings or structure shall be exempt from the payment of development charges.

- 19.2 In the event that a temporary building or structure becomes protracted, it shall be deemed not to be nor ever to have been a temporary building or structure, and the development charges required to be paid under this By-law shall become payable on the date the temporary building or structure becomes protracted.
- 19.3 Prior to the issuance of a building permit for a temporary building or structure, the County may require an owner to enter into an agreement, including the provision of security for the owner's obligation under the agreement, pursuant to Section 27 of the Act providing for all or part of the development charge that would be required by Subsection 19.2 if the temporary building or structure became protracted, to be paid. The terms of such agreement shall then prevail over the provisions of this By-law.

Rules for the Redevelopment of Land

20.0

- 20.1 Despite any other provision of this By-law, where as a result of the redevelopment of land, a building or structure existing on the same land has been demolished in order to facilitate redevelopment, or converted from one principal use to another principal use on the same land, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:
- a) In the case of a residential building or structure, an amount equivalent to the applicable development charge for the unit type of the existing dwelling that has been or will be demolished or converted to another principal use; or
 - b) In the case of a non-residential building or structure, an amount calculated by multiplying the applicable development charge by the Gross Floor Area that has been or will be demolished or converted to another principal use; or
 - c) In the case of a mixed-use building or structure, by an amount calculated by the unit type for the existing residential use portion and by gross floor area for the non-residential use portion, of the unit that has been or will be demolished or converted to another principal use.
- 20.2 The amount of any reduction or credit permitted shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.
- 20.3 Any reduction or credit applicable hereunder shall only apply provided that a building permit for the re-development has been issued within five years of the date of the issuance of a permit for the demolition of any building or structure on the same lands.

- 20.4 For greater certainty, and without limiting the generality of the foregoing, no credit shall be allowed where the demolished building or structure or part thereof prior to the demolition or conversion would have been exempt from the payment of development charges pursuant to this By-law (ie temporary structures).

Rules with Respect to Existing Agreements

- 21.0 If there is a conflict between this By-law and an agreement made between the County and the owner or former owner of land before the coming into force of this By-law and the owner or former owner of the land agreed to pay all or a portion of a charge related to development under the agreement with respect to the land or provided services in lieu of payment, then the provisions of the agreement prevail over the By-law to the extent of the conflict. The extent of the conflict shall be determined on a service by service basis. Notwithstanding the allocation of total development charges within an existing agreement, the development charges may be reallocated by the County to services set out in this By-law.

Reserve Funds

22.0

- 22.1 Monies received from payment of development charges under this By-law shall be maintained in separate reserve funds as per the service set out in Schedule A.
- 22.2 Monies received for the payment of development charges shall be used only in accordance with the provisions of Section 35 of the Act.
- 22.3 Where any development charge, or part thereof, remains unpaid after the due date, the amount unpaid shall be added to the tax roll and shall be collected as taxes.
- 22.4 Where any unpaid development charges are collected as taxes under Subsection 22.3, the monies so collected shall be credited to the development charge reserve funds referred to in Subsection 22.1.
- 22.5 The Treasurer of the County shall, in each year commencing in 2017 for the 2016 year, furnish to Council a statement in respect of the reserve funds established hereunder for the prior year, containing the information set out in Section 12 of O.Reg. 82/98.
- 22.6 Notwithstanding anything herein to the contrary, the County may borrow money from a reserve fund and repay the amount used plus interest at a rate not less than the Bank of Canada rate updated on the first business day of every January, April, July, and October.

Interest

- 23.0 The County shall pay interest on a refund under Subsection 18(3) and Subsection 25(2) of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force.

Front Ending Agreements

- 24.0 The County may enter into agreements under Section 44 of the Act.

Schedules

- 25.0 The following Schedules to this By-law form an integral part of this By-law.
Schedule A Designated Services
Schedule B Residential Development Charges

By-law Registration

- 26.0 A certified copy of this By-law may be registered in the by-law register in the Land Registry Office against all land in the County and may be registered against title to any land to which this By-law applies.

Date By-law Effective

- 27.0 This By-law comes into force on January 1, 2017.

Date By-law Expires

- 28.0 This By-law expires five years after the date on which it comes into force.

Headings for Reference Only


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

Severability

- 30.0 If, for any reason, any provision, Section, Subsection or paragraph of this By-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

ENACTED AND PASSED this 4th day of October, 2016.


WARDEN: Alan Barfoot


CLERK: Sharon Vokes

Corporation of the County of Grey

By-Law 4950-16

Schedule A

Designated Services

1. Land Ambulance
2. Public Works – Buildings & Vehicle Fleet
3. Provincial Offences
4. Employment Resources
5. General Government
6. Trails
7. Health Unit

The designated services listed above exclude in each case ineligible services as set forth in Section 2(4) of the *Development Charges Act*, 1997.

Corporation of the County of Grey

By-Law 4950-16

Schedule B

Residential Development Charges

Effective date: January 1, 2017

Service	Residential Charge By Unit Type (1)			Percentage of Charge
	Singles & Semis	Rows & Other Multiples	Apartments	
Land Ambulance	\$142	\$99	\$84	30.2%
Public Works - Buildings & Vehicle Fleet	\$0	\$0	\$0	0.0%
Provincial Offences	\$20	\$14	\$12	4.3%
Employment Resources	\$0	\$0	\$0	0.0%
General Government	\$162	\$113	\$96	34.3%
Trails	\$8	\$6	\$5	1.7%
Health Unit	\$139	\$97	\$82	29.5%
TOTAL CHARGE PER UNIT	\$471	\$329	\$279	100.0%
(1) Based on Persons Per Unit Of:	2.60	1.81	1.54	