2025 DEVELOPMENT CHARGES BACKGROUND STUDY

October 2nd, 2025





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LIST OF ACRONYMS

AMP Asset Management Plan

BTE Benefit to Existing

COG Cost of Growth

DCA Development Charges Act

DC Development Charges

GFA Gross Floor Area

PPB Post-Period Benefit

PPU Persons Per Unit

EXECUTIVE SUMMARY

A. PURPOSE OF 2025 DEVELOPMENT CHARGES (DC) BACKGROUND STUDY

Hemson Consulting Ltd. was retained by the Town of Georgina to complete a Development Charges (DC) Background Study (the "Background Study"). The Background Study provides the basis and background to update the Town's DCs to reflect the servicing needs of development and redevelopment. The study process is intended to facilitate the passage of a new by-law to implement new DCs.

1. Legislative Context

The Town's Background Study is presented as part of a process to approve a new DC By-law in compliance with the Development Charges Act (DCA). The study is prepared in accordance with the DCA and associated regulations, including amendments that came into force through the More Homes, More Choice Act, the COVID-19 Economic Recovery Act, the More Homes Built Faster Act, and the Cutting Red Tape to Build More Homes Act, 2024, the latter of which was granted Royal Asset on June 6, 2024.

2. Key Steps of the Development Charges Calculation

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. These include:

- preparing a development (growth) forecast;
- establishing historical service levels;
- determining the increased needs for services arising from development and appropriate shares of capital costs; and
- determining how these costs are attributed to development types (i.e. residential and non-residential).

3. Development-Related Capital Forecast is Subject to Change

It is recommended that Council has adopt the development-related capital program developed for the purposes of the 2025 DC Background Study. However, it is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope, and costs through the Town's normal annual budget process.



B. DEVELOPMENT FORECAST

The tables below provide a summary of the anticipated Town-wide residential and non-residential growth over the 2025-2034 planning period, the longer period to 2051, and the area-specific development forecasts to 2051. The development forecasts are further discussed in Appendix A.

Town with Donaless and Ferrance	2024	General Services Planning Period 2025 - 2034		Long-Term Planning Period 2025 - 2051	
Town-wide Development Forecast	Estimate	Estimate Growth	Total at 2034	Growth	Total at 2051
Residential					
Total Occupied Dwellings	18,636	2,814	21,450	6,664	25,300
Population Census Population In New Dwellings	49,561	7,823 <i>7,868</i>	57,384	18,824 <i>18,796</i>	68,385
Non-Residential					
Total Employment for DCs	8,406	3,162	11,568	8,688	17,094
Non-Residential Building Space (sq.m.)		209,480		588,042	



Area-Specific Development Forecast	Long-Term Planning Period 2025-2051 Growth
Residential	
Population Growth in New Dwellings Sutton Keswick Sutton High Street Sewer Remainder of Town Non-Residential	3,974 12,459 1,622 741
Total Employment Sutton Keswick Sutton High Street Sewer Remainder of Town	548 7,240 - 900
Non-Residential Building Space (sq.m.) Sutton Keswick Sutton High Street Sewer Remainder of Town	37,084 490,035 - 60,923

C. **DEVELOPMENT-RELATED CAPITAL PROGRAMS**

The development-related capital program for Town-wide general services is planned over a 10-year period from 2025 to 2034. The gross cost of the program amounts to \$184.4 million, of which \$70.6 million is included in the development charges calculation. Details regarding the capital programs for each service are provided in Appendix B of this report.

The development-related capital program for Town-wide engineered services is planned over a 2025 to 2051 period. The gross cost of the program amounts to \$9.9 million, of which \$8.7 million is included in the development charges calculation. Details regarding the capital programs for each service are provided in Appendix C of this report. Details regarding areaspecific capital programs are provided in Appendices D through G of this report.



D. CALCULATED TOWN-WIDE DEVELOPMENT CHARGES

- A municipal-wide cost approach is used to calculate development charges for the eligible services. Uniform residential and non-residential charges are levied throughout the Town of Georgina.
- The calculated residential municipal-wide 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.

Calculated Residential Development Charges for Town-Wide Services

	Residential Charge By Unit Type				
Service	Single & Semi-	Rows & Other	Apartments		
	Detached	Multiples	≥700 sq.ft.	<700 sq.ft.	
Library Services	\$1,287	\$1,232	\$901	\$622	
Fire And Rescue Services	\$3,505	\$3,354	\$2,453	\$1,694	
Parks And Recreation	\$25,676	\$24,572	\$17,973	\$12,410	
Services Related To A Highway: Public Works	\$1,363	\$1,305	\$954	\$659	
Development-Related Studies	\$477	\$456	\$334	\$230	
Total General Services	\$32,308	\$30,919	\$22,615	\$15,615	
Services Related To A Highway: Roads And Related	\$825	\$790	\$578	\$399	
Storm Water Drainage And Control	\$122	\$117	\$86	\$59	
TOTAL TOWN-WIDE CHARGE BY UNIT TYPE	\$33,255	\$31,826	\$23,279	\$16,073	

• The Town-wide charges would be levied on all development within the Town, regardless of location. Non-Residential development charges for similar services have been calculated in the same way.



Calculated Non-Residential Development Charges for Town-Wide Services

	Non-Residential
Service	Adjusted Charge
	(\$/sq.m)
Library Services	\$0.00
Fire And Rescue Services	\$18.03
Parks And Recreation	\$0.00
Services Related To A Highway: Public Works	\$7.00
Development-Related Studies	\$2.45
Total General Services	\$27.48
Services Related To A Highway: Roads And Related	\$4.14
Storm Water Drainage And Control	\$0.61
TOTAL TOWN-WIDE CHARGE PER SQ.M	\$32.23

E. CALCULATED AREA-SPECIFIC DEVELOPMENT CHARGES

- An area-specific cost approach is used to calculate development charges for various services which have more localized benefits. Area-specific development charges are levied in addition to the Town-wide charges and vary by location of development. There are four service areas included in the calculation.
- The following table summarizes the calculated area-specific development charges:



Calculated Area-Specific Development Charges

		Residential Cha	rge by Unit Type		Non-Residential
Service	Single & Semi-	Rows & Other	Apart	ments	Charge
	Detached	Multiples	≥700 sq.ft.	<700 sq.ft.	(\$/sq.m)
Keswick Service Area	\$3,474	\$3,324	\$2,432	\$1,679	\$17.29
Sutton Service Area	\$2,594	\$2,482	\$1,816	\$1,254	\$12.78
Sutton High Street Sewer	\$239	\$229	\$168	\$116	N/A
Queenway East and West	\$3,767	\$3,605	\$2,637	\$1,821	\$31.40

F. COST OF GROWTH ANALYSIS

An overview of the long-term capital and operating costs, as well as the asset management-related annual provisions for capital facilities and infrastructure to be included in the DC by-law, is provided in Appendix H of the Background Study. This examination is required by the DCA.

G. MODIFICATIONS TO THE TOWN'S DEVELOPMENT CHARGES BY-LAW

The Town has made modifications to the development charges by-law as part of the study process. The by-law was made available two weeks prior to the Public Meeting in accordance with the DCA and attached in this study for reference. Note, on June 5th, 2025, a series of development charge matters were introduced by Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025* receiving Royal Assent. The bill introduced amendments to several Provincial statutes, with changes to the DCA being a central focus.



H. TWO APPROACHES USED TO CALCULATED DEVELOPMENT CHARGES

- Development charge rates have been established under the parameters and limitations of the DCA. The study provides the rationale and basis for the calculated rates.
- A Town-wide average cost approach is used to calculate development charges for the 10-year general services of library, fire, parks and recreation, Services Related to a Highway: Public Works, and development-related studies. For the purposes of this study, the Services Related to a Highway: Public Works is illustrated as general service as it is based on a 10-year time horizon. As well, for the Town-wide components of the engineered services over a longer timeframe (to 2051) of roads and stormwater management. This approach results in uniform charges levied throughout Georgina.
- In addition, area-specific development charges are calculated for the recovery of certain engineered services roadworks, water and wastewater that are required in specific service areas. The area-specific approach more closely aligns costs and benefits for services with benefits that are more localized and can be identified.



1. Introduction

The Town of Georgina 2025 Development Charges (DC) Background Study is presented as part of the process to approve a new DC by-law in compliance with the *Development Charges Act*, 1997 (DCA). As the Town experiences residential and non-residential development that will increase the demand on municipal services, the Town wishes to implement development charges to fund capital projects related to growth so that development continues to be serviced in a fiscally responsible manner.

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

- A forecast of the amount, type and location of population, housing, and non-residential development anticipated in the Town;
- The average capital service levels provided in the Town over the 15-year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Town or its local boards to provide for the anticipated development, including the determination of the eligible and ineligible components of the capital projects;
- An asset management plan that demonstrates that all assets are financially sustainable over their full life cycle; and,
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study presents the results of the review to determine the development-related net capital costs that are attributable to development that is forecast to occur in the Town. The development-related net capital costs are then apportioned among various types of development (residential and non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study therefore calculates development charges for various types of development.

The DCA provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges. Following completion of



this process, in accordance with the DCA and Council's review of this study, it is intended that Council will pass a new development charges by-law for the Town.

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

A. LEGISLATIVE CONTEXT

The study is prepared in accordance with the DCA and associated regulations, including the amendments that came into force most recently on November 28, 2022 under the *More Homes Built Faster Act, 2022*, and on June 6, 2024 under the *Cutting Red Tape to Build More Homes Act, 2024*. The latter reversed the 5-year mandatory phase-in of DCs and implemented DC exemptions for affordable housing projects that meet the DCA eligibility requirements. Key legislative changes incorporated into this study include:

- Historical service level standards have been extended from a 10 to 15-year planning period;
- DC by-laws now expire every 10 years instead of 5 years;
- The amount of interest paid on DC deferrals and freeze is capped at prime plus 1%;
- Costs associated with affordable housing services are now ineligible for recovery through DCs;
- Municipalities must spend or allocate 60% of available DC reserve funds per year for roads, water and wastewater services;
- DC discounts for purpose-built rentals based on the number of bedrooms; and
- DC exemptions for affordable and attainable housing developments which meet the provisions of the DCA.

On June 5th, 2025, a series of development charge matters were introduced by Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025* receiving Royal Assent. The bill introduced amendments to several Provincial statutes, with changes to the DCA being a central focus.



B. RELEVANT ANALYSIS

The underlying assumptions and calculation methodologies contained in the DC Background Study have been informed by a range of inputs including the Town's capital budget and forecasts, existing master plans, and discussions with Town staff and Council.

C. CONSULTATION AND APPROVAL PROCESS

The following provides a summary of the consultation and approval process undertaken to complete the Background Study.

Timeline of Consultation and Approval Process

Activity	Date
Developer Consultation Session #1	February 25, 2025
Council Information Session	April 16, 2025
Developer Consultation Session #2	May 21, 2025
Public Release of DC Background Study	June 4, 2025
Statutory Public Meeting of Council	June 18, 2025
Developer Consultation Session #3	July 3, 2025
Developer Consultation Session #4	July 28, 2025
Passage of 2025 DC By-law	August 13, 2025

2. Town-Wide and Area-Specific Approach

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 Town of Georgina. The approach to calculating the proposed development charges is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. The study combines a Town-wide approach for general and municipal-wide engineered services with an area-specific approach for certain engineered services infrastructure works.

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

The Town provides a wide range of services to the community it serves and has an extensive inventory of facilities, land, infrastructure, vehicles and equipment. The DCA provides municipalities with flexibility to define services that will be included in a development charge by-law, provided that the other provisions of the Act and its associated regulations are met. The DCA also requires the by-law 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-law.

1. Service Based on a Town-wide Approach

For the majority of services the Town provides, a range of capital facilities, land, equipment and infrastructure is available throughout Georgina; community centres, fire stations, arterial roads, parks and so on. As new development occurs, new facilities will need to be added so that overall service levels do not decline. A widely accepted method for sharing the development-related capital costs for such services is to apportion them over all new development anticipated in the Town.

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

- Library Services;
- Fire and Emergency Services;
- Parks and Recreation;
- Services Related to a Highway:
 - Public Works;
 - Roads and Related;



- Development-Related Studies; and
- Storm Water Drainage and Control Services.

These services form a reasonable basis upon which to plan and administer the development charges. The resulting development charge for these services is to be imposed against all development anywhere in the Town.

2. Area-Specific Charges Are Proposed

For some services the Town provides, the need for development-related capital to support anticipated development is more localized. For such services, an alternative technique – using an area-specific approach – is used.

The area-specific charges relate to the provision of specific road, water and wastewater works in specific settlement areas of Georgina. Charges for these services are called Area-Specific Development Charges (ASDC) and are consistent with the Town's existing development charge system for such works.

The service areas recommended in this study are as follows:

- Keswick
- Sutton
- Sutton High Street Sewer
- Queensway East and West Service Area (in Keswick)

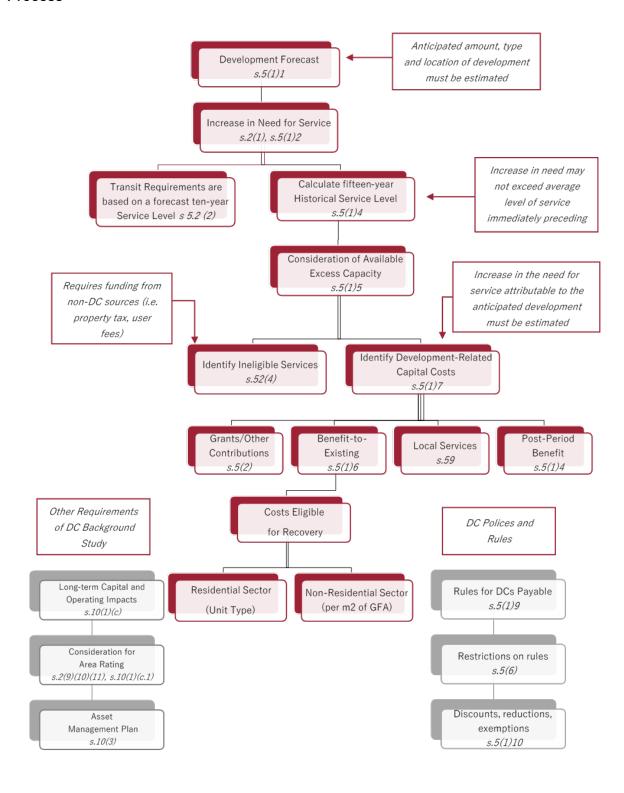
It is noted that development occurring within these service areas would be subject to both the Town-wide charge as well as the area-specific charges.

B. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES

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



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



1. Development Forecast

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2025–2034, for general services and to 2051 for engineered services. The forecast of the future residential and non-residential development used in this study is based on estimates of development occurring within the Town's approved development areas.

For the residential portion of the forecast, both net (or Census) population growth and population growth in new units is estimated. The use of net population growth is one approach to determining the increased need for servicing, infrastructure and facilities arising from development.

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, 2025 to 2034, and to 2051. The forecast of GFA is based on the employment forecast for the Town. 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 Historical Service Levels

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

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

Historical 15-year average service levels thus form the basis for development charges. A review of the Town's capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2010-2024.



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

A development-related capital forecast has been prepared by the Town's departments as part of the current study and reflect Council's expressed intent of how to meet the increased servicing needs arising from development. 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 historical fifteen-year average service levels or the service levels embodied in future plans of the Town. The development-related capital forecast prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future 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 Town from non-development charge sources. The amount of municipal funding for such non-development shares of projects is also identified as part of the preparation of the development-related capital forecast.



There is also a requirement in the DCA to reduce the applicable development charge by the amount of any "uncommitted excess capacity" that is available for a service. Adjustments are made in the analysis to meet this requirement of the DCA.

4. Attribution of Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the Town of Georgina, the allocation is based on projected changes in population in new units and employment over the planning periods.

The residential component of the development charges is applied to different housing types based on average occupancy factors. The non-residential component is applied on the basis of gross floor area of 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 also undertaken for general services 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.

C. OPERATING AND CAPITAL COST IMPACTS AND ASSET MANAGEMENT PLAN LEGISLATIVE REQUIREMENTS

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

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



1. Asset Management Plan

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

The requirement to include an Asset Management Plan (AMP) was part of the DCA amendments that came into effect on January 1, 2016. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. The section of the DC Background Study that deals with the operating and capital cost impacts and the asset management plan can be found in Appendix H.



DEVELOPMENT FORECAST 3.

This section provides the basis for the development forecasts used in calculating the development charges, as well as a summary of the forecast results. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A.

RESIDENTIAL FORECAST Α.

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

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

Table 1 provides a summary of the residential forecast over the ten-year planning period, from 2025 to 2034. As noted in Section II, for development charge calculation purposes, the ten-year planning period is applicable to all non-engineering services. The longer-term development forecast to 2051 has been utilized in the calculation of certain Town-wide and area-specific development charges, which is shown on Table 2.

The Town's Census population is expected to increase by about 7,800 people over the next ten years, reaching approximately 57,400 by 2034. About 2,800 additional dwelling units are forecast to be built between 2025 and 2034 and the population residing in these units is expected to increase by 7,900.

Between 2025 and 2051, the Town of Georgina is forecasted to grow by 18,800 people, reaching a population in 2051 of about 68,400. The Town anticipates adding an additional 6,700 residential dwelling units with an associated population growth of almost 18,800.



Of the total Town-wide population growth in new units between 2025 and 2051, it is anticipated that 21% will occur in Sutton, 66% in Keswick and 9% in the Sutton High Street Sewer service areas.

B. NON-RESIDENTIAL FORECAST

Development charges are levied on non-residential development as a charge per square metre of GFA.

The non-residential forecast projects an increase of approximately 3,200 employees to 2034, which will be accommodated in 209,500 square metres of new non-residential building space. To 2051, the Town anticipates adding 588,000 square metres of building space, which will be occupied by approximately 8,700 new employees.

Tables 1 and 2 also provide a summary of the non-residential development forecasts used in this analysis.

TOWN OF GEORGINA
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
TOWN-WIDE DEVELOPMENT FORECAST

TABLE 1

	2024	General Services Planning Period 2025 - 2034		Long-Term Planning Period 2025 - 2051	
Town-wide Development Forecast	Estimate	<u> </u>		Growth	Total at 2051
Residential					
Total Occupied Dwellings	18,636	2,814	21,450	6,664	25,300
Population Census Population In New Dwellings	49,561	7,823 <i>7,868</i>	57,384	18,824 <i>18,796</i>	68,385
Non-Residential					
Total Employment for DCs	8,406	3,162	11,568	8,688	17,094
Non-Residential Building Space (sq.m.)		209,480		588,042	



TABLE 2

TOWN OF GEORGINA SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL AREA SPECIFIC DEVELOPMENT FORECAST

Area-Specific Development Forecast	Long-Term Planning Period 2025-2051 Growth
Residential	
Population Growth in New Dwellings Sutton Keswick Sutton High Street Sewer Remainder of Town Non-Residential	3,974 12,459 1,622 741
Total Employment Sutton	548
Keswick	7,240
Sutton High Street Sewer	-
Remainder of Town	900
Non-Residential Building Space (sq.m.)	
Sutton	37,084
Keswick	490,035
Sutton High Street Sewer Remainder of Town	60,923
Nemaniuei oi Town	00,323

4_ SUMMARY OF HISTORICAL CAPITAL SERVICE **LEVELS**

The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average level of service provided in the municipality over the 15-year period immediately preceding the preparation of the Background Study, on a service-by-service basis.

For non-engineered services (library, parks and recreation, etc.) the legislative requirement is met by documenting historical service levels for the preceding 15 years; in this case, for the period from 2010 to 2024. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita, or per population plus employment.

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

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

Table 3 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.



TABLE 3

TOWN OF GEORGINA SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2010 - 2024

			2010 - 2024			
Se	rvice		Service Level			
			Indicator			
1.0	LIBRARY SERVICES	¢575.72	per capita			
1.0	Buildings		per capita			
	Land	· ·	per capita			
	Collection Materials		• •			
		· ·	per capita			
	Furniture And Equipment	\$7.22	per capita			
2.0	FIRE AND RESCUE SERVICES	\$1,078.39	per population & employment			
	Buildings	\$512.74	per population & employment			
	Land	\$58.33	per population & employment			
	Furniture And Equipment	\$119.37	per population & employment			
	Vehicles	\$387.95	per population & employment			
3.0	PARKS AND RECREATION	\$7,215.53	per capita			
	Indoor Recreation	\$4,179.74	per capita			
	Parkland Development	\$1,877.59	per capita			
	Park Amenities	\$917.99	per capita			
	Park Buildings And Equipment	\$240.21	per capita			
4.0	SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$398.84	per population & employment			
	Buildings	\$143.98	per population & employment			
	Land	\$83.30	per population & employment			
	Furniture And Equipment	\$15.45	per population & employment			
	Vehicles And Related Equipment	\$158.86	per population & employment			
5.0	SERVICES RELATED TO A HIGHWAY: TOWN-WIDE ROADS & RELATED	\$19,441.30	per population & employment			
	Roads	\$18,503.37	per population & employment			
	Bridges And Culverts	\$410.33	per population & employment			
	Sidewalks	\$527.60	per population & employment			
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5. THE DEVELOPMENT-RELATED CAPITAL FORECAST

The DCA requires the Council of a municipality to express its intent to provide future capital facilities at the level reflected by the capital program incorporated in the development charges calculation and recovered through the proposed rates. As noted in Section II, *Ontario Regulation 82/98*, s. 3 states that:

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

A. 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, municipal 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 Town-wide general services, the capital plan covers the ten-year period from 2025 to 2034. As permitted by the DCA, s. 5 (1) 4., the development charges for municipal-wide and area-specific engineered services is based on ultimate development.

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 Georgina. It is acknowledged that changes to the forecast presented herein may occur through the Town'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 4.

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 \$184.4 million. After deducting \$8.5 million in expected grants and subsidies, the net municipal cost of the capital program reduces to \$176.0 million.

Of the \$176.0 million ten-year net municipal capital costs for general services, \$109.7 million (62%) is related to the Parks and Recreation capital program. The program includes for the recovery of debt related to the recently constructed recreation facility Multi-Use Recreation Centre (MURC), and Julia Munro Park. The program also includes for new parks, trails, and vehicles throughout the ten-year planning period.

The Fire and Rescue Services capital program represents about 30% (\$53.1 million) of the total forecast and provides for the construction of new fire halls, associated vehicle and equipment acquisitions, as well as bunker gear for 20 additional firefighters.

The next largest part of the general services forecast is the Public Works capital program. The program totals \$7.3 million, or 4%, and includes a growth-related provision for new maintenance building and fleet associated with roads, as well as the recovery of a negative DC reserve fund balance.

The capital program associated with Library Services amounts to \$3.8 million, or 2%, and provides for the recovery of debt associated with the new library space in the Town, located in the new MURC. Also included in the forecast are additional collection materials to service the population of Georgina as it grows.

The remainder of the capital forecast totals \$2.1 million and accounts for 1% of the total program for general services. The Development-Related Studies program includes various development-related studies, including zoning by-law updates, long range financial plan, official plan update and review, planning and development studies, and a future development charges study.



TABLE 4

TOWN OF GEORGINA SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM FOR GENERAL SERVICES 2025 - 2034 (in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 LIBRARY SERVICES	\$3,846.3	\$0.0	\$3,846.3
1.1 Debt Recovery - Principal Payments Only*	\$3,423.8	\$0.0	\$3,423.8
1.2 Buildings, Land & Materials	\$390.0	\$0.0	\$390.0
1.3 Cost of Delivering Development-Related Capital Program	\$32.5	\$0.0	\$32.5
2.0 FIRE AND RESCUE SERVICES	\$60,291.2	\$7,240.4	\$53,050.8
2.1 Additional Fire Hall Space and Training	\$54,700.0	\$7,240.4	\$47,459.6
2.2 New Vehicles & Equipment	\$5,230.0	\$0.0	\$5,230.0
2.3 Development-Related Equipment	\$170.0	\$0.0	\$170.0
2.4 Cost of Delivering Development-Related Capital Program	\$191.2	\$0.0	\$191.2
3.0 PARKS AND RECREATION	\$110,469.8	\$814.0	\$109,655.8
3.1 Debt Recovery - Principal Payments Only*	\$33,148.6	\$0.0	\$33,148.6
3.2 Parks, Trails and Park Buildings	\$74,882.5	\$814.0	\$74,068.5
3.3 Vehicles and Equipment	\$1,465.0	\$0.0	\$1,465.0
3.4 Cost of Delivering Development-Related Capital Program	\$973.6	\$0.0	\$973.6
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$7,284.9	\$0.0	\$7,284.9
4.1 Recovery of Negative DC Reserve Fund Balance	\$465.4	\$0.0	\$465.4
4.2 Operations Buildings, Land, Equipment	\$3,566.7	\$0.0	\$3,566.7
4.3 Roads and Related Fleet	\$3,187.0	\$0.0	\$3,187.0
4.4 Cost of Delivering Development-Related Capital Program	\$65.8	\$0.0	\$65.8
5.0 DEVELOPMENT-RELATED STUDIES	\$2,548.3	\$400.0	\$2,148.3
5.1 Development-Related Studies - Planning	\$1,990.0	\$400.0	\$1,590.0
5.2 Development-Related Studies - Other	\$530.0	\$0.0	\$530.0
5.3 Cost of Delivering Development-Related Capital Program	\$28.3	\$0.0	\$28.3
TOTAL - GENERAL SERVICES	\$184,440.5	\$8,454.4	\$175,986.1



C. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR TOWN-WIDE ENGINEERED SERVICES

Table 5 provides the development-related capital recoveries for the Town-wide engineered services of roads and related and stormwater management. The Town-wide capital program totals \$9.9 million and provides servicing for anticipated development over the longer-term planning period from 2025 to 2051. Further details on the capital plans for each individual service category are available in Appendix C.

No grants, subsidies or alternative funding sources have been identified for the capital projects and, as such, the remaining net cost of \$9.9 million is the cost to be paid by the Town. About 88%, or \$8.7 million of the net capital program is associated with development-related roads and related projects. The Town-wide capital program includes a general provision for development-related works to the town-wide road network which the specific projects will be informed by the transportation master plan also included for in the planning period.

The remainder of the capital forecast includes \$1.2 million, or 12% for the Town-wide stormwater management capital program. The forecast includes a stormwater management study to identify future servicing requirements.

TABLE 5

TOWN OF GEORGINA SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM FOR TOWN-WIDE ENGINEERED SERVICES 2025 - 2051 (in \$000)

Service	Gross Cost	Grants / Subsidies	Net Municipal Cost		
TOWN-WIDE CAPITAL PROGRAMS					
1.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$8,669.2	\$0.0	\$8,669.2		
1.1 Town-Wide Road and Related Works	\$8,669.2	\$0.0	\$8,669.2		
2.0 STORM WATER DRAINAGE AND CONTROL	\$1,181.7	\$0.0	\$1,181.7		
2.1 Town-Wide Stormwater Management	\$1,181.7	\$0.0	\$1,181.7		
Total Town-Wide Engineered Services Capital Program	\$9,850.9	\$0.0	\$9,850.9		



D. THE DEVELOPMENT-RELATED CAPITAL FORECAST FOR AREA-SPECIFIC SERVICES

Table 6 provides the area-specific development-related capital recoveries for roads, water and wastewater works in the Keswick, Sutton, Sutton High Street Sewer, and Queensway East and West Services Areas. The capital program totals \$51.5 million and provides servicing for anticipated development over the longer-term planning period from 2025 to 2051. After the reduction of expected grants and subsidies, the net municipal cost totals \$45.3 million. Further details on the capital plans for each individual service category in the servicing areas are available in Appendices D to G.

The development-related capital program for the Keswick Service Area totals \$29.3 million, or 63% of the total program. The program includes the construction of a new road segment on Dovedale Drive, urbanization of the Queensway North, as well as various sidewalks, streetlights, trunk sewers and trunk mains throughout the service area.

The development-related capital program for the Sutton service area totals \$8.4 million, 16% and includes a road main and sidewalk project along Black River Road, sewers along Lorne Street and Dalton Road, and other various linear works and vehicles and engineering studies.

The development-related capital program for the Queensway East Service Area totals \$6.3 million, or 18% of the total program. The program includes the construction of a new pump station and linear infrastructure required to support the development of this area.

The remainder of the area-specific capital program relates to the Sutton High Street Sewer capital program which provides development-related sewer works and totals \$1.3 million, or 2%.



TABLE 6

TOWN OF GEORGINA SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM FOR AREA-SPECIFIC ENGINEERED SERVICES 2025 - 2051 (in \$000)

Service	Gross Cost	Grants / Subsidies / Other Cont.*	Net Municipal Cost	
1.0 KESWICK SERVICE AREA	\$32,511.8	\$3,259.2	\$29,252.6	
1.1 Keswick Service Area - Roads	\$10,608.8	\$462.3	\$10,146.5	
1.2 Keswick Service Area - Sidewalks and Streetlights	\$8,204.0	\$1,382.5	\$6,821.5	
1.3 Keswick Service Area - Water	\$9,423.7	\$1,414.4	\$8,009.3	
1.4 Keswick Service Area - Sewer	\$1,894.5	\$0.0	\$1,894.5	
1.5 Water and Wastewater Vehicles	\$1,218.0	\$0.0	\$1,218.0	
1.6 Engineering Studies	\$1,000.0	\$0.0	\$1,000.0	
1.7 Cost of Delivering Development-Related Capital Program	\$162.9	\$0.0	\$162.9	
2.0 SUTTON SERVICE AREA	\$8,418.7	\$0.0	\$8,418.7	
2.1 Engineered Services	\$7,934.2	\$0.0	\$7,934.2	
2.2 Water and Wastewater Vehicles (Allocated)	\$291.0	\$0.0	\$291.0	
2.3 Engineering Studies (Allocated)	\$174.5	\$0.0	\$174.5	
2.4 Cost of Delivering Development-Related Capital Program	\$19.0	\$0.0	\$19.0	
3.0 SUTTON HIGH STREET SEWER SERVICE AREA	\$1,286.5	\$0.0	\$1,286.5	
3.1 Engineered Services	\$1,285.7	\$0.0	\$1,285.7	
3.2 Cost of Delivering Development-Related Capital Program	\$0.8	\$0.0	\$0.8	
4.0 QUEENSWAY EAST AND WEST SERVICE AREA	\$9,304.2	\$2,989.9	\$6,314.3	
4.1 Queensway East/West Development Watermain Infrastructure	\$2,989.9	\$2,989.9	\$0.0	
4.2 Queensway East/West Development Pump Station	\$5,133.4	\$0.0	\$5,133.4	
4.3 Connell BPS	\$1,110.1	\$0.0	\$1,110.1	
4.4 Studies	\$70.9	\$0.0	\$70.9	
Total Area-Specific Engineered Services Capital Program	\$51,521.2	\$6,249.1	\$45,272.2	

^{*}For the purposes of this table the local service contribution are show as other contributions



6. 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 (where applicable).

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

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

A. TOWN-WIDE AND AREA-SPECIFIC DEVELOPMENT CHARGES CALCULATION

A summary of the "unadjusted" residential and non-residential development charges is presented in Tables 7, 8 and 9 for Town-wide general and engineered services and areaspecific services, respectively. Further details of the calculations for each individual service category are available in Appendices B to G.

1. General Services

A summary of the "unadjusted" residential and non-residential development charges for the Town-wide general services is presented in Table 7.

The net capital forecast for the general services totals \$176.0 million and incorporates those projects identified to be related to the development anticipated in the next ten years.



However, not all of the capital costs are to be recovered from new development by way of DCs. As shown on Table 7, \$39.7 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.

An additional share of \$21.1 million 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 \$44.6 million, or 25% of the forecast is attributable to development beyond 2034 or relates to shares of the program that exceeds the maximum allowable funding envelope. This development-related share has been removed from the calculation and may therefore be recovered under future development charge studies or other development-related mechanisms (such as community benefit charges if applicable).

The total costs eligible for recovery through development charges for general services is \$70.6 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library and Parks and Recreation are deemed to benefit residential development only, while the remaining services are allocated between both sectors based on shares of population in new units and employment growth over the next ten years. The allocation to the residential sector for these services is calculated at 71% and 29% to the non-residential sector.

Approximately \$65.4 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 (7,868), an unadjusted charge of \$8,306.87 per capita results. The non-residential share totals \$5.2 million, which yields an unadjusted charge of \$24.94 per square metre when divided by the ten-year increase in non-residential building space (209,500 square metres).



TABLE 7

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

10 Year Growth in Population in New Units	7,868
10 Year Growth in Square Metres	209,480

	Development-Related Capital Program (2025 - 2034))					
	Service	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-2034 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)		dential hare (\$000)		desidential Share (\$000)
1.0	LIBRARY SERVICES	\$3,846.3	\$0.0	\$2,418.2	\$0.0	\$1,428.1	100%	\$1,428.1	0%	\$0.0
	Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M							\$181.50		\$0.00
2.0	FIRE AND RESCUE SERVICES	\$53,050.8	\$22,737.1	\$3,113.9	\$15,349.8	\$11,850.0	71%	\$8,413.5	29%	\$3,436.5
	Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M							\$1,069.33		\$16.40
3.0	PARKS AND RECREATION	\$109,655.8	\$16,798.2	\$15,323.8	\$26,394.2	\$51,139.6	100%	\$51,139.6	0%	\$0.0
	Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M							\$6,499.70		\$0.00
4.0	SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	\$7,284.9	\$0.0	\$0.0	\$2,903.8	\$4,381.1	71%	\$3,110.6	29%	\$1,270.5
	Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M							\$395.35		\$6.07
5.0	DEVELOPMENT-RELATED STUDIES	\$2,148.3	\$150.0	\$214.3	\$0.0	\$1,784.1	71%	\$1,266.7	29%	\$517.4
	Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M							\$160.99		\$2.47
TO	TAL 10 YEAR GENERAL SERVICES	\$175,986.1	\$39,685.2	\$21,070.2	\$44,647.8	\$70,582.9	,	\$65,358.5		\$5,224.4
	Unadjusted Development Charge Per Capita Unadjusted Development Charge Per Sq.M						:	\$8,306.87		\$24.94



2. Town-Wide Engineered Services

Table 8 displays the calculation of the development charge rates for the Town-wide engineered services of roads and related infrastructure, water and stormwater management. The development-related Town-wide engineering infrastructure will be used to service development within the Town to 2051.

Of the total net municipal cost of all Town-wide engineered services development-related projects, \$9.9 million, not all are to be recovered from new development by way of development charges. Table 8 shows that \$213,000 of the capital program relate to replacement of existing capital works and have been removed. Available reserve funds, \$909,600, have also been removed from the development charges calculation. There are no identified post-period costs. The remaining \$8.7 million is related to development in the 2025 to 2051 planning period and has been included in the development charge calculation.

As with 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. On this basis, the allocation to the residential and non-residential sectors is calculated at 68% and 32%, respectively.

As a result, \$5.9 million of the engineered services capital program is deemed to benefit residential development. When this amount is divided by the long-term growth in population in new dwelling units (18,796), a charge of \$315.77 per capita is the result.

The non-residential share totals \$2.8 million and, when this amount is divided by the long-term forecast of non-residential space growth (588,042 square metres) a charge of \$4.75 per square metre results.



TABLE 8

TOWN OF GEORGINA SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES CAPITAL PROGRAM FOR MUNICIPAL-WIDE ENGINEERED SERVICES 2025 - 2051

Long-Term Growth in Population in New Units	18,796
Long-Term Growth in Square Metres	588,042

	1	Development-Rela	ated Capital Prog	ram (2025 - 2051)					
Service Area	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)		dential nare (\$000)		esidential hare (\$000)
1.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$8,669.2	\$213.0	\$853.8	\$0.0	\$7,602.3	68%	\$5,169.6	32%	\$2,432.7
2.0 STORM WATER DRAINAGE AND CONTROL	\$1,181.7	\$0.0	\$55.8	\$0.0	\$1,125.9	68%	\$765.6	32%	\$360.3
Development Charge Per Capita Development Charge Per Sq.M							\$40.73		\$0.61
TOTAL MUNICIPAL-WIDE ENGINEERED SERVICES	\$9,850.9	\$213.0	\$909.6	\$0.0	\$8,728.3		\$5,935.2		\$2,793.0
Development Charge Per Capita Development Charge Per Sq.M							\$315.77		\$4.75



3. Area-Specific Services

A summary of the area-specific development charge capital programs for the Keswick, Sutton, and Sutton High Street Sewer Service Areas are shown on Table 9. The table shows the development-related net capital costs for area-specific services amount to \$45.3 million.

Approximately 27% (or \$12.2 million) of the capital programs for all service areas account for the replacement or benefit to existing shares.

Available DC reserve funds in the amount of \$2.7 million represent the DC monies that have been collected and used to partially fund the recovery of ongoing development-related projects. These funds have been netted out of the share to be included in the calculation of development charges. No post-period benefit shares have been identified for these projects.

The share of the area-specific capital programs 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 within that service area. On this basis, the allocation to the residential and non-residential sectors in Keswick is calculated at 63% and 37%, respectively. The allocation in Sutton is 88% residential and 12% non-residential. In the Sutton High Street Sewer Service Area, 100% of costs are allocated to the residential sector. The Queensway East and West Service Area (in Keswick) is allocated 92% residential and 8% non-residential.

As a result, \$21.1 million of the cumulative area-specific engineered services capital program is deemed to benefit residential development while \$9.2 million is deemed to benefit non-residential development. The table indicates the development charge per capita and per square metre relative to the anticipated growth in each respective service area.



TABLE 9

TOWN OF GEORGINA SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES CAPITAL PROGRAM FOR AREA-SPECIFIC ENGINEERED SERVICES 2025 - 2051

Keswick Service Area	12,459
Sutton Service Area	3,974
Sutton High Street Service Area	1,622
Queensway East and West Service Area	2,493
ong-Term Growth in Square Metres	
Keswick Service Area	490,035
Sutton Service Area	37,084
Sutton High Street Service Area	-
Queensway East and West Service Area	9,000

		Development-Related Capital Program (2025 - 2051)							
Service Area	Net Municipal Cost	Replacement & Benefit to Existing	Available DC Reserves	Post-Period Benefit	Total DC Eligible Costs for Recovery		idential Share	s	esidential hare
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	%	(\$000)	%	(\$000)
1.0 KESWICK SERVICE AREA	\$29,252.6	\$5,581.0	\$771.3	\$0.0	\$22,900.3	63%	\$14,427.2	37%	\$8,473.1
Development Charge Per Capita Development Charge Per Sq.M							\$1,157.97		\$17.29
2.0 SUTTON SERVICE AREA	\$8,418.7	\$3,742.1	\$766.8	\$0.0	\$3,909.9	88%	\$3,436.1	12%	\$473.8
Development Charge Per Capita Development Charge Per Sq.M							\$864.65		\$12.78
3.0 SUTTON HIGH STREET SEWER SERVICE AREA	\$1,286.5	\$0.0	\$1,157.0	\$0.0	\$129.4	100%	\$129.4	0%	\$0.0
Development Charge Per Capita Development Charge Per Sq.M							\$79.81		\$0.00
4.0 QUEENSWAY EAST AND WEST SERVICE AREA (1)	\$6,314.3	\$2,901.0	\$0.0	\$0.0	\$3,413.3	92%	\$3,130.8	8%	\$282.6
Development Charge Per Capita Development Charge Per Sq.M							\$1,255.82		\$31.40
TOTAL AREA-SPECIFIC ENGINEERED SERVICES	\$45,272.2	\$12,224.1	\$2,695.1	\$0.0	\$30,353.0		\$21,123.5		\$9,229.4

Note 1: Net municipal cost illustrated is net of local service costs for the Queensway East and West Service Area.



4. Adjusted Town-Wide Residential and Non-Residential Development Charges

Final adjustments to the "unadjusted" development charge rates are made through a cash flow analysis for the general services only. 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. The Town-wide and area-specific engineered services were not subject to the cash flow analysis as the timing for certain projects is unknown. This is consistent with the Town's current practice.

Table 10 summarizes the results of the cash flow adjustments for the Town-wide residential development charges rates. The adjusted per capita rate increases by \$2,462.57 from \$8,622.64 per capita to \$11,085.22 per capita after the cash flow analysis for the Town-wide residential charge.

Residential development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for municipal services, as shown on Table 10, the calculated charge for a single or semi-detached unit is \$33,255 per unit, \$31,826 for a row or other type of multiple unit, \$23,279 for a large apartment (700 square feet or larger), and \$16,073 for a small apartment (less than 700 square feet).

The Town-wide non-residential development charge experiences an increase after cash flow considerations of \$2.54, from \$29.69 to \$32.23 per square metre for development anywhere in the Town. These charges are displayed on Table 11.



TABLE 10

TOWN OF GEORGINA TOWN-WIDE DEVELOPMENT CHARGES RESIDENTIAL DEVELOPMENT CHARGES

	Unadjusted	Adjusted Charge	Residential Charge By Unit Type (1)				
Service	Charge	Charge After Cashflow Single & Semi- Rows & Other A		Single & Semi- Rows & Other Apartmen			
	Per Capita	Per Capita	Detached	Multiples	≥700 sq.ft.	<700 sq.ft.	
Library Services	\$181.50	\$429.09	\$1,287	\$1,232	\$901	\$622	
Fire And Rescue Services	\$1,069.33	\$1,168.23	\$3,505	\$3,354	\$2,453	\$1,694	
Parks And Recreation	\$6,499.70	\$8,558.72	\$25,676	\$24,572	\$17,973	\$12,410	
Services Related To A Highway: Public Works	\$395.35	\$454.47	\$1,363	\$1,305	\$954	\$659	
Development-Related Studies	\$160.99	\$158.94	\$477	\$456	\$334	\$230	
Total General Services	\$8,306.87	\$10,769.45	\$32,308	\$30,919	\$22,615	\$15,615	
Services Related To A Highway: Roads And Related	\$275.04	\$275.04	\$825	\$790	\$578	\$399	
Storm Water Drainage And Control	\$40.73	\$40.73	\$122	\$117	\$86	\$59	
TOTAL TOWN-WIDE CHARGE BY UNIT TYPE	\$8,622.64	\$11,085.22	\$33,255	\$31,826	\$23,279	\$16,073	
(1) Based on Persons Per Unit Of:			3.00	2.87	2.10	1.45	



TABLE 11

TOWN OF GEORGINA TOWN-WIDE DEVELOPMENT CHARGES NON-RESIDENTIAL DEVELOPMENT CHARGES

	Non-R	esidential
Service	Unadjusted	Adjusted Charge
	Charge (\$/sq.m)	(\$/sq.m)
Library Services	\$0.00	\$0.00
Fire And Rescue Services	\$16.40	\$18.03
Parks And Recreation	\$0.00	\$0.00
Services Related To A Highway: Public Works	\$6.07	\$7.00
Development-Related Studies	\$2.47	\$2.45
Total General Services	\$24.94	\$27.48
Services Related To A Highway: Roads And Related	\$4.14	\$4.14
Storm Water Drainage And Control	\$0.61	\$0.61
TOTAL TOWN-WIDE CHARGE PER SQ.M	\$29.69	\$32.23



5. Area-Specific Charges

The calculated area specific development charges are presented in Table 12. These charges are to be levied in addition to the Town-wide development charges shown in Tables 10 and 11.

The area specific development charges in Keswick total \$3,474 per single or semi-detached unit, \$3,324 for all rows and other multiple units, \$2,432 for a large apartment and \$1,679 per small apartment unit. The non-residential charge applicable in Keswick is \$17.29 per square metre.

The area specific charge for a single or semi-detached unit located within Sutton is \$2,594 per unit, \$2,482 for a row or other type of multiple units, \$1,816 per large apartment and \$1,254 for a small apartment unit. The non-residential charge applicable to development within this area is \$12.78 per square metre.

The charges for single or semi-detached unit located within Sutton High Street total \$239 per unit, \$229 for a row or other type of multiple unit, \$168 per large apartment and \$116 for a small apartment unit. No non-residential development charges have been calculated for development within this service area.

Finally, the charges applicable to development benefitting from the Queensway East and West Service area total \$3,767 per single and semi-detached unit, \$3,605 for a row or other multiple residential unit, \$2,637 per large apartment and \$1,821 for a small apartment unit. The non-residential charge applicable to development within this area is \$31.40 per square metre.



TABLE 12

TOWN OF GEORGINA

CALCULATED DEVELOPMENT CHARGES BY UNIT TYPE & SERVICE AREA

			Non-Residential		
Service	Single & Semi-	Rows & Other	Apartr	nents	Charge
	Detached	Multiples	≥700 sq.ft.	<700 sq.ft.	(\$/sq.m)
Keswick Service Area	\$3,474	\$3,324	\$2,432	\$1,679	\$17.29
Sutton Service Area	\$2,594	\$2,482	\$1,816	\$1,254	\$12.78
Sutton High Street Sewer	\$239	\$229	\$168	\$116	N/A
Queenway East and West	\$3,767	\$3,605	\$2,637	\$1,821	\$31.40
(1) Based on Persons Per Unit Of:	3.00	2.87	2.10	1.45	



7. COMPARISON OF CALCULATED AND CURRENT DEVELOPMENT CHARGES

Tables 13 and 14 present a comparison of the newly calculated residential and non-residential development charges with the Town's current charges as at November 8, 2024.

Table 13 shows that the calculated Town-wide residential development charge for a single or semi-detached unit is increasing by \$8,671 over the current charge of \$24,584 currently in force. The total calculated residential charge applied to development in Keswick (excluding Queensway East and West area) of \$36,729 per single detached unit represents a \$10,017 increase from the current combined charge of \$26,712. The residential single-detached unit charge applied to development in Keswick and within the Queensway East and West Service area is \$40,496 representing an increase of \$8,619 from the current combined charge of \$31,877.

In Sutton, the calculated charge of \$35,849 is \$10,287 more than the charge currently in force of \$25,562. The calculated charge to be levied on development benefitting from the Sutton High Street Sewer infrastructure is \$3,642 per unit less than the current charge of \$3,881 in force.

The comparison of calculated non-residential development charges with current rates is shown on Table 14. The calculated Town-wide charge of \$32.23 per square metre is \$14.88 more than the current charge of \$17.35. The non-residential rate calculated for Keswick is \$49.52 per square metre, which is \$22.51 greater than the current rate in force of \$27.01 per square metre. The non-residential rate calculated for the Queensway East and West Service Area (in Keswick) is \$80.92 per square metre which is \$11.16 higher that the current rate in force of \$69.76 per square metre.

Similarly, the \$45.01 per square metre calculated for development in Sutton represents an increase of \$23.24 over the current charge of \$21.77 per square metre in force. There is no additional non-residential development charge the High Street Sewer services in Sutton.



TABLE 13

TOWN OF GEORGINA COMPARISON OF CURRENT AND CALCULATED RESIDENTIAL DEVELOPMENT CHARGES BY SERVICE AREA

	Current	Calculated		
Service	Residential	Residential	Difference	e in Charge
	Charge / SDU	Charge / SDU		
Library Services	\$1,783	\$1,287	(\$496)	-28%
Fire And Rescue Services	\$1,939	\$3,505	\$1,566	81%
Parks And Recreation	\$19,351	\$25,676	\$6,325	33%
Services Related To A Highway: Public Works	\$752	\$1,363	\$611	81%
Development-Related Studies	\$566	\$477	(\$89)	-16%
Total General Services	\$24,391	\$32,308	\$7,917	32%
Services Related To A Highway: Roads And Related	\$158	\$825	\$667	421%
Storm Water Drainage And Control	\$34	\$122	\$88	254%
TOTAL TOWN-WIDE CHARGE BY UNIT TYPE	\$24,584	\$33,255	\$8,671	35%

Keswick						
Service	Current Residential	Calculated Residential	Difference	e in Charge		
	Charge / SDU	Charge / SDU	Billerelle	o in onuige		
Town-Wide Charge	\$24,584	\$33,255	\$8,671	35%		
Keswick Service Area	\$2,128	\$3,474	\$1,346	63%		
TOTAL DEVELOPMENT CHARGE FOR DEVELOPMENT IN KESWICK	\$26,712	\$36,729	\$10,017	38%		

Keswick - Queensway East and West								
Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference	e in Charge				
Town-Wide Charge	\$24,584	\$33,255	\$8,671	35%				
Keswick Service Area	\$2,128	\$3,474	\$1,346	63%				
Keswick - Queensway East and West	\$5,165	\$3,767	(\$1,398)	-27%				
TOTAL DEVELOPMENT CHARGE IN THE QUEENSWAY EAST AND WEST AREAS	\$31,877	\$40,496	\$8,619	27%				

Sutton							
Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference	e in Charge			
Town-Wide Charge	\$24,584	\$33,255	\$8,671	35%			
Sutton Service Area	\$978	\$2,594	\$1,616	165%			
TOTAL DEVELOPMENT CHARGE FOR DEVELOPMENT IN SUTTON	\$25,562	\$35,849	\$10,287	40%			

Sutton High Street Sewer							
Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference	e in Charge			
Town-Wide Charge	\$24,584	\$33,255	\$8,671	35%			
Sutton Service Area	\$978	\$2,594	\$1,616	165%			
Sutton High Street Sewer	\$3,881	\$239	(\$3,642)	-94%			
TOTAL DEVELOPMENT CHARGE IN THE SUTTON HIGH STREET SEWER AREA	\$29,443	\$36,088	\$6,645	23%			



TABLE 14

TOWN OF GEORGINA COMPARISON OF CURRENT AND CALCULATED NON-RESIDENTIAL DEVELOPMENT CHARGES BY SERVICE AREA

	Current	Calculated		
Service	Non-Residential	Non-Residential	Difference	e in Charge
	Charge / SQ.M	Charge / SQ.M		
Library Services	\$0.00	\$0.00	\$0.00	N/A
Fire And Rescue Services	\$9.80	\$18.03	\$8.23	84%
Parks And Recreation	\$0.00	\$0.00	\$0.00	N/A
Services Related To A Highway: Public Works	\$3.80	\$7.00	\$3.20	84%
Development-Related Studies	\$2.88	\$2.45	(\$0.43)	-15%
Total General Services	\$16.48	\$27.48	\$11.00	67%
Services Related To A Highway: Roads And Related	\$0.72	\$4.14	\$3.42	475%
Storm Water Drainage And Control	\$0.15	\$0.61	\$0.46	308%
TOTAL TOWN-WIDE CHARGE PER SQ.M.	\$17.35	\$32.23	\$14.88	86%

	Keswick			
Service	Current Non-Residential	Calculated Non-Residential	Difference	e in Charge
	Charge / SQ.M	Charge / SQ.M		
Town-Wide Charge	\$17.35	\$32.23	\$14.88	86%
Keswick Service Area	\$9.66	\$17.29	\$7.63	79%
TOTAL DEVELOPMENT CHARGE FOR DEVELOPMENT IN KESWICK	\$27.01	\$49.52	\$22.51	83%

Keswick - Queensway East and West				
Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference	e in Charge
Town-Wide Charge	\$17.35	\$32.23	\$14.88	86%
Keswick Service Area	\$9.66	\$17.29	\$7.63	79%
Keswick - Queensway East and West	\$42.75	\$31.40	(\$11.35)	-27%
TOTAL DEVELOPMENT CHARGE IN THE QUEENSWAY EAST AND WEST AREAS	\$69.76	\$80.92	\$11.16	16%

	Sutton			
Service	Current Non-Residential	Calculated Non-Residential	Difference	e in Charge
	Charge / SQ.M	Charge / SQ.M		T
Town-Wide Charge	\$17.35	\$32.23	\$14.88	86%
Sutton Service Area	\$4.42	\$12.78	\$8.36	189%
TOTAL DEVELOPMENT CHARGE FOR DEVELOPMENT IN SUTTON	\$21.77	\$45.01	\$23.24	107%



8_ COST OF GROWTH ANALYSIS

This section examines the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law. This examination is required as one of the provisions of the DCA. The analysis for all services is included in Appendix H.

ASSET MANAGEMENT PLAN Α.

Table 15 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2025-2034 DC recoverable portion. The year 2035 has been included to calculate the annual contribution for the 2025-2034 period as the expenditures in 2034 will not trigger asset management contributions until 2035. As shown in Table 15, by 2035, the Town will need to fund an additional \$2.6 million per annum in order to properly fund the full life cycle costs of the new assets related to the general services supported under the development charges by-law.

Table 16 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2025-2051 DC recoverable portion. The year 2052 has been included to calculate the annual contribution for the 2025-2051 period as the expenditures in 2051 will not trigger asset management contributions until 2052. As shown in Table 16, by 2052, the Town will need to fund an additional \$651,300 per annum in order to properly fund the full life cycle costs of the new assets related to the engineered services supported under the development charges by-law.

TABLE 15 TOWN OF GEORGINA ANNUAL ASSET MANAGEMENT PROVISION BY 2035

		5 - 2034	Calculated AMP Annual		
Service	Capita	l Program	Provis	ion by 2035	
	DC Related Non-DC Related*		DC Related	Non-DC Related*	
Library Services	\$1,428,056	\$2,418,244	\$0	\$20,225	
Fire And Rescue Services	\$11,849,953	\$48,441,260	\$399,042	\$1,156,676	
Parks And Recreation	\$51,139,637	\$59,330,152	\$2,002,074	\$2,250,431	
Services Related To A Highway: Public Works	\$4,381,133	\$2,903,764	\$172,089	\$124,351	
Development-Related Studies	\$1,784,072	\$764,270	\$0	\$0	
TOTAL	\$70,582,851	\$113,857,690	\$2,573,205	\$3,551,684	



TABLE 16

TOWN OF GEORGINA **ANNUAL ASSET MANAGEMENT PROVISION BY 2052**

	2025 - 2051		2025 - 2051 Calculated		d AMP Annual
Service	Capita	Capital Program		sion by 2052	
	DC Related Non-DC Related*		DC Related	Non-DC Related*	
Services Related To A Highway: Roads And Related	\$7,602,343	\$1,066,830	\$119,770	\$21,179	
Storm Water Drainage And Control	\$1,125,927	\$55,787	\$15,810	\$0	
Keswick Service Area	\$22,900,324	\$9,611,513	\$450,257	\$170,590	
Sutton Service Area	\$3,909,880	\$4,508,859	\$63,817	\$55,635	
Sutton High Street Sewer Service Area	\$129,433	\$1,157,039	\$1,639	\$14,736	
TOTAL	\$35,667,907	\$16,400,027	\$651,293	\$262,140	

^{*} Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.

LONG-TERM CAPITAL AND OPERATING COST IMPACTS B.

1. Net Operating Costs for the Town's Services Estimated to Increase over the Forecast Period

The Town will experience estimated increase in net operating costs for additions associated with the planned capital program. These estimates are based on average costs derived from a review of recent budgets and the 2023 Financial Information Return (FIR) (additional details are included in Appendix H).

As described in Appendix H, by 2033, the Town's net operating costs are estimated to increase by about \$12.0 million for property tax supported services. Increases in net operating costs will be experienced as new facilities are opened, park amenities are developed, and roads/sidewalks are constructed.

2. **Long-Term Capital Financing from Non-Development Charge** Sources Totals \$89.5 million for Tax Supported Assets

Table 17 summarizes the components of the development-related capital forecast that will require funding from non-DC sources. In total, \$55.1 million will need to be financed from non-DC sources over the 2025-2034 planning period. In addition, \$44.6 million in interim DC financing related to post-period shares of projects may be required, or these costs may be recovered from other growth funding tools.



TABLE 17

TOWN OF GEORGINA LONG-TERM CAPITAL FINANCING FROM NON-DC SOURCES

		Development-F	Related Capital Progr	am (2025 - 2034)	
					Total DC
General Services	Net	Replacement			Eligible
	Municipal	& Benefit to	Available DC	Post-Period	Costs for
	Cost	Existing	Reserves	Benefit*	Recovery
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)
1 Library Services	\$3,846.3	\$0.0	\$2,418.2	\$0.0	\$1,428.1
2 Fire And Rescue Services	\$53,050.8	\$22,737.1	\$3,113.9	\$15,349.8	\$11,850.0
3 Parks And Recreation	\$109,655.8	\$16,798.2	\$15,323.8	\$26,394.2	\$51,139.6
4 Services Related To A Highway: Public Works	\$7,284.9	\$0.0	\$0.0	\$2,903.8	\$4,381.1
5 Development-Related Studies	\$2,148.3	\$150.0	\$214.3	\$0.0	\$1,784.1
TOTAL GENERAL SERVICES	\$175,986.1	\$39,685.2	\$21,070.2	\$44,647.8	\$70,582.9

^{*}Development related costs to be considered for funding from other tools and/or future DC Studies.

		Development-F	Related Capital Progr	am (2025 - 2051)	
Engineered Services	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	Total DC Eligible Costs for Recovery (\$000)
1 Services Related To A Highway: Roads And Related	\$8,669.2	\$213.0	\$853.8	\$0.0	\$7,602.3
2 Storm Water Drainage And Control	\$1,181.7	\$0.0	\$55.8	\$0.0	\$1,125.9
3 Keswick Service Area	\$29,252.6	\$5,581.0	\$771.3	\$0.0	\$22,900.3
4 Sutton Service Area	\$8,418.7	\$3,742.1	\$766.8	\$0.0	\$3,909.9
5 Sutton High Street Sewer Service Area	\$1,286.5	\$0.0	\$1,157.0	\$0.0	\$129.4
6 Queensway East And West Service Area	\$9,304.2	\$5,890.9	\$0.0	\$0.0	\$3,413.3
TOTAL ENGINEERED SERVICES	\$58,112.9	\$15,426.9	\$3,604.7	\$0.0	\$39,081.2

^{*}Development related costs to be considered for funding from other tools and/or future DC Studies.

^{*} Queensway East & West has a planning period to 2036.

TOTAL GENERAL AND ENGINEERED SERVICES	\$234,099.0	\$55,112.2	\$24,675.0	\$44,647.8	\$109,664.1



3. Program is Deemed Financially Sustainable

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years (to 2034), the Town is projected to increase by approximately 2,800 dwellings. In addition, the Town will also add nearly 3,200 new employees that will result in approximately 209,500 square metres of additional nonresidential building space.

Over the longer planning period (to 2051), the Town is projected to increase by approximately 6,700 dwellings. In addition, the Town will also add nearly 8,700 new employees that will result in approximately 588,000 square metres of additional nonresidential building space. The area-specific forecasts are detailed in their specific appendices.

In addition, as part of the annual budget update the Town also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed. Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long-term. Life-cycle funding methodologies are also reviewed in order to ensure that the Town is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

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.



9. OTHER CONSIDERATIONS AND LEGISLATIVE REQUIREMENTS

This section sets out other considerations and legislative requirements relating to the DCA including administration and collection, recent legislative changes, and consideration for area rating.

A. ADJUSTMENT TO THE APARTMENT UNIT GFA THRESHOLD

Based on discussions and request from the development industry to review the existing DC rate structure for apartment units in Georgina. Currently, the DC charge is differentiated between small and large apartments by the size of the unit: <650 square feet for a small unit and those ≥650 square feet are considered the large unit for DC Purposes. This structure is different than the GFA thresholds used by the Region of York, which is set at 700 square foot. As outlined in the preceding sections, the GFA threshold for small and large apartment units has been adjusted to 700 square feet (from 650 sq.ft).

B. DEVELOPMENT CHARGES ADMINISTRATION AND COLLECTION

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

1. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount that would be determined under the by-law on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26, s.26.1 and s.26.2 of the DCA.

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

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

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



For required instalments, the Town may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may accrue on each installment until the final payment has been made. Any skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the DCA. In accordance with s.26.3 of the DCA, the maximum interest rate a municipality can charge is prime plus 1%.

2. Reserve Funds

Under the DCA, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. Beginning in 2023 and each calendar year thereafter, a municipality shall spend or allocate at least 60% of the monies in a reserve fund associated with Water supply, Wastewater services and Services Related to a Highway.

While the DCA does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

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

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

C. CHANGES ARISING FROM THE MORE HOMES BUILT FASTER ACT (BILL 23) AND CUTTING RED TAPE TO BUILD MORE HOMES ACT (BILL 185)

As of November 28, 2022, there are several changes to the DCA due to the enactment and Royal Assent of Bill 23. A list of the changes that are now in force is provided below in Table 18.



Table 18: Recent Changes to the DCA

Section 2(1) Exemptions for existing rental residential buildings and a range of residential units in existing and new houses. Section 2(4) Housing services are ineligible for DC funding (repeal of paragraph 17 of ss.2(4) of the DCA). Existing by-laws are deemed to be "amended" and no development charges can be collected for housing services from November 28, 2022 onward. Section 4.1 Exemptions for affordable and attainable residential units as defined in the Affordable Residential Units Bulletin. Section 4.2 Exemptions for non-profit housing development. This does not apply with respect to a DC payable before November 28, 2022. Section 4.3 Exemption for inclusionary zoning residential units. This does not apply with respect to a DC payable before November 28, 2022. Section 5(1) Historical service level calculation period extended from 10 years to 15 years. Does not apply to by-laws in force prior to November 28, 2022. Section 9(1) Maximum life of a DC by-law extended from 5 years to 10 years. This does not apply to by-laws in-force before November 28, 2022. Section 26.1 Deferral payments now apply to rental housing and institutional development. Interest on deferral payments is now capped at prime plus 1% in accordance with s.26.3. Section 26.2 DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3. Section 26.3 Maximum interest rates are capped at prime plus 1%. This does not apply with respect to a DC that was payable before November 28, 2022. Section 35 Municipalities are now required to spend or allocate at least 60% of reserve balances each year for Water Supply, Wastewater, and Services Related to a Highway beginning in 2023.	Section	Description
Section 2(4) Housing services are ineligible for DC funding (repeal of paragraph 17 of ss.2(4) of the DCA). Existing by-laws are deemed to be "amended" and no development charges can be collected for housing services from November 28, 2022 onward. Section 4.1 Exemptions for affordable and attainable residential units as defined in the Affordable Residential Units Bulletin. Section 4.2 Exemptions for non-profit housing development. This does not apply with respect to a DC payable before November 28, 2022. Section 4.3 Exemption for inclusionary zoning residential units. This does not apply with respect to a DC payable before November 28, 2022. Section 5(1) Historical service level calculation period extended from 10 years to 15 years. Does not apply to by-laws in force prior to November 28, 2022. Section 9(1) Maximum life of a DC by-law extended from 5 years to 10 years. This does not apply to by-laws in-force before November 28, 2022. Section 26.1 Deferral payments now apply to rental housing and institutional development. Interest on deferral payments is now capped at prime plus 1% in accordance with s.26.3. Section 26.2 DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3. Section 26.3 Maximum interest rates are capped at prime plus 1%. This does not apply with respect to a DC that was payable before November 28, 2022. Section 35 Municipalities are now required to spend or allocate at least 60% of reserve balances each year for Water Supply, Wastewater, and Services Related to a Highway beginning in 2023.	Section 2(1)	Exemptions for existing rental residential buildings and a range of residential
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	Section	Rules for front ending agreements as they relate to affordable and
44(4) attainable residential units.	44(4)	attainable residential units.
Section Additional services for which municipalities are required to spend or allocate	Section	Additional services for which municipalities are required to spend or allocate
at least 60% of reserve fund balances may be prescribed through	60(1)(s.4)	at least 60% of reserve fund balances may be prescribed through
Regulations (none are proposed as of yet).		Regulations (none are proposed as of yet).

Section	Description
Section	Prescribes developments and criteria related to attainable residential units
60(1)(d.2)	(section 4.1).
and 9d.3)	

D. DEVELOPMENT CHARGES ADMINISTRATION

A draft copy of the development charges by-law will be made available on the Town's website at least two weeks before the scheduled public meeting for review. The by-law itself will contain a series of polices as it relates to the Town's policies and practices regarding development charge administration. In this regard, a few specific recommendations:

- It is recommended that the Town develop reporting policies consistent with the requirements of the DCA;
- It is recommended that the by-law permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also to be outlined in the proposed draft by-law;
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Town's normal capital budget process.

E. LOCAL SERVICE DEFINITIONS

The following provides the definition of "local service" under the *DCA* for a number of services provided by the Town of Georgina. The purpose in establishing these definitions is to determine the eligible capital costs for inclusion in the development charges calculation for the Town. The functions or services deemed to be local in nature are not to be included in the determination of the development charge rates. The provision of local services is considered to be a direct developer responsibility under s. 59 of the DCA and will (or may) be recovered under other agreement(s) with the landowner or developer. The issue of "local service" is being specifically considered for the following services:



- Roads
- Water Service
- Wastewater Services
- Stormwater Services
- Parkland Development

1. Roads

It is assumed that the vast majority of future road improvements which are a Town responsibility represent local services and will be provided through subdivision and other development agreements. All roads and share of roads identified as local are to be treated as a local service under the DCA and the associated costs are not to be included in the development charges calculation.

2. Water and Wastewater

It is intended that the provision of local on and off-site water and wastewater services which are related to a plan of subdivision or within the area to which the plan relates, be acquired via subdivision agreements and other Planning Act requirements.

3. Stormwater Management (SWM) Facilities

It is intended that any requirements for storm water management facilities be addressed through subdivision agreements.

4. Parkland Development

For the purpose of parkland development, local services include the requirement for the owner to undertake the:

- preparation of a concept/facilities fit plan;
- preparation of a grading plan;
- supply and installation of grading, including support structures (e.g. retaining walls), storm sewers, catch basins, manholes;
- sodding;
- parking lots and pathways to rough grade;
- services to the property line, including electrical, sanitary and water;
- all fencing, where the parkland abuts other land uses;
- landscaping, including trees and shrubs on the road allowance.



Overview of Local Engineered Services

Developers are responsible for the provision of all services within and related to their plan of subdivision to the extent that they are required primarily or exclusively by the plan of subdivision and are therefore local services. This may include off-site improvements to connecting roads to bring them to an urban collector standard and the extension of water and wastewater services and storm water management works. Individual developers may be required independently to cost share with other benefitting owners. In some cases, the Town may participate in the cost sharing (e.g. where services are provided to existing unserviced development). The Town's approach to obtaining wastewater, water, storm and roads servicing relating to plans of subdivision, is as follows:

Internal to Plan of Subdivision

Best efforts may be required for works internal to the subdivision where some oversizing is involved.

Local External Works Related to Subdivision

Works to be located on roads or lands outside the boundary of the subdivision, but required as a result of the development, will be constructed and funded entirely from the development that creates the need for the work.

Local External Work Related to the Subdivision, to be provided through Subdivision Agreement and/or "Best Efforts"

Where works are located on roads or lands outside of subdivisions but required as a result of two or more developments, arrangements will be made for one developer to construct the work and be refunded a portion of the cost by the other developers through the subdivision agreement process (e.g. best efforts or front-ending agreements).

Completed Works Where Funding is to be Recovered

Works which have been constructed to service developments but have not been totally funded via the previous Development Charges By-law are included in the Development Charge calculation.



APPENDIX A DEVELOPMENT FORECAST



DEVELOPMENT FORECAST

This appendix provides the details of the development forecast that was used to prepare the 2025 Development Charges Background Study for the Town of Georgina. The forecast method and key assumptions are discussed. The results of the forecasts are presented in the following tables:

Historical Development

Table 1	Population, Households & Employment
Table 2	Housing Activity – Completions
Table 3	Residential Building Permits
Table 4	Households by Period of Construction Showing Household Size

Forecast Development

Table 5	Population, Household & Employment Forecast
Table 6	Housing Growth and Population in New Housing by Unit Type
Table 7	Employment Growth by Category
Table 8	Non-Residential Space Forecast
Table 9	Area-Specific Growth Allocations

A. FORECAST AND KEY ASSUMPTIONS

The Development Charges Act (DCA) requires the Town to estimate "the anticipated amount, type and location of development" for which development charges may be imposed. The development forecast must cover both residential and non-residential development and be specific enough with regards to quantum, type, location and timing of development to allow the Town to prepare a reasonable development-related capital program. A ten-year development forecast, from 2025 to 2034, has been used for all eligible general services in the Town. For engineered services, a long-term forecast from 2025 to 2051 has been prepared.

The development forecast is based on estimates of development occurring within the Town's approved development areas. This is consistent with Provincial regulations that require development charges forecasts be based on areas approved for development in a municipality's Official Plan.



The forecasts used in this DC Study are consistent with the long-term population and employment targets established for the Town of Georgina contained in the York Region Official Plan.

Development charges for the general services of Library, Fire, Parks and Recreation, Services Related to a Highway (Public Works), and Development-Related Studies, as well as Services Related to a Highway (Roads and Related) and Storm Water Drainage and Control Services that provide Town-wide benefits, are based on the Town-wide forecasts shown herein. Charges for engineered infrastructure that benefit specific areas within the Town are based on allocations of the Town-wide forecasts to the settlement areas of Keswick and Sutton/Jackson's Point and, within Sutton, to the area benefitting from the Sutton High Street Sewer. Also are forecasts for within Keswick, to the Queensway East and West Service areas.

B. HISTORICAL DEVELOPMENT IN THE TOWN

The Town has experienced steady and sustained population and household growth over the last fifteen years. The growth was fuelled by the Town's role as a gradually urbanizing community at the periphery of one of the fastest growth regions in Canada.

Historical growth and development figures presented here are based on Statistics Canada census data and housing completion information. A "Census-based" definition of population is used for the purposes of the development charges study. This definition does not include the Census net undercoverage, which is typically included in the definition of "total" population used by the Town and Region of York in their Official Plans. For development charges purposes, a fifteen-year historical period of 2010 to 2024 is used for calculating service levels. Since 2021 was the year of the last Census, figures from 2022 to 2024 are estimated.

Table 1 shows that annual population growth across the Town has grown by 6,500 people from 2010-2024. The number of housing units in the Town increased by over 3,000 over the same period.

Employment numbers used in Table 1 are based on Statistics Canada place of work data. Place of work employment figures record where people work rather than their place of residence. The employment figures shown in this table include workers with no fixed address. However, work-at-home employment is excluded from the figures, for development charge purposes, as this type of employment does not require building floorspace for its activities. Table 1 shows that the Town's employment grew over the same period by 1,025



jobs. The Town's activity rate (the ratio of employment to population) has remained relatively consistent over the period.

Details on housing unit growth in the Town since 2010 are provided in Table 2. The market share of single and semi-detached units has modestly increased over the last 15 years, while a decrease in higher density row house and apartment-built forms is in evidence. Table 3 outlines the historical residential building permits over the last fifteen years, with a similar pattern in the share of unit types.

Table 4 provides details on historical occupancy patterns in the Town. The overall average occupancy level in the Town is 2.62 persons per housing unit (PPU). Occupancy levels for recently constructed units (2011-2021) are higher than the overall average and are used in the development charges calculation since they better reflect the number of people that will be residing in new developments. The average PPU of single and semi-detached units built in the Town in the period 2011 to 2021 is 3.00. Average PPUs for recently constructed row housing and apartments are 2.87 and 1.33 respectively. As the sample size for newly constructed units for apartments is more limited relative to single and semi-detached new unit construction data, a PPU of 2.10 for large apartment housing, and a PPU of 1.45 for small apartment housing, are used in the calculations (these PPU factors for apartments were maintained from the 2021 DC Study).

C. FORECAST METHOD AND RESULTS

This section describes the method used to establish the development forecast for the planning periods from 2025 to 2034 and 2025 to 2051.

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

- The net 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 occupies 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 unit of gross floor area (GFA). The non-residential forecast requires a projection of employment growth as well as a projection of the new floorspace associated with the employment growth in the Town.

1. Residential Forecast

The residential development forecast incorporates forecasts of population, households, and housing units by type. The population forecast is Census based. Table 5 summarizes the forecast for the Town between 2025 and 2051. The Town is forecast to grow by 18,800 persons and about 6,660 households over the longer-term period. The Town's Census population is expected to reach 68,385 people by 2051¹.

Over the more immediate ten-year forecast period (2025-2034), about 7,800 additional people and 2,800 new households are forecast to be added in the Town. A breakdown of the housing units forecast to accommodate these households is shown in Table 6. Approximately 66% of households are forecast to be accommodated in single and semi-detached homes. This pattern of housing growth would represent somewhat higher density housing than the pattern experienced in the Town over the last ten years. Such a pattern is, however, in keeping with Town and Regional policies aimed at promoting intensification and some developments ongoing in the Town.

Population growth in the new units is estimated by applying the following PPUs to the housing unit forecast: 3.00 for single and semi-detached units; 2.87 for rows and other multiples; and 2.00 for apartments. The PPU estimates are based upon the historical time series of population growth in housing by period of construction provided in Table 4. The total population growth in new units in the Town is forecast to be about 7,900 for the period 2025 to 2034 and at 18,800 for the period 2025 to 2051.

2. Non-Residential Forecast

As with the residential forecast, the non-residential forecast covers the ten-year period from 2025 to 2034 for general services and the long-term period from 2025 to 2051 for the Town-wide and area-specific engineered services. Table 7 shows that employment by place of work is forecast to grow by 3,160 jobs between 2025 and 2034, and by 8,690 jobs between 2025 and 2051.

¹ The population figure referenced is equivalent to a "Total Population" of 70,500 people which is consistent with the Town of Georgina population target outlined in the Region of York Official Plan, 2022.



Non-residential development charges are calculated on a per unit of gross floor area (GFA) basis. Therefore, as required by the DCA, a forecast of future non-residential building space has been developed. The GFA forecast is based on the employment forecast. Two key types of employment are distinguished in the forecast; population-related and employment land. The following factors have been used to convert the employment forecast into building space estimates:

Population-Related: 40 m² per employee Employment Land: 80 m² per employee

The employment and floorspace forecasts for the Town are summarized in Table 8. The total floorspace growth is forecast at about 209,500 m² over the ten-year planning period and about 588,000 m² over the long-term, of which the largest component relates to development on employment land (473,400 m² or 80%) which can be attributed to the anticipated development in the Keswick Business Park area.

3. Area-Specific Forecasts

Table 9 summarizes the assumptions used to allocate the forecasts of population and employment and corresponding GFA for the purposes of calculating the area specific development charge rates for the Keswick, Sutton, and Sutton High Street service area. The allocations draw upon the population and employment settlement allocations prepared as part of the Town's Official Plan.

Forecasts within Keswick, to the Queensway East and West Service area are more detailed within the engineering appendix of this report.



TOWN OF GEORGINA HISTORICAL POPULATION, HOUSEHOLDS, & EMPLOYMENT

Year	Census Population	Growth	Households	Growth	Household Size (PPU)	Employment for DC Study	Growth	Activity Rate
	·							-
2010	43,280	235	15,732	118	2.75	7,467	86	17.3%
2011	43,517	237	15,851	119	2.75	7,555	88	17.4%
2012	43,891	374	16,040	189	2.74	7,532	-23	17.2%
2013	44,268	377	16,232	192	2.73	7,510	-22	17.0%
2014	44,648	380	16,426	194	2.72	7,488	-22	16.8%
2015	45,031	383	16,622	196	2.71	7,466	-22	16.6%
2016	45,418	387	16,821	199	2.70	7,443	-23	16.4%
2017	45,981	563	17,140	319	2.68	7,503	60	16.3%
2018	46,289	308	17,474	334	2.65	7,565	62	16.3%
2019	46,895	606	17,597	123	2.66	7,629	64	16.3%
2020	47,463	568	17,674	77	2.69	7,695	66	16.2%
2021	47,642	179	17,895	221	2.66	7,763	68	16.3%
2022	48,732	1,090	18,090	195	2.69	7,961	198	16.3%
2023	49,124	392	18,354	264	2.68	8,175	214	16.6%
2024	49,561	438	18,636	282	2.66	8,406	231	17.0%
Growth 2010-2024		6,516		3,022			1,025	

Source: Statistics Canada, 2006, 2011 and 2021 Census; Statistics Canada, Building Permits, and Town of Georgina building permit data Note:

Figures for inter-censal years are estimated.

Note: Census population does not include an estimate of Census undercount.

Note: PPU = persons per unit

Note: Employment for DC Study includes No Fixed Place of Work Employment but excludes Work at Home



TOWN OF GEORGINA HISTORICAL HOUSING COMPLETIONS

	CM	HC Annual Housi	ng Completions -	Units	Completions - Shares By Unit Type					
Year	180	43	0	Total	180	43	0	Total		
2010	109	25	0	134	81%	19%	0%	100%		
2011	127	17	0	144	88%	12%	0%	100%		
2012	133	13	0	146	91%	9%	0%	100%		
2013	119	26	0	145	82%	18%	0%	100%		
2014	178	31	97	306	58%	10%	32%	100%		
2015	174	41	0	215	81%	19%	0%	100%		
2016	335	14	0	349	96%	4%	0%	100%		
2017	303	62	0	365	83%	17%	0%	100%		
2018	110	24	0	134	82%	18%	0%	100%		
2019	83	0	1	84	99%	0%	1%	100%		
2020	218	24	0	242	90%	10%	0%	100%		
2021	178	17	0	195	91%	9%	0%	100%		
2022	236	28	0	264	89%	11%	0%	100%		
2023	238	11	33	282	84%	4%	12%	100%		
2024	334	0	0	334	100%	0%	0%	100%		
Total	2,875	333	131	3,339	86%	10%	4%	100%		
Last 10 Years	221	22	3	246	90%	9%	1%	100%		
Last 5 Years	241	16	7	263	91%	6%	3%	100%		

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



TOWN OF GEORGINA HISTORICAL RESIDENTIAL BUILDING PERMITS

	Bu	ilding Permits	(New Units By Type)	Building	g Permits (Sha	re of New Units By T	ype)
Year	Singles & Semis	Rows	Apartments	Total	Singles & Semis	Rows	Apartments	Total
2010	155	17	0	172	90%	10%	0%	100%
2011	150	13	0	163	92%	8%	0%	100%
2012	152	44	100	296	51%	15%	34%	100%
2013	158	6	20	184	86%	3%	11%	100%
2014	183	53	13	249	73%	21%	5%	99%
2015	219	8	7	234	94%	3%	3%	100%
2016	171	64	5	240	71%	27%	2%	100%
2017	95	0	4	99	96%	0%	4%	100%
2018	67	1	13	81	83%	1%	16%	100%
2019	213	30	7	250	85%	12%	3%	100%
2020	207	11	3	221	94%	5%	1%	100%
2021	406	38	34	478	85%	8%	7%	100%
2022	185	0	5	190	97%	0%	3%	100%
2023	384	8	20	412	93%	2%	5%	100%
2024	170	0	0	170	100%	0%	0%	100%
Total	2,915	293	231	3,439	85%	9%	7%	101%
Last 10 Years	212	16	10	238	89%	7%	4%	100%
Last 5 Years	270	11	12	294	92%	4%	4%	100%

Source: Statistics Canada, Building Permits



TABLE 4

TOWN OF GEORGINA
HISTORICAL HOUSEHOLDS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE

APPENDIX A

Dwelling Unit Type					Pe	riod of Construction	n					Period of Construction Summaries		
Dwelling Unit Type	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2016-2021	Pre 2011	2011-2021	Total
Singles and Semis														
Household Population	3,180	4,650	4,150	4,305	7,225	2,840	3,440	3,555	2,575	2,835	2,835	35,920	5,670	41,590
Households	1,300	2,070	1,755	1,705	2,530	975	1,170	1,215	840	915	975	13,560	1,890	15,450
Household Size	2.45	2.25	2.36	2.52	2.86	2.91	2.94	2.93	3.07	3.10	2.91	2.65	3.00	2.69
Rows														
Household Population	0	50	0	180	345	85	410	650	35	275	170	1,755	445	2,200
Households	10	15	10	70	120	30	155	205	15	100	55	630	155	785
Household Size	0.00	3.33	0.00	2.57	2.88	2.83	2.65	3.17	2.33	2.75	3.09	2.79	2.87	2.80
Apartments (excl. Duplexes)														
Household Population	135	175	260	235	430	245	70	35	0	75	45	1,585	120	1,705
Households	80	100	185	140	245	160	50	25	20	75	15	1,005	90	1,095
Household Size	1.69	1.75	1.41	1.68	1.76	1.53	1.40	1.40	0.00	1.00	3.00	1.58	1.33	1.56
Duplexes														
Household Population	0	135	160	210	390	140	150	55	0	0	60	1,240	60	1,300
Households	10	60	75	70	155	50	50	25	15	10	20	510	30	540
Household Size	0.00	2.25	2.13	3.00	2.52	2.80	3.00	2.20	0.00	0.00	3.00	2.43	2.00	2.41
All Units														
Household Population	3,315	5,010	4,570	4,930	8,390	3,310	4,070	4,295	2,610	3,185	3,110	40,500	6,295	46,795
Households	1,400	2,245	2,025	1,985	3,050	1,215	1,425	1,470	890	1,100	1,065	15,705	2,165	17,870
Household Size	2.37	2.23	2.26	2.48	2.75	2.72	2.86	2.92	2.93	2.90	2.92	2.58	2.91	2.62

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



TOWN OF GEORGINA POPULATION, HOUSEHOLD & EMPLOYMENT FORECAST

Year	Census Population	Growth	Households	Growth	Household Size	Employment by POW	Growth	Activity Rate
2025	50,279	718	18,911	275	2.66	8,656	250	17.2%
2026	51,007	728	19,190	279	2.66	8,924	268	17.5%
2027	51,745	738	19,473	283	2.66	9,215	291	17.8%
2028	52,494	749	19,761	288	2.66	9,530	315	18.2%
2029	53,254	760	20,053	292	2.66	9,873	343	18.5%
2030	54,025	771	20,349	296	2.65	10,246	373	19.0%
2031	54,805	780	20,650	301	2.65	10,653	407	19.4%
2032	55,651	846	20,913	263	2.66	10,944	291	19.7%
2033	56,511	860	21,180	267	2.67	11,249	305	19.9%
2034	57,384	873	21,450	270	2.68	11,568	319	20.2%
2035	58,270	886	21,723	273	2.68	11,902	334	20.4%
2036	59,170	900	22,000	277	2.69	12,252	<i>350</i>	20.7%
2037	60,018	848	22,196	196	2.70	12,619	367	21.0%
2038	60,878	860	22,394	198	2.72	13,005	386	21.4%
2039	61,751	873	22,594	200	2.73	13,410	405	21.7%
2040	62,636	885	22,796	202	2.75	13,835	425	22.1%
2041	63,535	899	23,000	204	2.76	14,287	452	22.5%
2042	64,013	478	23,216	216	2.76	14,531	244	22.7%
2043	64,494	481	23,434	218	2.75	14,782	251	22.9%
2044	64,979	485	23,654	220	2.75	15,041	259	23.1%
2045	65,468	489	23,876	222	2.74	15,308	267	23.4%
2046	65,960	492	24,100	224	2.74	15,582	274	23.6%
2047	66,438	478	24,335	235	2.73	15,865	283	23.9%
2048	66,919	481	24,573	238	2.72	16,157	292	24.1%
2049	67,404	485	24,813	240	2.72	16,459	302	24.4%
2050	67,892	488	25,055	242	2.71	16,770	311	24.7%
2051	68,385	493	25,300	245	2.70	17,094	324	25.0%
2025-2034		7,823		2,814			3,162	
2025-2051		18,824		6,664			8,688	

Source: Hemson Consulting Ltd., 2025 based on the Region of York Official Plan

Note: Employment includes No Fixed Place of Work Employment but excludes Work at Home



APPENDIX A TABLE 6

TOWN OF GEORGINA FORECAST OF HOUSEHOLD GROWTH AND POPULATION IN NEW HOUSEHOLDS

		New Ho	useholds			Population in Ne	w Households *	
Year	Singles & Semis	Rows & Other Multiples	Apartments	Total	Singles & Semis	Rows & Other Multiples	Apartments	Total
2025	189	45	42	275	567	128	83	778
2026	192	45	42	279	<i>575</i>	130	84	789
2027	183	46	54	283	550	131	108	789
2028	187	46	55	288	560	133	110	803
2029	189	47	56	292	567	135	112	814
2030	192	48	57	296	575	137	113	825
2031	195	48	<i>58</i>	301	585	139	115	839
2032	174	39	50	263	521	112	101	734
2033	176	40	51	267	529	114	102	745
2034	178	40	52	270	534	115	103	752
2035	180	41	52	273	540	117	104	761
2036	179	56	42	277	<i>537</i>	162	<i>83</i>	782
2037	127	40	29	196	380	115	59	554
2038	128	40	30	198	384	116	59	559
2039	129	41	30	200	388	117	60	565
2040	131	41	30	202	392	118	61	571
2041	132	42	31	204	396	119	61	<i>576</i>
2042	157	32	27	216	471	90	55	616
2043	158	32	28	218	475	91	55	621
2044	160	32	28	220	480	92	56	628
2045	161	32	28	222	484	93	56	633
2046	163	<i>33</i>	28	224	489	94	<i>57</i>	640
2047	171	33	30	235	514	95	61	670
2048	173	34	31	238	520	97	62	679
2049	175	34	31	240	525	97	62	684
2050	176	34	31	242	529	98	63	690
2051	179	<i>35</i>	<i>32</i>	245	<i>536</i>	99	64	699
2025-2034	1,854	444	516	2,814	5,563	1,274	1,031	7,868
2025-2051	4,534	1,075	1,055	6,664	13,603	3,084	2,109	18,796

Source: Hemson Consulting Ltd., 2025

* Based on PPUs:

3.00

2.87

2.00



APPENDIX A TABLE 7

TOWN OF GEORGINA EMPLOYMENT GROWTH BY CATEGORY

	Populatio	n-Related	Employ	ment Land	Other Ru	ıral Based	Total Employm	ent for DC Study	Work a	at Home	Total Em	ployment
Year	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth	Total	Growth
2025	6,726	137	1,275	137	655	-24	8,656	250	2,012	82	10,668	332
2026	6,865	139	1,428	153	631	-24	8,924	268	2,087	<i>75</i>	11,011	343
2027	7,007	142	1,600	172	608	-23	9,215	291	2,150	63	11,365	354
2028	7,152	145	1,792	192	586	-22	9,530	315	2,200	50	11,730	365
2029	7,300	148	2,008	216	565	-21	9,873	343	2,234	34	12,107	377
2030	7,451	151	2,250	242	545	-20	10,246	373	2,250	16	12,496	389
2031	7,607	156	2,521	271	<i>525</i>	-20	10,653	407	2,247	-3	12,900	404
2032	7,723	116	2,692	171	529	4	10,944	291	2,340	93	13,284	384
2033	7,841	118	2,875	183	533	4	11,249	305	2,431	91	13,680	396
2034	7,960	119	3,071	196	537	4	11,568	319	2,519	88	14,087	407
2035	8,081	121	3,280	209	541	4	11,902	334	2,605	86	14,507	420
2036	8,204	123	3,503	223	<i>545</i>	4	12,252	350	2,687	<i>82</i>	14,939	432
2037	8,329	125	3,741	238	549	4	12,619	367	2,765	78	15,384	445
2038	8,456	127	3,996	255	553	4	13,005	386	2,837	72	15,842	458
2039	8,585	129	4,268	272	557	4	13,410	405	2,904	67	16,314	472
2040	8,716	131	4,558	290	561	4	13,835	425	2,965	61	16,800	486
2041	8,849	133	4,869	311	569	8	14,287	452	3,013	48	17,300	500
2042	8,908	59	5,053	184	570	1	14,531	244	3,082	69	17,613	313
2043	8,967	59	5,244	191	571	1	14,782	251	3,150	68	17,932	319
2044	9,027	60	5,442	198	572	1	15,041	259	3,216	66	18,257	325
2045	9,087	60	5,648	206	573	1	15,308	267	3,280	64	18,588	331
2046	9,147	60	5,861	213	574	1	15,582	274	3,343	63	18,925	<i>337</i>
2047	9,208	61	6,082	221	575	1	15,865	283	3,403	60	19,268	343
2048	9,269	61	6,312	230	576	1	16,157	292	3,460	57	19,617	349
2049	9,331	62	6,551	239	577	1	16,459	302	3,513	53	19,972	355
2050	9,393	62	6,799	248	578	1	16,770	311	3,564	51	20,334	362
2051	9,456	63	7,055	256	583	5	17,094	324	3,606	42	20,700	366
2025-2034		1,371		1,933		-142		3,162		589		3,751
2025-2051		2,867		5,917		-96		8,688		1,676		10,364

Source: Hemson Consulting Ltd., 2025



TOWN OF GEORGINA EMPLOYMENT GROWTH IN NEW NON-RESIDENTIAL SPACE BY CATEGORY

Employment Density

Population Related 40.0 m² per employee Employment Land 80.0 m² per employee Rural - m^2 per employee

	Population	on-Related	Employ	ment Land	Rı	ural	<u>T</u>	otal
	Employment	Growth in New	Employment	Growth in New	Employment	Growth in New	Employment	Growth in New
Year	Growth	Space (m²)	Growth	Space (m ²)	Growth	Space (m²)	Growth	Space (m²)
2025	137	5,480	137	10,960	-24	0	250	16,440
2026	139	5,560	<i>153</i>	12,240	-24	0	268	17,800
2027	142	5,680	172	13,760	-23	0	291	19,440
2028	145	5,800	192	15,360	-22	0	315	21,160
2029	148	5,920	216	17,280	-21	0	343	23,200
2030	151	6,040	242	19,360	-20	0	373	25,400
2031	156	6,242	271	21,658	-20	0	407	27,900
2032	116	4,638	171	13,702	4	0	291	18,340
2033	118	4,720	183	14,640	4	0	305	19,360
2034	119	4,760	196	15,680	4	0	319	20,440
2035	121	4,840	209	16,720	4	0	334	21,560
2036	123	4,920	223	17,840	4	0	<i>350</i>	22,760
2037	125	5,000	238	19,040	4	0	367	24,040
2038	127	5,080	255	20,400	4	0	386	25,480
2039	129	5,160	272	21,760	4	0	405	26,920
2040	131	5,240	290	23,200	4	0	425	28,440
2041	133	5,322	311	24,856	8	0	452	30,178
2042	59	2,358	184	14,744	1	0	244	17,102
2043	59	2,360	191	15,280	1	0	251	17,640
2044	60	2,400	198	15,840	1	0	259	18,240
2045	60	2,400	206	16,480	1	0	267	18,880
2046	60	2,400	213	17,040	1	0	274	19,440
2047	61	2,440	221	17,680	1	0	283	20,120
2048	61	2,440	230	18,400	1	0	292	20,840
2049	62	2,480	239	19,120	1	0	302	21,600
2050	62	2,480	248	19,840	1	0	311	22,320
2051	63	2,521	256	20,481	5	0	324	23,002
2025-2034	1,371	54,840	1,933	154,640	-142	0	3,162	209,480
2025-2051	2,867	114,681	5,917	473,361	-96	0	8,688	588,042

Source: Hemson Consulting Ltd., 2025



TOWN OF GEORGINA ALLOCATION OF FORECAST GROWTH TO SERVICE AREAS

Service Area	Population in New Units	Employment	New Floorspace (GFA)
Keswick (including Business Park)	66%	83%	83%
Sutton High Street Sewer	9%	0%	0%
Sutton (Remainder)	13%	6%	6%
Remainder of Town	13%	10%	10%
Total	100%	100%	100%

Source: Hemson Consulting, based on Town of Georgina, Official Plan

Note: Shares have been maintained from the previous DC Study.



APPENDIX B GENERAL SERVICES TECHNICAL APPENDIX



GENERAL SERVICES TECHNICAL APPENDIX

This appendix provides the detailed analysis undertaken to establish the development charge rates for each of the eligible general services provided by the Town of Georgina. For the purposes of this section, the Services Related to a Highway: Public Works is illustrated in this appendix as it is based on a 10-year time horizon. Five general services have been analysed as part of this Development Charges (DC) Background Study:

Appendix B.1 Library Services

Appendix B.2 Fire and Emergency Services

Appendix B.3 Parks and Recreation

Appendix B.4 Services Related to a Highway: Public Works

Appendix B.5 Development-Related Studies

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

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 presents the data used to determine the 15-year historical service level. The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the Town. This must be done over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2010 to 2024.

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 growth-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the Town in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based



on information provided by municipal staff. This information is generally based on historical records, recent tenders and experience with costs to acquire or construct similar facilities, equipment and infrastructure in comparable municipalities.

The final page of Table 1 shows the calculation of the "maximum allowable" funding envelope. The maximum allowable is defined as the 15-year historical service level (expressed as either \$/capita or \$/population and employment) multiplied by the forecast increase in net population growth, or net population and employment growth, over the planning period. The resulting figure is the value of capital infrastructure that must be constructed for that particular service so that the 15-year historical service level is maintained.

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

TABLE 2 2025-2034 DEVELOPMENT RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The DCA requires that Council express its intent to provide capital facilities to support future development. Based on the development forecasts presented in Appendix A, Town staff in collaboration with consultants, have created a development-related capital forecast that sets out the projects required to service anticipated development for the ten-year period from 2025–2034.

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" and benefit to existing shares.

A replacement share represents the portion of a capital project that will benefit the existing community. It could for example, represent a portion of a new facility that will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to



serve its former function. The replacement share of the capital program is not deemed to be development-related and is therefore removed from the development charge calculation. The capital cost for replacement will require funding from non-development charge sources, typically property taxes or user fees.

The capital program less any replacement shares or benefit to existing shares yields the development-related costs. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2025 to 2034. 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 2034. 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. This post-period share may also be recovered from other development-related mechanisms, such as a community benefits charge, if deemed appropriate.

The remaining portion of the net capital program represents the development-related cost that may be included in the DC calculation. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated at the end of Table 1. The result is the discounted development-related net capital costs eligible for recovery against growth over the forecast period from 2025 to 2034.

Calculation of the Unadjusted Development Charges Rates

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

The first step in determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For all general services with the exception of Library Services and Parks and Recreation, the development-related costs have been apportioned as 71% residential and 29% non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth in new space over the ten-year forecast period.

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



The residential share of the 2025–2034 DC eligible costs is then divided by the forecasted population growth in new dwelling units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecasted increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential development.

TABLE 3 CASH FLOW ANALYSIS

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

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

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



APPENDIX B.1 LIBRARY SERVICE



LIBRARY SERVICE

The Georgina Public Library provides Library Services from four main branches in the Town. These library branches offer an array of collection materials and deliver various community services and programming for children, teens and adults.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the fifteen-year historical inventory for buildings, land, collection materials and furniture and equipment, excluding computer equipment for Library Services in the Town of Georgina. There are four library branches located throughout the Town, which total 40,200 square feet. Approximately 4,280 square feet has been removed as excess capacity from the service level, as debt for that facility is being recovered in the capital program. This reduces the total square feet to about 35,920. The four branches are valued at \$21.0 million. The library buildings occupy 0.91 hectares of land, which is worth approximately \$2.8 million. Collection materials, including more than 92,000 books, 11,000 CDs and DVDs, databases, periodicals and e-books total \$5.3 million. Finally, the total value of all furniture and equipment, other than computer equipment adds approximately \$973,000 to the total value of the inventory.

The 2024 combined replacement value of the inventory of capital assets for Library Services is \$30.1 million, resulting in a fifteen-year historical average service level of \$575.74 per capita. This historical service level, multiplied by the ten-year net population growth (7,823), results in a ten-year maximum allowable funding envelope of \$4.5 million.

TABLE 2 2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The development-related capital program for Library Services totals \$3.8 million and provides for the recovery of debt related to a new library space, additional collection materials, and other projects. The Town has recently constructed a new Multi-Use Recreation Centre (MURC) to serve the community, which includes a recreation centre and a library branch. The capital program includes for the recovery of the library share of the principal debt payments related to the construction of the facility which totals \$3.4 million



over the period¹. Interest on debt is considered as part of the cash flow process in Table 3. In addition to the debt costs associated with the new library, the capital program also includes for the costs to recover the associated with purchasing additional collection materials throughout the ten-year planning period (\$100,000) and a provision for new growth-related library equipment at \$250,000 (includes: a new RFID system or book mobile) Lastly, the decommissioning costs of the Garrett Styles temporary pump station which was required for the MURC servicing, is included for recovery at \$40,000 (library share of cost).

Finally, a \$1.5 million provision is included for recovery across all service areas which accounts for the costs required to deliver, manage and administer the DC program in Georgina - the share allocated to library being \$32,500.

No benefit to existing shares have been identified in the capital program as all projects are net additions to the inventory of capital assets and are, therefore, fully related to growth. The Town's available Library DC reserve fund totals \$2.4 million, which will fund a share of the total DC eligible costs. The remaining share of \$1.4 million is eligible for recovery through development charges in the 2025 to 2034 period.

The development-related net capital cost is allocated entirely to residential development and, when divided by the ten-year growth in population in new dwelling units (7,868), an unadjusted charge of \$181.50 per capita results.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$429.09 per capita, with the increase largely driven by the MURC library debt recovery. The following table summarizes the calculation of the Library Services development charge:

		LIBRARY	SERVICES SU	IMMARY		
	Са	lculated				
15-year Hist.	20)25 - 2034	Developr	nent Charge	Develop	ment Charge
Service Level	Development-f	Related Capital Program	Residential	Non-Residential	Residential	Non-Residential
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$575.74	\$3,846,300	\$1,428,056	\$181.50	\$0.00	\$429.09	\$0.00

¹ The debt is allocated between Library and Parks and Recreation on Gross Floor Area - Library is recovering about 10% of the cost of the MURC.



TOWN OF GEORGINA INVENTORY OF CAPITAL ASSETS LIBRARY SERVICES

BUILDINGS							#	of Square Fee	t							UNIT COST
Branch Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq.ft.)
Pefferlaw Library	5,	00 5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	5,000	\$560
Sutton Library	11,	60 11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	11,260	\$560
Keswick Library	16,	00 16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	16,000	\$560
Discovery Branch Library		-	-	-	-	-	-	-	-	-	-	-	-	-	7,944	\$800
Excess Capacity Calc		-	-	-	-	-	-	-	-	-	-	-	-	-	(4,280)	\$800
Total (sq.ft.)	32,	60 32,260	32,260	32,260	32,260	32,260	32,260	32,260	32,260	32,260	32,260	32,260	32,260	32,260	35,924	
Total (\$000)	\$18,06	5.6 \$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$20,997.0	1

LAND			·			·		# of Hectares	·	·	·	·	·			UNIT COST
Branch Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/ha)
Pefferlaw Library	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$930,000
Sutton Library	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	\$3,500,000
Keswick Library	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$3,500,000
Discovery Branch Library	-	-	-	-	-	-	-	-	-	-	-	-	-	-	0.15	\$3,500,000
Total (ha)	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.76	0.91	
Total (\$000)	\$2,312.2	\$2,312.2	\$2,312.2	\$2,312.2	\$2,312.2	\$2,312.2	\$2,311.9	\$2,311.9	\$2,311.9	\$2,311.9	\$2,311.9	\$2,300.2	\$2,300.2	\$2,300.2	\$2,828.7	

COLLECTION MATERIALS							# of	Collection Mat	erials							UNIT COST
Type of Collection	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/item)
All Hardcopy Book Materials (LSC)	121,618	121,618	122,458	104,479	90,245	104,016	115,522	111,853	88,733	84,479	84,479	75,185	68,051	73,881	92,295	\$50
DVD & CD	6,900	6,900	7,100	7,900	9,500	9,741	13,895	15,282	15,307	15,293	15,293	13,777	11,532	12,163	11,036	\$54
																1
Databases	\$32,400	\$32,400	\$35,010	\$30,680	\$25,260	\$38,370	\$28,730	\$31,320	\$33,750	\$56,520	\$52,796	\$55,003	\$53,533	\$57,488	\$57,598	1
Periodicals & eBooks	\$33,830	\$33,830	\$33,830	\$33,830	\$33,830	\$33,830	\$29,620	\$31,690	\$29,280	\$25,210	\$35,818	\$33,142	\$29,076	\$25,007	\$27,916	1
																1
Total (#)	128,518	128,518	129,558	112,379	99,745	113,757	129,417	127,135	104,040	99,772	99,772	88,962	79,583	86,044	103,331	1
Total (\$000)	\$6,519.73	\$6,519.73	\$6,575.1	\$5,715.1	\$5,084.3	\$5,799.0	\$6,584.8	\$6,480.9	\$5,326.3	\$5,131.5	\$5,138.4	\$4,591.4	\$4,107.9	\$4,433.3	\$5,296.2	1

FURNITURE AND EQUIPMENT							Total Value of	Furniture and	Equipment (\$)						
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
All Facilities Furniture and Equipment	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$972,865
Total (\$000)	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$972.9

Note: Total value of Furniture & Equipment based on detailed inventory provided by library staff. Does not include public access computers, computer-related equipment, or iPads.



TOWN OF GEORGINA CALCULATION OF SERVICE LEVELS LIBRARY SERVICES

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	43,280	43,517	43,891	44,268	44,648	45,031	45,418	45,981	46,289	46,895	47,463	47,642	48,732	49,124	49,561
INVENTORY SUMMARY (\$000)															
Buildings	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$18,065.6	\$20,997.0
Land	\$2,312.2	\$2,312.2	\$2,312.2	\$2,312.2	\$2,312.2	\$2,312.2	\$2,311.9	\$2,311.9	\$2,311.9	\$2,311.9	\$2,311.9	\$2,300.2	\$2,300.2	\$2,300.2	\$2,828.7
Collection Materials	\$6,519.7	\$6,519.7	\$6,575.1	\$5,715.1	\$5,084.3	\$5,799.0	\$6,584.8	\$6,480.9	\$5,326.3	\$5,131.5	\$5,138.4	\$4,591.4	\$4,107.9	\$4,433.3	\$5,296.2
Furniture And Equipment	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$290.0	\$972.9
Total (\$000)	\$27,187.5	\$27,187.5	\$27,242.9	\$26,382.8	\$25,752.1	\$26,466.8	\$27,252.2	\$27,148.4	\$25,993.7	\$25,799.0	\$25,805.9	\$25,247.2	\$24,763.7	\$25,089.1	\$30,094.8

SERVICE LEVEL (\$/capita)

Average Service

																Level
Buildings	\$417.41	\$415.14	\$411.60	\$408.10	\$404.62	\$401.18	\$397.76	\$392.89	\$390.28	\$385.23	\$380.62	\$379.19	\$370.71	\$367.76	\$423.66	\$396.41
Land	\$53.42	\$53.13	\$52.68	\$52.23	\$51.79	\$51.35	\$50.90	\$50.28	\$49.94	\$49.30	\$48.71	\$48.28	\$47.20	\$46.82	\$57.07	\$50.87
Collection Materials	\$150.64	\$149.82	\$149.81	\$129.10	\$113.88	\$128.78	\$144.98	\$140.95	\$115.07	\$109.42	\$108.26	\$96.37	\$84.30	\$90.25	\$106.86	\$121.23
Furniture And Equipment	\$6.70	\$6.66	\$6.61	\$6.55	\$6.50	\$6.44	\$6.39	\$6.31	\$6.26	\$6.18	\$6.11	\$6.09	\$5.95	\$5.90	\$19.63	\$7.22
Total (\$/capita)	\$628.18	\$624.76	\$620.69	\$595.98	\$576.78	\$587.75	\$600.03	\$590.43	\$561.55	\$550.14	\$543.70	\$529.93	\$508.16	\$510.74	\$607.22	\$575.74

TOWN OF GEORGINA CALCULATION OF MAXIMUM ALLOWABLE LIBRARY SERVICES

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2010 - 2024	\$575.74
Net Population Growth 2025 - 2034	7,823
Maximum Allowable Funding Envelope	\$4,503,835



TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM LIBRARY SERVICES

				Gross	Gr	ants/	Net		Ineligible	Costs		Total			DC I	Eligible Cos	ts	
Project Description	-	Timin	g	Project	Sub	sidies/	Municipal	Repla	acement	BTE	D	C Eligible	Av	ailable		2025-		Post
				Cost	Rec	overies	Cost	& BT	E Shares	(%)		Costs	DC F	Reserves		2034		2034
1.0 LIBRARY SERVICES																		
1.1 Debt Recovery - Principal Payments Only*																		
1.1.1 Multi-Use Recreation Centre Debt (Library Share)	2025	-	2025	\$ 110,818	\$	-	\$ 110,818	\$	-	0%	\$	110,818	\$	110,818	\$	-	\$	-
1.1.2 Multi-Use Recreation Centre Debt (Library Share)	2026	-	2026	\$ 115,940	\$	-	\$ 115,940	\$	-	0%	\$	115,940	\$	115,940	\$	-	\$	-
1.1.3 Multi-Use Recreation Centre Debt (Library Share)	2027	-	2027	\$ 121,299	\$	-	\$ 121,299	\$	-	0%	\$	121,299	\$	121,299	\$	-	\$	-
1.1.4 Multi-Use Recreation Centre Debt (Library Share)	2028	-	2028	\$ 126,906	\$	-	\$ 126,906	\$	-	0%	\$	126,906	\$	126,906	\$	-	\$	-
1.1.5 Multi-Use Recreation Centre Debt (Library Share)	2029	-	2029	\$ 132,772	\$	-	\$ 132,772	\$	-	0%	\$	132,772	\$	132,772	\$	-	\$	-
1.1.6 Multi-Use Recreation Centre Debt (Library Share)	2030	-	2030	\$ 138,909	\$	-	\$ 138,909	\$	-	0%	\$	138,909	\$	138,909	\$	-	\$	-
1.1.7 Multi-Use Recreation Centre Debt (Library Share)	2031	-	2031	\$ 145,329	\$	-	\$ 145,329	\$	-	0%	\$	145,329	\$	145,329	\$	-	\$	-
1.1.8 Multi-Use Recreation Centre Debt (Library Share)	2032	-	2032	\$ 152,047	\$	-	\$ 152,047	\$	-	0%	\$	152,047	\$	152,047	\$	-	\$	-
1.1.9 Multi-Use Recreation Centre Debt (Library Share)	2033	-	2033	\$ 159,075	\$	-	\$ 159,075	\$	-	0%	\$	159,075	\$	159,075	\$	-	\$	-
1.1.10 Multi-Use Recreation Centre Debt (Library Share)	2034	-	2034	\$ 2,220,723	\$	-	\$ 2,220,723	\$	-	0%	\$	2,220,723	\$	825,150	\$	1,395,573	\$	-
Subtotal Debt Recovery - Principal Payments Only*				\$ 3,423,817	\$	-	\$ 3,423,817	\$	-		\$	3,423,817	\$ 2	2,028,244	\$	1,395,573	\$	-
1.2 Buildings, Land & Materials																		
1.2.1 MURC Servicing - Decommissioning of Garrett Styles Temp Pump	2025	-	2025	\$ 40,000	\$	-	\$ 40,000	\$	-	0%	\$	40,000	\$	40,000	\$	-	\$	-
1.2.2 Provision for New Growth Related Projects	2025	-	2034	\$ 250,000	\$	-	\$ 250,000	\$	-	0%	\$	250,000	\$	250,000	\$	-	\$	-
1.2.3 Additional Collection Materials	2025	-	2034	\$ 100,000	\$	-	\$ 100,000	\$	-	0%	\$	100,000	\$	100,000	\$	-	\$	-
Subtotal Buildings, Land & Materials				\$ 390,000	\$	-	\$ 390,000	\$	-		\$	390,000	\$	390,000	\$	-	\$	-
1.3 Cost of Delivering Development-Related Capital Program	2025	-	2034	\$ 32,483	\$	-	\$ 32,483	\$	-	0%	\$	32,483	\$	-	\$	32,483	\$	-
TOTAL LIBRARY SERVICES				\$ 3,846,300	\$	-	\$ 3,846,300	\$	-		\$	3,846,300	\$ 2	2,418,244	\$	1,428,056	\$	-

*Interest costs are included in the cash-flow analysis

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 DC Eligible Costs	100%	\$1,428,056
10-Year Growth in Population in New Units		7,868
Unadjusted Development Charge Per Capita		\$181.50
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 DC Eligible Costs	0%	\$0
10-Year Growth in New Space (Square Metres)		209,480
Unadjusted Development Charge Per Square Metre		\$0.00

 2025 - 2034 Net Funding Envelope
 \$4,503,835

 Reserve Fund Balance
 Balance as at January 1, 2025
 \$2,418,244



TOWN OF GEORGINA CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE LIBRARY SERVICES RESIDENTIAL DEVELOPMENT CHARGE (in \$000)

LIBRARY SERVICES	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$2,418.2	\$2,429.5	\$2,490.4	\$2,556.8	\$2,635.5	\$2,725.3	\$2,826.8	\$2,941.8	\$3,011.0	\$3,089.8	
2025 - 2034 RESIDENTIAL FUNDING REQUIREMENTS											
- Library Services: Prior Growth	\$185.8	\$150.9	\$156.3	\$161.9	\$167.8	\$173.9	\$180.3	\$187.0	\$194.1	\$860.1	\$2,418.2
- Library Services: Non Inflated	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$3.2	\$32.5
- MURC Debt (Principal)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,395.6	\$1,395.6
- Library Services: Inflated	\$189.1	\$157.3	\$166.0	\$175.3	\$185.1	\$195.6	\$206.7	\$218.6	\$231.2	\$2,427.4	\$4,152.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	778	789	789	803	814	825	839	734	745	752	7,868
REVENUE											
- DC Receipts: Inflated	\$333.8	\$345.3	\$352.2	\$365.7	\$378.1	\$390.8	\$405.4	\$361.8	\$374.6	\$385.6	\$3,693.4
INTEREST											
- Interest on Opening Balance	\$84.6	\$85.0	\$87.2	\$89.5	\$92.2	\$95.4	\$98.9	\$103.0	\$105.4	\$108.1	\$949.4
- Interest on In-year Transactions	\$2.5	\$3.3	\$3.3	\$3.3	\$3.4	\$3.4	\$3.5	\$2.5	\$2.5	(\$56.1)	(\$28.4)
- Interest on MURC	(\$220.7)	(\$215.5)	(\$210.2)	(\$204.6)	(\$198.7)	(\$192.6)	(\$186.2)	(\$179.4)	(\$172.4)	(\$1,100.04)	(\$2,880.3)
TOTAL REVENUE	\$200.3	\$218.1	\$232.5	\$253.9	\$275.0	\$297.1	\$321.7	\$287.8	\$310.0	(\$662.4)	\$1,734.0
CLOSING CASH BALANCE	\$2,429.5	\$2,490.4	\$2,556.8	\$2,635.5	\$2,725.3	\$2,826.8	\$2,941.8	\$3,011.0	\$3,089.8	\$0.0	

2025 Adjusted Charge Per Capita \$429.09

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.2 FIRE AND RESCUE SERVICES



FIRE AND RESCUE SERVICES

The Georgina Fire and Rescue Services Department is responsible for the provision of fire suppression and rescue, prevention, public education, administration, communication, and training services. The department operates out of three stations as a composite fire department comprised of full-time and volunteer staff.

TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the fifteen-year historical inventory for buildings, land, vehicles and equipment for Fire and Rescue Services. The department operates out of three fire stations, in the Keswick, Pefferlaw and Sutton areas. The buildings total 30,340 square feet and the total replacement value of the buildings in 2024 was \$35.5 million.

The land associated with these facilities totals 1.50 hectares and is valued at \$3.5 million. Furniture and equipment, which includes personal protective equipment and station furniture and equipment totals \$8.2 million. Finally, the 2024 fleet totals 22 units of vehicles (including trailers and rescue boats) with a replacement value of \$20.7 million.

The 2024 combined replacement value of the inventory of capital assets for Fire and Rescue Services is \$68.0 million, resulting in a fifteen-year historical average service level of \$1,078.77 per population and employment. The historical service level, multiplied by the ten-year net population and employment growth (10,985), results in a ten-year maximum allowable funding envelope of \$11.8 million, which is brought forward to the development charges calculation.

TABLE 2 2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The 2025 to 2034 development-related capital program totals \$60.3 million and includes additional fire hall space in both South Keswick and North Keswick, as well as a provision for training facility space in the Town. Additional projects in the ten-year period related to the acquisition of new vehicles and equipment to service the additional stations.

The capital program largely relates to the design and construction of the new stations in South and North Keswick as well as the design and construction of a new training facility.



The new training facility is planned for 2025 at a cost of \$1.65 million. Of this total, the Town will be receiving about \$550,000 from other sources to help offset the project. The balance of the cost is growth related.

The new station in South Keswick is planned to be 19,000 square feet for a total cost of \$22.3 million (includes design and construction). As the project includes a land ambulance component which will be owned and operated by the Region of York, the costs associated with this space has been removed from the calculation – about 30% totaling \$6.7 million. The balance of the project is growth-related.

Lastly, a new Station in North Keswick is also anticipated at 20,000 square feet toward the latter end of the planning period for a cost of \$30.7 million which includes for the design and construction of the facility along with the necessary land acquisition requirements to facilitate the development. A benefit to existing share has been identified for this project, resulting in a reduction of \$22.1 million to the gross project cost. The benefit to existing share was calculated to reflect the 14,450 square feet of space at the existing Keswick Fire Station which would be decommissioned because of the new station being constructed.

New vehicles and equipment for the various new stations have also been included for recovery over the planning horizon - the new pumpers, pumper equipment, SCBA, support vehicles, and station furniture and equipment total \$5.2 million. Approximately \$592,500 of benefit to existing shares has been identified and removed from DC recovery as this share of costs is intended to represent the replacement of existing equipment at the North Keswick station. Finally, bunker gear for 20 additional firefighters adds another \$170,000 to the capital program.

Finally, a \$1.5 million provision is included for recovery across all service areas which accounts for the costs required to deliver, manage and administer the DC program in Georgina - the share allocated to Fire being about \$191,200.

In total, the ten-year capital program for Fire Services totals \$60.3 million. After deductions for grants, subsidies and other recoveries, the capital program is reduced by \$7.2 million to \$53.1 million. The benefit to existing and replacement shares amount to \$22.7 million, which is related entirely to the new North Keswick Fire Hall as mentioned above; this amount will not be recovered through development charges.

Due to funding envelope limitations, a significant portion of the program, \$15.4 million, exceeds the maximum allowable funding envelope, and is deemed to provide benefit to development beyond 2034. The entirety of the North Keswick station project (and associated vehicles and equipment) has been considered "post-period". This share will be



eligible for funding under subsequent DC studies. Available reserve funds in the amount of \$3.1 million will be used to offset the cost of the program. The remaining \$11.8 million is related to development in the 2025 to 2034 planning period and is eligible for DC recovery. The net capital cost is allocated 71% to residential development (\$8.4 million) and 29% (\$3.4 million) to non-residential development. The residential share of the net development-related capital cost is divided by the ten-year growth in population in new dwelling units to derive an unadjusted charge of \$1,069.33 per capita. The non-residential share of the net growth related capital cost is divided by the ten-year forecast growth in floor space by sector, resulting in an unadjusted charge of \$16.40 per square metre.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, both the residential and non-residential calculated charges increase to \$1,168.23 per capita and \$18.03 per square metre, respectively. The increases reflect the timing of anticipated capital projects.

		FIRE AND RES	CUE SERVICE	S SUMMARY		
			Una	djusted	Са	lculated
15-year Hist.	20	25 - 2034	Developr	nent Charge	Develop	ment Charge
Service Level	Development-F	Related Capital Program	Residential	Non-Residential	Residential	Non-Residential
per pop+empl	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,078.77	\$60,291,212	\$11,849,953	\$1,069.33	\$16.40	\$1,168.23	\$18.03



TOWN OF GEORGINA INVENTORY OF CAPITAL ASSETS FIRE AND RESCUE SERVICES

BUILDINGS							#	of Square Fee	t							UNIT COST
Station Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq. ft.)
Keswick	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	14,450	\$1,170
Pefferlaw	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,550	1,550	10,690	10,690	10,690	10,690	\$1,170
Sutton	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	5,200	\$1,170
Total (sq.ft.)	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,250	21,200	21,200	30,340	30,340	30,340	30,340	
Total (\$000)	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,804.0	\$24,804.0	\$35,497.8	\$35,497.8	\$35,497.8	\$35,497.8	

LAND								# of Hectares								UNIT COST
Station Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/ha)
Keswick	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$3,500,000
Pefferlaw	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.09	0.69	0.69	0.69	0.69	0.69	0.69	\$930,000
Sutton	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$3,500,000
Total (ha)	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	1.50	1.50	1.50	1.50	1.50	1.50	
Total (\$000)	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$3,476.7	\$3,476.7	\$3,476.7	\$3,476.7	\$3,476.7	\$3,476.7	

FURNITURE AND EQUIPMENT							Total Value of	Furniture and I	Equipment (\$)						
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Vehicle Apparatus	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,400,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000	\$2,200,000
Firefighting Equipment	\$1,956,000	\$1,956,000	\$1,956,000	\$1,956,000	\$1,956,000	\$2,057,000	\$2,222,000	\$2,338,000	\$2,425,000	\$2,463,000	\$2,533,000	\$3,011,000	\$3,167,000	\$3,432,000	\$3,854,000
Facilities Furniture and Equipment	\$356,000	\$356,000	\$356,000	\$356,000	\$356,000	\$356,000	\$356,000	\$356,000	\$356,000	\$356,000	\$356,000	\$399,000	\$399,000	\$399,000	\$399,000
Communication	\$490,000	\$490,000	\$492,000	\$492,000	\$492,000	\$506,000	\$541,000	\$609,000	\$656,000	\$668,000	\$682,000	\$682,000	\$682,000	\$689,000	\$724,000
Emergency Management - Generators	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000	\$165,000
Compressors	\$54,000	\$54,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000	\$107,000
SCBA Related Equipment	\$217,000	\$217,000	\$217,000	\$217,000	\$217,000	\$231,000	\$254,000	\$271,000	\$290,000	\$775,000	\$775,000	\$775,000	\$775,000	\$775,000	\$795,400
Total (\$000)	\$5,638.0	\$5,638.0	\$5,693.0	\$5,693.0	\$5,693.0	\$5,822.0	\$5,845.0	\$6,046.0	\$6,199.0	\$6,734.0	\$6,818.0	\$7,339.0	\$7,495.0	\$7,767.0	\$8,244.4

VEHICLES								# of Vehicles								UNIT COST
Vehicle Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/vehicle)
Rescue Pumpers	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,500,000
Rescue	3	3	2	2	2	2	2	2	2	1	1	1	1	1	1	\$1,500,000
Pumper Tanker	3	3	3	3	3	3	3	3	3	4	4	4	4	4	4	\$1,500,000
Aerial Platform FLT178	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$3,000,000
Aerials	2	2	3	3	3	3	2	2	2	1	1	1	1	1	1	\$2,400,000
Haz Mat Trailer FLT37	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Ice / Water Boat/Trailer and Equipment FLT15/36	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Fire Rescue Boat, Trailer and Equipment FLT197/198	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$600,000
Chief Vehicles	2	2	2	2	2	2	2	2	2	2	2	2	2	3	3	\$70,000
Utility Vehicles	2	2	2	2	2	2	2	2	2	2	2	3	3	2	2	\$105,000
Fire Prevention Vehicles	3	3	3	3	3	3	3	3	3	3	3	2	2	2	2	\$60,000
Public Education Trailer FLT214	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$7,000
Total (#)	21	21	21	21	21	22	21	21	21	21	22	22	22	22	22	
Total (\$000)	\$21.030.0	\$21.030.0	\$21.930.0	\$21.930.0	\$21.930.0	\$21.937.0	\$19.537.0	\$19.537.0	\$19.537.0	\$20.137.0	\$20,737.0	\$20,782.0	\$20,782.0	\$20,747.0	\$20,747.0	1



TOWN OF GEORGINA
CALCULATION OF SERVICE LEVELS
FIRE AND RESCUE SERVICES

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	43,280	43,517	43,891	44,268	44,648	45,031	45,418	45,981	46,289	46,895	47,463	47,642	48,732	49,124	49,561
Historic Employment	7,467	7,555	7,532	7,510	7,488	7,466	7,443	7,503	7,565	7,629	7,695	7,763	7,961	8,175	8,406
Historic Population + Employment	50,747	51,072	51,423	51,778	52,136	52,497	52,861	53,484	53,854	54,524	55,158	55,405	56,693	57,299	57,967

INVENTORY SUMMARY (\$000)

Total (\$000)	\$54,449.2	\$54,449.2	\$55,404.2	\$55,404.2	\$55,404.2	\$55,540.2	\$53,163.2	\$53,364.2	\$53,517.2	\$55,151.7	\$55,835.7	\$67,095.5	\$67,251.5	\$67,488.5	\$67,965.9
Vehicles	\$21,030.0	\$21,030.0	\$21,930.0	\$21,930.0	\$21,930.0	\$21,937.0	\$19,537.0	\$19,537.0	\$19,537.0	\$20,137.0	\$20,737.0	\$20,782.0	\$20,782.0	\$20,747.0	\$20,747.0
Furniture And Equipment	\$5,638.0	\$5,638.0	\$5,693.0	\$5,693.0	\$5,693.0	\$5,822.0	\$5,845.0	\$6,046.0	\$6,199.0	\$6,734.0	\$6,818.0	\$7,339.0	\$7,495.0	\$7,767.0	\$8,244.4
Land	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$2,918.7	\$3,476.7	\$3,476.7	\$3,476.7	\$3,476.7	\$3,476.7	\$3,476.7
Buildings	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,862.5	\$24,804.0	\$24,804.0	\$35,497.8	\$35,497.8	\$35,497.8	\$35,497.8

SERVICE LEVEL (\$/pop+empl)

																LCVCI
Buildings	\$489.93	\$486.82	\$483.49	\$480.17	\$476.88	\$473.60	\$470.34	\$464.86	\$461.67	\$454.92	\$449.69	\$640.70	\$626.14	\$619.52	\$612.38	\$512.74
Land	\$57.51	\$57.15	\$56.76	\$56.37	\$55.98	\$55.60	\$55.21	\$54.57	\$54.20	\$63.76	\$63.03	\$62.75	\$61.33	\$60.68	\$59.98	\$58.33
Furniture And Equipment	\$111.10	\$110.39	\$110.71	\$109.95	\$109.20	\$110.90	\$110.57	\$113.04	\$115.11	\$123.50	\$123.61	\$132.46	\$132.20	\$135.55	\$142.22	\$119.37
Vehicles	\$414.41	\$411.77	\$426.46	\$423.54	\$420.63	\$417.87	\$369.59	\$365.29	\$362.78	\$369.32	\$375.96	\$375.10	\$366.57	\$362.09	\$357.91	\$387.95
Total (\$/pop+empl)	\$1,072.95	\$1,066.13	\$1,077.42	\$1,070.03	\$1,062.69	\$1,057.97	\$1,005.71	\$997.76	\$993.75	\$1,011.51	\$1,012.29	\$1,211.01	\$1,186.24	\$1,177.84	\$1,172.49	\$1,078.77

TOWN OF GEORGINA CALCULATION OF MAXIMUM ALLOWABLE FIRE AND RESCUE SERVICES

Maximum Allowable Funding Envelope	\$11,849,953
Net Population & Employment Growth 2025 - 2034	10,985
15 Year Average Service Level 2010 - 2024	\$1,078.77
10-Year Funding Envelope Calculation	



Average

Service

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM FIRE AND RESCUE SERVICES

					Gross		Grants/	Net		Ineligible	Costs		Total		D	C Eligible Cos	sts	
Project Des	cription	-	Timin	g	Project	5	Subsidies/	Municipal	Rep	olacement	BTE	[OC Eligible	Available		2025-		Post
					Cost	F	Recoveries	Cost	& B	TE Shares	(%)		Costs	DC Reserv	es	2034		2034
2.0 FIRE AND RE	SCUE SERVICES																	
2.1 Addit	ional Fire Hall Space and Training																	
2.1.1	MURC Servicing - Decommissioning of Garrett Styles Temp Pump	2025	-	2025	\$ 100,000	\$	-	\$ 100,000	\$	-	0%	\$	100,000	\$ 100,00	00 \$	-	\$	-
2.1.2	Training Facility - Design & Construction	2025	-	2025	\$ 1,650,000	\$	550,436	\$ 1,099,564	\$	-	0%	\$	1,099,564	\$ 1,099,56	64 \$	-	\$	-
2.1.3	New Station in South Keswick (19,000 sq.ft.) - Design	2025	-	2025	\$ 1,900,000	\$	570,000	\$ 1,330,000	\$	-	0%	\$	1,330,000	\$ 1,330,00	00 \$	-	\$	-
2.1.4	New Station in South Keswick (19,000 sq.ft.) - Construction	2027	-	2027	\$ 20,400,000	\$	6,120,000	\$ 14,280,000	\$	-	0%	\$	14,280,000	\$ 584,34	16 \$	9,031,589	\$	4,664,065
2.1.5	Land Acquisition for North Keswick Station and Headquarters (1.5 ha)	2030	-	2030	\$ 5,250,000	\$	-	\$ 5,250,000	\$	3,793,125	72%	\$	1,456,875	\$ -	\$	-	\$	1,456,875
2.1.6	North Keswick Station and Headquarters (20,000 sq.ft.) - Design	2033	-	2033	\$ 2,000,000	\$	-	\$ 2,000,000	\$	1,445,000	72%	\$	555,000	\$ -	\$	-	\$	555,000
2.1.7	North Keswick Station and Headquarters (20,000 sq.ft.) - Construction	2034	-	2034	\$ 23,400,000	\$	-	\$ 23,400,000	\$ 1	6,906,500	72%	\$	6,493,500	\$ -	\$	-	\$	6,493,500
	Subtotal Additional Fire Hall Space and Training				\$ 54,700,000	\$	7,240,436	\$ 47,459,564	\$ 2	2,144,625		\$	25,314,939	\$ 3,113,9	.0 \$	9,031,589	\$	13,169,440
2.2 New '	Vehicles & Equipment																	
2.2.1	Rescue Pumper - New Station (South Keswick Station)	2027	-	2027	\$ 1,500,000	\$	-	\$ 1,500,000	\$	-	0%	\$	1,500,000	\$ -	\$	1,500,000	\$	-
2.2.2	Equipment for Pumper (South Keswick Station)	2027	-	2027	\$ 200,000	\$	-	\$ 200,000	\$	-	0%	\$	200,000	\$ -	\$	200,000	\$	-
2.2.3	SCBA - New South Station	2027	-	2027	\$ 300,000	\$	-	\$ 300,000	\$	-	0%	\$	300,000	\$ -	\$	300,000	\$	-
2.2.4	Support Vehicle (2)	2027	-	2027	\$ 210,000	\$	-	\$ 210,000	\$	-	0%	\$	210,000	\$ -	\$	210,000	\$	-
2.2.5	Furniture and Equipment - South Keswick	2027	-	2027	\$ 500,000	\$	-	\$ 500,000	\$	-	0%	\$	500,000	\$ -	\$	500,000	\$	-
2.2.6	Rescue Pumper - New Station (North Keswick Station)	2034	-	2034	\$ 1,500,000	\$	-	\$ 1,500,000	\$	-	0%	\$	1,500,000	\$ -	\$	-	\$	1,500,000
2.2.7	Equipment for Pumper (North Keswick Station)	2034	-	2034	\$ 200,000	\$	-	\$ 200,000	\$	-	0%	\$	200,000	\$ -	\$	-	\$	200,000
2.2.8	Furniture and Equipment - North Keswick	2034	-	2034	\$ 820,000	\$	-	\$ 820,000	\$	592,450	72%	\$	227,550	\$ -	\$	-	\$	227,550
	Subtotal New Vehicles & Equipment				\$ 5,230,000	\$	-	\$ 5,230,000	\$	592,450		\$	4,637,550	\$ -	\$	2,710,000	\$	1,927,550
2.3 Deve	opment-Related Equipment																	
2.3.1	Bunker Gear for 20 Additional Firefighters - South Keswick Station	2027	-	2027	\$ 170,000	\$	-	\$ 170,000	\$	-	0%	\$	170,000	\$ -	_ \$	51,000	\$	119,000
	Subtotal Development-Related Equipment				\$ 170,000	\$	-	\$ 170,000	\$	-		\$	170,000	\$ -	\$	51,000	\$	119,000
2.4 Cost	of Delivering Development-Related Capital Program	2025	-	2034	\$ 191,212	\$	-	\$ 191,212	\$	-	0%	\$	191,212	\$ -	\$	57,364	\$	133,849
TOTAL FIRE	AND RESCUE SERVICES				\$ 60,291,212	\$	7,240,436	\$ 53,050,776	\$ 23	2,737,075		\$	30,313,701	\$ 3,113,91	.0 \$	11,849,953	\$	15,349,839

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 DC Eligible Costs	71%	\$8,413,466
10-Year Growth in Population in New Units		7,868
Unadjusted Development Charge Per Capita		\$1,069.33
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 DC Eligible Costs	29%	\$3,436,486
10-Year Growth in New Space (Square Metres)		209,480
Unadjusted Development Charge Per Square Metre		\$16.40

2025 - 2034 Net Funding Envelope \$11,849,953

Reserve Fund Balance

Balance as at January 1, 2025 \$3,113,910



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

FIRE AND RESCUE SERVICES	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$2,210.9	\$1,372.6	\$2,373.0	(\$5,957.0)	(\$5,276.1)	(\$4,523.5)	(\$3,694.1)	(\$2,778.8)	(\$1,934.2)	(\$1,007.9)	
2025 - 2034 RESIDENTIAL FUNDING REQUIREMENTS											
- Fire And Rescue Services New Projects: Prior Growth	\$1,796.0	\$0.0	\$414.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,210.9
- Fire And Rescue Services New Projects: Non Inflated	\$4.1	\$4.1	\$8,376.8	\$4.1	\$4.1	\$4.1	\$4.1	\$4.1	\$4.1	\$4.1	\$8,413.5
- Fire Emergency Services New Projects: Inflated	\$1,800.1	\$4.2	\$9,146.9	\$4.3	\$4.4	\$4.5	\$4.6	\$4.7	\$4.8	\$4.9	\$10,983.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	778	789	789	803	814	825	839	734	745	752	7,868
REVENUE											
- DC Receipts: Inflated	\$908.9	\$940.2	\$959.0	\$995.5	\$1,029.3	\$1,064.1	\$1,103.8	\$985.0	\$1,019.7	\$1,049.9	\$10,055.3
INTEREST											
- Interest on Opening Balance	\$77.4	\$48.0	\$83.1	(\$327.6)	(\$290.2)	(\$248.8)	(\$203.2)	(\$152.8)	(\$106.4)	(\$55.4)	(\$1,176.0)
- Interest on In-year Transactions	(\$24.5)	\$16.4	(\$225.2)	\$17.3	\$17.9	\$18.5	\$19.2	\$17.2	\$17.8	\$18.3	(\$107.0)
TOTAL REVENUE	\$961.8	\$1,004.6	\$816.9	\$685.2	\$757.1	\$833.9	\$919.9	\$849.3	\$931.1	\$1,012.8	\$8,772.4
CLOSING CASH BALANCE	\$1,372.6	\$2,373.0	(\$5,957.0)	(\$5,276.1)	(\$4,523.5)	(\$3,694.1)	(\$2,778.8)	(\$1,934.2)	(\$1,007.9)	\$0.0	

2025 Adjusted Charge Per Capita \$1,168.23

Allocation of Capital Program	
Residential Sector	71.0%
Non-Residential Sector	29.0%
Rates for 2025 Inflation Rate Interest Rate on Positive Balances Interest Rate on Negative Balances	2.0% 3.5% 5.5%



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

FIRE AND RESCUE SERVICES	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$903.0	\$483.8	\$832.1	(\$2,602.8)	(\$2,335.8)	(\$2,005.4)	(\$1,603.0)	(\$1,116.6)	(\$793.5)	(\$422.9)	
2025 - 2034 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Fire And Rescue Services New Projects: Prior Growth	\$733.6	\$0.0	\$169.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$903.0
- Fire And Rescue Services New Projects: Non Inflated	\$1.7	\$1.7	\$3,421.5	\$1.7	\$1.7	\$1.7	\$1.7	\$1.7	\$1.7	\$1.7	\$3,436.5
- Fire Emergency Services New Projects: Inflated	\$735.2	\$1.7	\$3,736.1	\$1.8	\$1.8	\$1.8	\$1.9	\$1.9	\$1.9	\$2.0	\$4,486.1
NEW NON-RESIDENTIAL DEVELOPMENT											
- Square Meters in New Buildings	16,440	17,800	19,440	21,160	23,200	25,400	27,900	18,340	19,360	20,440	209,480
REVENUE											
- DC Receipts: Inflated	\$296.4	\$327.4	\$364.7	\$404.9	\$452.8	\$505.7	\$566.6	\$379.9	\$409.0	\$440.5	\$4,147.8
INTEREST											
- Interest on Opening Balance	\$31.6	\$16.9	\$29.1	(\$143.2)	(\$128.5)	(\$110.3)	(\$88.2)	(\$61.4)	(\$43.6)	(\$23.3)	(\$520.7)
- Interest on In-year Transactions	(\$12.1)	\$5.7	(\$92.7)	\$7.1	\$7.9	\$8.8	\$9.9	\$6.6	\$7.1	\$7.7	(\$44.0)
TOTAL REVENUE	\$316.0	\$350.0	\$301.1	\$268.8	\$332.2	\$404.2	\$488.3	\$325.1	\$372.5	\$424.9	\$3,583.1
CLOSING CASH BALANCE	\$483.8	\$832.1	(\$2,602.8)	(\$2,335.8)	(\$2,005.4)	(\$1,603.0)	(\$1,116.6)	(\$793.5)	(\$422.9)	(\$0.0)	

2025 Adjusted Charge Per Square Metre	\$18.03

Allocation of Capital Program	
Allocation of Capital Frogram	
Residential Sector	71.0%
Non-Residential Sector	29.0%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.3 PARKS AND RECREATION



PARKS AND RECREATION

The Town of Georgina Community Services Department is responsible for the management of all indoor and outdoor recreation facilities and programs. The department strives to provide residents of all ages the opportunities to enjoy physical activity, cultural initiatives, social interaction and special events. The Town of Georgina Community Services and Operations and Infrastructure Departments are responsible for the construction and maintenance of parks, outdoor sports fields and waterfront beach areas/parks.

TABLE 1 HISTORICAL SERVICE LEVELS

The fifteen-year historical inventory of capital assets for indoor recreation facilities includes 313,600 square feet of recreation building space located throughout the Town. The total square footage shown in the table is only for space that provides indoor recreation activities with the ineligible services of culture and theatre being removed from certain facilities, such as the Link. Approximately 39,300 square feet of the MURC have been removed as excess capacity, as a portion of the debt is being recovered through future development charges. The total value of this indoor recreation space is \$189.9 million. The land associated with the facilities totals 12.68 hectares, which is valued at \$37.4 million. The Town owns and maintains a substantial amount of furniture and equipment used to provide indoor recreation services which in 2024 was valued at \$4.1 million.

The fifteen-year historical inventory of capital assets for Georgina's Town parks includes 325.2 acres of developed parkland (with 6 acres removed as excess capacity) and 22.8 kilometres of multi-use recreational trails. Various types of parks have been included in the inventory, including neighbourhood parks, special park areas, and community parks. The combined value of all developed parkland and trails amounts to \$92.5 million.

The Town also owns and maintains many park facilities, including 37 playground structures, 18 baseball diamonds, 18 soccer fields, 4 splash pads, 4 tennis courts, 8 pickleball courts, 8 basketball courts, 6 volleyball courts, 3 skate parks, boat launches and wharves. The combined value of all park facilities in 2024 was \$45.6 million. The 16,900 square feet of outdoor park buildings, including storage, washrooms and the harbour building are valued at \$5.2 million. Finally, the parks and recreation department use parks fleet and related equipment, which have a total value of \$7.7 million.

The total combined value of capital assets for Parks and Recreation in the Town of Georgina amounts to \$382.4 million. The fifteen-year historical average service level is



\$7,215.54 per capita, and this, multiplied by the ten-year net population growth (7,823), results in a ten-year maximum allowable funding envelope of \$56.4 million.

TABLE 2 2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The 2025 - 2034 development-related capital program for Parks and Recreation totals \$110.5 million and is largely related to the recovery of debt for indoor and outdoor recreation space, and the development of new parks and amenities.

The Town has recently constructed a new Multi-Use Recreation Centre (MURC) to serve the community, which includes a recreation centre and a library branch. The capital program includes for the recovery of the recreation share of the principal debt payments related to the construction of the facility which totals \$31.4 million over the period². Also included in the Parks and Recreation capital program is the recovery of debt related to Julia Munro Park which totals \$1.7 million over the planning period. Interest on debt for both projects is considered as part of the cash flow process in Table 3.

Additional projects in the capital program include a series of new trails, park development projects and park buildings. The estimated project costs relating to the various parks and buildings total \$74.9 million. Note that the new waterfront parks (Willow Beach, Young's Harbour, Jackson's Point Harbour, Bonnie Park, Malone Wharf, Adeline Park, De La Salle Park, Holmes Point Park, and North Gwillimbury) have a benefit to existing share applied (33% for all new waterfront parks except for Jackson's Point Harbour, Bonnie Park, Malone Wharf at 50%). Approximately \$814,000 in contributions from a developer are expected for two park projects, and this share, has been deducted from the cost. After these deductions, the DC related cost is reduced to \$57.3 million.

New vehicles and equipment have been included in the capital program for a total cost of approximately \$1.5 million over the planning period. The new vehicles being acquired include a Skid Steer, a large lawnmower, tractor/loader, pick-up truck with gear, a waste truck plus an additional provision for further vehicles/equipment required in the planning period.

² The debt is allocated between Library and Parks and Recreation on Gross Floor Area – Parks and Recreation is recovering about 90% of the cost of the MURC.



Finally, a \$1.5 million provision is included for recovery across all service areas which accounts for the costs required to deliver, manage and administer the DC program in Georgina - the share allocated to Parks and Recreation being about \$973,600.

Of the total DC eligible costs of \$92.9 million, \$15.3 million is to be funded by the Town's available reserve funds. A portion of the program, \$26.4 million exceeds the maximum allowable funding envelope, and is deemed to provide benefit to development beyond 2034. This share will be eligible for funding under subsequent DC studies subject to service level considerations. The remaining total DC costs eligible for recovery of \$51.1 million is allocated entirely against future residential development in the Town. When this amount is allocated to the ten-year growth in population in new dwelling units between 2025 and 2034, an unadjusted development charge of \$6,499.70 per capita results.

TABLE 3 CASH FLOW ANALYSIS

After cash flow consideration, the residential calculated charge increases to \$8,558.72 per capita. The following table summarizes the calculation of the Parks and Recreation development charge:

		PARKS AND	RECREATION	SUMMARY		
			Una	djusted	Ca	lculated
15-year Hist.	20	25 - 2034	Developr	nent Charge	Develop	ment Charge
Service Level	Development-R	Related Capital Program	Residential	Non-Residential	Residential	Non-Residential
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$7,215.54	\$110,469,789	\$51,139,637	\$6,499.70	\$0.00	\$8,558.72	\$0.00
			., .	., .	•	•



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

BUILDINGS							#	of Square Fee	t							UNIT COST
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq. ft.)
Belhaven Hall	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	4,000	\$640
Claredon Beach House	770	770	770	770	-	-	-	-	-	-	-	-	-	-	-	\$420
Club 55 Keswick - Senior's Centre	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	9,226	\$640
Club 55 Sutton	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	1,600	-	-	=	\$540
De La Salle	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	10,755	\$470
Egypt Community Hall	4,500	4,500	-	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	4,500	\$640
Elmgrove Hall	2,200	2,200	2,200	-	-	-	-	-	-	-	-	-	-	-	-	\$640
Family Life Centre	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	2,100	\$540
Georgina Ice Palace	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	104,000	\$580
Georgina Leisure Pool	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	16,340	\$860
Kin Hall (Sutton)	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	6,800	\$540
Pefferlaw Ice Pad	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	23,720	\$290
Pefferlaw Lions Community Centre	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	11,500	\$640
Pefferlaw Youth Centre	2,480	2,480	-	-	-	=	-	-	-	-	-	-		-	-	\$640
Port Bolster Hall	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	3,325	\$540
ROC Chalet, Snowmaking Shed and Canteen	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$640
Roches Point Hall	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	3,345	\$640
Sutton Arena	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	36,000	\$580
The Link	-	-	-	-	-	-	8,391	6,928	4,422	3,446	24,815	24,815	24,815	23,735	24,815	\$640
Udora Hall	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	7,545	\$640
Virginia Hall	3,100	3,100	3,100	-	-	-	-	-	-	-	-	-	-	-	-	\$640
MURC	-	-	=	-	-	-	-	-	-	-	-	-	-	-	72,893	\$800
MURC (Recreation Share)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	(39,272)	\$800
Total (sq.ft.)	265.306	265.306	258.326	257.526	256,756	256.756	265.147	263.684	261.178	260.202	281,571	281.571	279.971	278.891	313.592	
Total (\$000)	\$153,308.4	\$153,308.4	\$148,841.2	\$148,329.2	\$148,005.8	\$148,005.8	\$153,376.0	\$152,439.7	\$150,835.9	\$150,211.2	\$163,887.4	\$163,887.4	\$163,023.4	\$162,332.2	\$189,920.4	



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

LAND								# of Hectares								UNIT COST
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/ha)
Belhaven Hall	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$3,500,000
Claredon Beach House	0.01	0.01	0.01	0.01	-	-	-	-	-	-	-	-	-	-	-	\$3,500,000
Club 55 Keswick	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	0.77	\$3,500,000
Club 55 Sutton	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	-	-	-	\$3,500,000
De La Salle Hall	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$3,500,000
Egypt Community Hall	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	0.51	\$3,500,000
Elmgrove Hall	0.20	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	\$3,500,000
Family Life Centre	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$3,500,000
Georgina Ice Palace	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	2.44	\$3,500,000
Georgina Leisure Pool	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$3,500,000
Kin Hall (Sutton)	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$3,500,000
Pefferlaw Ice Pad	-	-	-	-	-	-	-	-	-	-	-	0.84	0.84	0.84	0.84	\$930,000
Pefferlaw Lions Community Centre	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	1.05	\$930,000
Pefferlaw Youth Centre	0.20	0.20	-	-	-	-	-	-	-	-	-	-	-	-	-	\$930,000
Port Bolster Hall	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	0.14	\$930,000
ROC Chalet, Snowmaking Shed and Canteen	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	0.69	\$3,500,000
Roches Point Hall	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$3,500,000
Sutton Arena	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	0.97	\$3,500,000
The Link	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	1.39	\$3,500,000
Udora Hall	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$930,000
Virginia Hall	0.40	0.40	0.40	-	-	-	-	-	-	-	-	-	-	-	-	\$930,000
MURC	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.39	\$3,500,000
Total (ha)	11.46	11.46	11.06	10.66	10.65	10.65	10.65	10.65	10.65	10.65	10.65	11.49	11.29	11.29	12.68	
Total (\$000)	\$33,744.8	\$33,744.8	\$32,858.8	\$32,486.8	\$32,456.7	\$32,456.7	\$32,456.7	\$32,456.7	\$32,456.7	\$32,456.7	\$32,456.7	\$33,235.8	\$32,550.3	\$32,550.3	\$37,399.9	

FURNITURE AND EQUIPMENT							Total Value of	Furniture and	Equipment (\$)						
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
All Facilities Furniture and Equipment	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$2,410,000	\$3,482,000
Ice Resurfacers	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000	\$570,000
Total (\$000)	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$2,980.0	\$4,052.0



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

PARK DEVELOPMENT							# of Acre	s of Developed	Parkland							UNIT COST
Park Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/acre)
Neighbourhood Parks	103.52	103.52	104.00	104.00	104.72	104.72	104.72	104.72	104.72	104.72	104.72	117.09	117.09	129.69	129.69	\$314,000
Julia Munro Excess Capacity	-	-	-	-	-	-	-	-	-	-	-	(6)	(6)	(6)	(6)	\$314,000
Special Park Areas	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	73.52	\$219,000
Community Park	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	127.98	\$219,000
Total (acres)	305.0	305.0	305.5	305.5	306.2	306.2	306.2	306.2	306.2	306.2	306.2	312.6	312.6	325.2	325.2	
Total (\$000)	\$76,633.1	\$76,633.1	\$76,783.8	\$76,783.8	\$77,009.9	\$77,009.9	\$77,009.9	\$77,009.9	\$77,009.9	\$77,009.9	\$77,009.9	\$79,010.1	\$79,010.1	\$82,966.5	\$82,966.5	Ī

TRAILS							KM	of Multi-Use T	rails							UNIT COST
Park Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/km)
Multi-Use Trails (km)	18.90	18.90	18.90	18.90	18.90	18.90	18.90	19.90	20.46	20.46	20.46	22.79	22.79	22.79	22.79	\$420,000
Total (KM)	18.9	18.9	18.9	18.9	18.9	18.9	18.9	19.9	20.5	20.5	20.5	22.8	22.8	22.8	22.8	
Total (\$000)	\$7,938.0	\$7,938.0	\$7,938.0	\$7,938.0	\$7,938.0	\$7,938.0	\$7,938.0	\$8,358.0	\$8,593.2	\$8,593.2	\$8,593.2	\$9,571.8	\$9,571.8	\$9,571.8	\$9,571.8	



TOWN OF GEORGINA
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK AMENITIES

PLAYGROUNDS								# of Playgound	s							UNIT COST
Park Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/unit)
Constable Garrett Styles Park	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Bayview Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Civic Centre Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Claredon Beach Park	-	-	-	=	1	1	1	1	1	1	1	1	1	1	1	\$300,000
De La Salle Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Egypt Hall and Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Gwendolyn Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Glenwoods Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Highcastle Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Hollywood Park	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Holmes Point Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Kin Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Lions Park	-	-	-	=	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Lorne Street Park	-	-	-	=	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Sutton Multi-Use Complex	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
North Gwillimbury Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Richmond Park #1 (Junior)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Richmond Park #2 (Senior)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Sheppard Avenue Park	-	-	-	=	-	1	1	1	1	1	1	1	1	1	1	\$200,000
Thornlodge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Udora Hall and Park #1 (Senior Structure)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Udora Hall and Park #2 (Junior Structure)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Virginia Hall and Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Vista Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Whipper Watson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
West Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Willow Beach Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Young's Harbour	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Wyndham Park	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
ROC #1 (Splash Pad)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
ROC #2 (Playground beside splash pad)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
ROC #3 (Playground beside Civic Centre building)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
ROC #4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
ROC #5	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Sutton Phase 1A and 1B Ballymore	-	-	-	-	-				-	-	-	1	1	1	1	\$250,000
Julia Munro Park	-	-	-	-	-	-			-	-	-	1	1	1	1	\$300,000
Starlish Park	-	-	-	-	-	-			-	-	-	-	-	1	1	\$300,000
Total (#)	26	26	27	28	33	34	34	34	34	34	34	36	36	37	37	
Total (\$000)	\$5,500.0	\$5,500.0	\$5,700.0	\$5,950.0	\$7,000.0	\$7,200.0	\$7,200.0	\$7,200.0	\$7,200.0	\$7,200.0	\$7,200.0	\$7,750.0	\$7,750.0	\$8,050.0	\$8,050.0	



TOWN OF GEORGINA
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK AMENITIES

PARK FACILITIES								# of Facilities								UNIT COST
Park Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/unit)
Baseball Diamonds																(ψ/ απτ.)
Belhaven Hall - Unlit (Mid-size)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Egypt hall and Park - Unlit (Mid-size)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Highcastle Park - Unlit (Full-size)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Kingsway Garden Unlit (Mid-size)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Lakeside Park Unlit (Full-size)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Pefferlaw Lions Club and Park - Full-size, Lit, Full Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$600,000
Port Bolster Hall and Park Unlit (Small)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$150,000
ROC - Full-size, Lit, Full Fence, Irrigation	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,100,000
Thornlodge Park - Unlit (Full-size)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$350,000
Udora Hall and Park - Full-size, Lit, Full Fence	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000,000
West Park - Full-size, Lit, Full Fence	4	4	4	4	4	4	4	4	4	4	4	4	4	4	4	\$1,000,000
Whipper Watson Park Unlit (Small)	1	1	1	1		1	1	1	1	1	1	1	1	1	1	\$150,000
Soccer Fields																
De La Salle Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$300,000
Pefferlaw Lions Hall and Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$300,000
ROC - Full-size, Lit, Irrigation	9	9	9	9	9	9	8	8	8	8	8	8	8	8	8	\$1,000,000
West Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$300,000
ROC Artificial Field			1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,800,000
Splash Pads																
Constable Garrett Styles	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
ROC	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Whipper Watson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Julia Munro Park	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$400,000
Tennis Courts																
Civic Centre	1	1	1	1	1	1	4	4	4	4	4	4	4	4	2	\$200,000
Whipper Watson Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	1	\$200,000
Udora Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Pickleball Courts																
Civic Centre	-	-	-	-	-	-	-	4	4	4	4	4	4	4	6	\$70,000
Whipper Watson Park	1	-	-	1	1	-	-	1	-	-	-	-	-	-	2	\$70,000
Total (#)	40	40	42	43	42	44	46	50	50	50	50	51	51	51	52	
Total (\$000)	\$25,000.0	\$25,000.0	\$27,200.0	\$27,600.0	\$27,450.0	\$27,750.0	\$27,350.0	\$27,630.0	\$27,630.0	\$27,630.0	\$27,630.0	\$28,030.0	\$28,030.0	\$28,030.0	\$27,710.0	

TOWN OF GEORGINA
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK AMENITIES

PARK FACILITIES CONTINUED							# of Fa	cilities								UNIT COST
Park Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/unit)
Basketball Courts																
Richmond Park (Half Court)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
ROC (Half Court)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Udora Hall (Shared with Tennis Court surface)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Wyndham (Half Court)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Julia Munro (Full Court)	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$150,000
Sutton Phase 1A and 1B Ballymore	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	
Starlish Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$150,000
Hollywood (Quarter Court)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$45,000
Whipper Watson (Half Court)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$90,000
Volleyball Courts																
De La Salle Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$60,000
ROC (Winter Conversion to Skating Rink)	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$60,000
Whipper Watson	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$60,000
Skate Park																
Sutton (The Link)	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Keswick (Georgina Ice Palace)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
ROC (Bike Park Dirt Track)	-	-	1	1	1	1	-	-	-	-	-	-	-	-	-	\$500,000
Pefferlaw (includes Pump Track)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$1,000,000
Other Facilities																
Challenge Course - ROC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$700,000
Bike Park - ROC	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
West Park Dog Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Civic Centre Dog Park	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$100,000
Additional Assets																
Boat Launches	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$146,000
Jackson's Point Harbour	54	54	54	54	54	54	54	54	54	54	54	54	54	54	54	\$4,100
Wharf (Sheppards)	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$548,000
Mossington Wharf	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$1,023,000
Total (#)	78	78	80	80	81	81	80	80	81	81	81	83	84	85	85	
Total (\$000)	\$6,874.4	\$6,874.4	\$7,464.4	\$7,464.4	\$7,964.4	\$7,964.4	\$7,464.4	\$7,464.4	\$8,487.4	\$8,487.4	\$8,487.4	\$8,637.4	\$8,737.4	\$8,887.4	\$9,842.4	



TOWN OF GEORGINA
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
PARK BUILDINGS AND EQUIPMENT

PARK BUILDINGS							#	of Square Fee	et							UNIT COST
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq.ft)
Parks Shop and Storage	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	7,442	\$260
De la Salle Hall - Park Buildings	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	6,500	\$260
Oasis Snack Bar/Washroom	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$540
Harbour Building	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	1,660	\$540
Irrigation Pumping Station	400	400	400	400	400	400	400	400	400	400	400	400	400	400	400	\$420
Total (sq.ft.)	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	16,902	
Total (\$000)	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	\$5,175.3	1

VEHICLES AND RELATED EQUIPMENT							Total Value of	Furniture and	Equipment (\$)						
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Vehicles and Equipment	\$ 4,000,000	\$ 4,000,000	\$ 4,200,000	\$ 4,300,000	\$ 4,800,000	\$ 4,900,000	\$ 5,300,000	\$ 6,400,000	\$ 6,900,000	\$ 7,200,000	\$ 7,500,000	\$ 6,700,000	\$ 7,300,000	\$ 7,500,000	\$ 7,600,000
Fuel Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 128,435	\$ 116,394	\$ 128,435	\$ 128,435
Total (\$000)	\$4,000.0	\$4,000.0	\$4,200.0	\$4,300.0	\$4,800.0	\$4,900.0	\$5,300.0	\$6,400.0	\$6,900.0	\$7,200.0	\$7,500.0	\$6,828.4	\$7,416.4	\$7,628.4	\$7,728.4



TOWN OF GEORGINA
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	43,280	43.517	43.891	44,268	44.648	45.031	45,418	45.981	46.289	46.895	47,463	47,642	48,732	49.124	49.561

INVENTORY SUMMARY (\$000)

Total (\$000)	\$321.154.0	\$321.154.0	\$319.141.5	\$319.007.5	\$320,780.2	\$321,380.2	\$326,250.4	\$327,114.1	. ,	\$326,943.8	\$340,920.0	\$345.106.3	\$344.244.7	\$348.171.9	\$382,416.8
Park Buildings And Equipment	\$9,175,3	\$9,175.3	\$9,375.3	\$9,475,3	\$9,975.3	\$10,075.3	\$10,475.3	\$11.575.3	\$12,075,3	\$12,375,3	\$12,675,3	\$12,003,8	\$12,591,7	\$12,803.8	\$12,903.8
Park Amenities	\$37,374.4	\$37,374.4	\$40,364.4	\$41,014.4	\$42,414.4	\$42,914.4	\$42,014.4	\$42,294.4	\$43,317.4	\$43,317.4	\$43,317.4	\$44,417.4	\$44,517.4	\$44,967.4	\$45,602.4
Parkland Development	\$84,571.1	\$84,571.1	\$84,721.8	\$84,721.8	\$84,947.9	\$84,947.9	\$84,947.9	\$85,367.9	\$85,603.1	\$85,603.1	\$85,603.1	\$88,581.9	\$88,581.9	\$92,538.3	\$92,538.3
Indoor Recreation	\$190,033.2	\$190,033.2	\$184,680.0	\$183,796.0	\$183,442.5	\$183,442.5	\$188,812.8	\$187,876.4	\$186,272.6	\$185,648.0	\$199,324.1	\$200,103.2	\$198,553.7	\$197,862.5	\$231,372.3

Average
SERVICE LEVEL (\$/capita)
Service
Level

																LCVCI
Indoor Recreation	\$ 4,390.8	\$4,366.87	\$4,207.70	\$4,151.89	\$4,108.64	\$4,073.69	\$4,157.22	\$4,085.97	\$4,024.13	\$3,958.77	\$4,199.56	\$4,200.14	\$4,074.42	\$4,027.85	\$4,668.41	\$4,179.74
Parkland Development	\$ 1,954.0	\$1,943.40	\$1,930.28	\$1,913.84	\$1,902.61	\$1,886.43	\$1,870.36	\$1,856.60	\$1,849.32	\$1,825.41	\$1,803.57	\$1,859.32	\$1,817.74	\$1,883.79	\$1,867.15	\$1,877.59
Park Amenities	\$ 863.5	\$858.85	\$919.65	\$926.50	\$949.97	\$953.00	\$925.06	\$919.83	\$935.80	\$923.70	\$912.65	\$932.32	\$913.52	\$915.39	\$920.12	\$917.99
Park Buildings And Equipment	\$ 212.0	\$210.84	\$213.60	\$214.04	\$223.42	\$223.74	\$230.64	\$251.74	\$260.87	\$263.89	\$267.06	\$251.96	\$258.39	\$260.64	\$260.36	\$240.21
Total (\$/capita)	\$ 7,420.4	\$7,379.97	\$7,271.23	\$7,206.28	\$7,184.65	\$7,136.87	\$7,183.28	\$7,114.14	\$7,070.12	\$6,971.77	\$7,182.85	\$7,243.74	\$7,064.06	\$7,087.67	\$7,716.03	\$7,215.54

TOWN OF GEORGINA
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2010 - 2024	\$7,215.54
Net Population 2025 - 2034	7,823
Maximum Allowable Funding Envelope	\$56,444,923



TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM PARKS AND RECREATION

					Gross		Grants/	Net		Ineligible (Costs		Total		DC	Eligible Cos	its	
Project Description	1	Timin	g		Project		ubsidies/	Municipal		acement	BTE	D	C Eligible	Available		2025-		Post
					Cost	Re	ecoveries	Cost	& BTI	E Shares	(%)		Costs	DC Reserves	;	2034	╙	2034
PARKS AND RECREATION																	l	
3.1 Debt Recovery - Principal Payments Only*																	l	
3.1.1 Julia Munro Debt	2025	-	2025	\$	185,779	\$	-	\$ 185,779	\$	-	0%	\$	185,779	\$ 185,779	\$	-	\$	
3.1.2 Julia Munro Debt	2026	-	2026	\$	193,797	\$	-	\$ 193,797	\$	-	0%	\$	193,797	\$ 193,797	\$	-	\$	
3.1.3 Julia Munro Debt	2027	-	2027	\$	202,160	\$	-	\$ 202,160	\$	-	0%	\$	202,160	\$ 202,160	\$	-	\$	
3.1.4 Julia Munro Debt	2028	-	2028	\$	210,885	\$	-	\$ 210,885	\$	-	0%	\$	210,885	\$ -	\$	210,885	\$	
3.1.5 Julia Munro Debt	2029	-	2029	\$	219,985	\$	-	\$ 219,985	\$	-	0%	\$	219,985	\$ -	\$	219,985	\$	
3.1.6 Julia Munro Debt	2030	-	2030	\$	229,479	\$	-	\$ 229,479	\$	-	0%	\$	229,479	\$ -	\$	229,479	\$	
3.1.7 Julia Munro Debt	2031	-	2031	\$	239,382	\$	-	\$ 239,382	\$	-	0%	\$	239,382	\$ -	\$	239,382	\$	
3.1.8 Julia Munro Debt	2032	-	2032	\$	249,713	\$	-	\$ 249,713	\$	-	0%	\$	249,713	\$ -	\$	249,713	\$	
3.1.9 Multi-Use Recreation Centre Debt (Recreation Share)	2025	-	2025	\$	1,016,882	\$	-	\$ 1,016,882	\$	-	0%	\$	1,016,882	\$ 1,016,882	\$	-	\$	
3.1.10 Multi-Use Recreation Centre Debt (Recreation Share)	2026	-	2026	\$	1,063,885	\$	-	\$ 1,063,885	\$	-	0%	\$	1,063,885	\$ 1,063,885	\$	-	\$	
3.1.11 Multi-Use Recreation Centre Debt (Recreation Share)	2027	-	2027	\$	1,113,060	\$	-	\$ 1,113,060	\$	-	0%	\$	1,113,060	\$ 777,012	\$	336,048	\$	
3.1.12 Multi-Use Recreation Centre Debt (Recreation Share)	2028	-	2028	\$	1,164,507	\$	-	\$ 1,164,507	\$	-	0%	\$	1,164,507	\$ -	\$	1,164,507	\$	
3.1.13 Multi-Use Recreation Centre Debt (Recreation Share)	2029	-	2029	\$	1,218,333	\$	-	\$ 1,218,333	\$	-	0%	\$	1,218,333	\$ -	\$	1,218,333	\$	
3.1.14 Multi-Use Recreation Centre Debt (Recreation Share)	2030	-	2030	\$	1,274,647	\$	-	\$ 1,274,647	\$	-	0%	\$	1,274,647	\$ -	\$	1,274,647	\$	
3.1.15 Multi-Use Recreation Centre Debt (Recreation Share)	2031	-	2031	\$	1,333,564	\$	-	\$ 1,333,564	\$	-	0%	\$	1,333,564	\$ -	\$	1,333,564	\$	
3.1.16 Multi-Use Recreation Centre Debt (Recreation Share)	2032	-	2032	\$	1,395,205	\$	-	\$ 1,395,205	\$	-	0%	\$	1,395,205	\$ -	\$	1,395,205	\$	
3.1.17 Multi-Use Recreation Centre Debt (Recreation Share)	2033	-	2033	\$	1,459,694	\$	-	\$ 1,459,694	\$	-	0%	\$	1,459,694	\$ -	\$	1,459,694	\$	
3.1.18 Multi-Use Recreation Centre Debt (Recreation Share)	2034	-	2034	\$	20,377,689	\$	-	\$ 20,377,689	\$	-	0%	\$ 2	20,377,689	\$ -	\$	5,609,078	\$	14,768
Subtotal Debt Recovery - Principal Payments Only*				\$	33,148,647	\$	-	\$ 33,148,647	\$	-		\$ 3	33,148,647	\$ 3,439,515	\$	14,940,522	\$	14,768
3.2 Parks, Trails and Park Buildings																	l	
3.2.1 Terry Fox Park	2025	-	2025	\$	2,072,400	\$	150,000	\$ 1,922,400	\$	-	0%	\$	1,922,400	\$ 1,922,400	\$	-	\$	
3.2.2 Decommissioning of Garrett Styles Temp Pump	2025	-	2025	\$	360,000	\$	-	\$ 360,000	\$	-	0%	\$	360,000	\$ 360,000	\$	-	\$	
3.2.3 Ainslie Hill (Catering Road): Village Square Block 194 (0.19ha), Block 195 (0.27ha), trail	2025	-	2025	\$	1,440,000	\$	664,000	\$ 776,000	\$	-	0%	\$	776,000	\$ 776,000	\$	-	\$	
3.2.4 Simcoe Landing Phase 9: Neighbourhood Park (2.46Ha)	2026	-	2026	\$	2,560,000	\$	-	\$ 2,560,000	\$	-	0%	\$	2,560,000	\$ 2,560,000	\$	-	\$	
3.2.5 Willow Beach Park (Waterfront)	2026	-	2026	\$	8,667,800	\$	-	\$ 8,667,800	\$ 2,	,888,978	33%	\$	5,778,822	\$ 5,778,822	\$	-	\$	
3.2.6 Greystone: Linear Park/ Trail Design/Construction	2027	-	2027	\$	1,000,000	\$	-	\$ 1,000,000	\$	-	0%	\$	1,000,000	\$ -	\$	1,000,000	\$	
3.2.7 Simcoe Landing Phase 9: Village Square (0.66Ha)	2027	-	2027	\$	650,000	\$	-	\$ 650,000	\$	-	0%	\$	650,000	\$ -	\$	650,000	\$	
3.2.8 Ballymore Queensway N - Trail	2028	-	2028	\$	160,000	\$	-	\$ 160,000	\$	-	0%	\$	160,000	\$ -	\$	160,000	\$	
3.2.9 Ballymore Queensway N - Small Park (0.34ha)	2028	-	2028	\$	150,000	\$	-	\$ 150,000	\$	-	0%	\$	150,000	\$ -	\$	150,000	\$	
3.2.10 Carryspring Holdings (Garland Community)	2028	-	2028	\$	753,500	\$	-	\$ 753,500	\$	-	0%	\$	753,500	\$ -	\$	753,500	\$	
3.2.11 Young's Harbour Park (Waterfront)	2028	-	2028	\$	4,416,600	\$	-	\$ 4,416,600	\$ 1,	,472,053	33%	\$	2,944,547	\$ -	\$	2,944,547	\$	
3.2.12 Provision for New Maintenance Building (Parks Growth-Share Only)	2029	-	2029	\$	1,533,333	\$	-	\$ 1,533,333	\$	-	0%	\$	1,533,333	\$ -	\$	1,533,333	\$	
3.2.13 Jackson's Point Harbour, Bonnie Park, Malone Wharf (Waterfront)	2029	-	2030	\$	7,470,200	\$	-	\$ 7,470,200	\$ 3,	,735,100	50%	\$	3,735,100	\$ -	\$	3,735,100	\$	
3.2.14 Maskinonge Pedestrian Bridge	2030	-	2030	\$	3,600,000	\$	-	\$ 3,600,000	\$	-	0%	\$	3,600,000	\$ -	\$	3,600,000	\$	
3.2.15 Simcoe Landing Phase 10 Block 592 (1.08ha)	2030	-	2030	\$	1,100,000	\$	-	\$ 1,100,000	\$	-	0%	\$	1,100,000	\$ -	\$	1,100,000	\$	
3.2.16 MURC Park Portion (2Ha)	2030	-	2030	\$	4,240,000	\$	-	\$ 4,240,000	\$	-	0%	\$	4,240,000	\$ -	\$	3,240,000	\$	1,00
3.2.17 Simcoe Landing Phase 10 Block 593 (1.0ha)	2031	-	2031	\$	1,100,000	\$	-	\$ 1,100,000	\$	-	0%	\$	1,100,000	\$ -	\$	1,100,000	\$	
3.2.18 Provision for Future Parks (Non-Waterfront)	2032	-	2032	\$	2,500,000	\$	-	\$ 2,500,000	\$	-	0%	\$	2,500,000	\$ -	\$	2,500,000	\$	
3.2.19 Adeline Park (Waterfront)	2028	-	2030	\$	2,501,100	\$	-	\$ 2,501,100	\$	833,617	33%	\$	1,667,483	\$ -	\$	1,111,544	\$	55
3.2.20 De La Salle Park (Waterfront)	2030	-	2032	\$	9,951,400	\$	-	\$ 9,951,400		,316,802	33%		6,634,598	\$ -	\$	4,422,623	\$	2,21
3.2.21 Holmes Point Park (Waterfront)	2032	-	2034	\$	4,486,100	\$	-	\$ 4,486,100		,495,217	33%		2,990,883	\$ -	\$	1,993,723	\$	99
3.2.22 North Gwillimbury (Waterfront)	2032	-	2034	\$	8,370,100	\$	-	\$ 8,370,100		789,754	33%		5,580,346	\$ -	\$	3,719,858	\$	1,86
3.2.23 Provision for Additional Waterfront Park Development Projects	2025		2034	\$	800,000	\$	-	\$ 800,000		266,640	33%	\$	533,360	\$ -	\$	533,360	\$	
3.2.24 Sports Dome	2034		2034	\$	5,000,000	\$	-	\$ 5,000,000	\$	- 1	0%	\$	5,000,000	\$ -	\$	-	\$	5,00
•				_		\$	814 000	\$ 	\$ 16	798 160		_		\$ 11 397 222	\$	34 247 589	s	11.62
Subtotal Parks, Trails and Park Buildings				\$	74,882,533	\$	814,000	\$ 74,068,533	\$ 16,	,798,160		\$ 5	57,270,373	\$ 11,397,222	\$	34,247,589	l	\$



TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM PARKS AND RECREATION

					Gross		Grants/	Net	Ineligible	Costs		Total		DC	Eligible Cos	ts	
Project Description	1	Γimin	g		Project	Si	ubsidies/	Municipal	Replacement	BTE	D	C Eligible	Available		2025-		Post
					Cost	R	ecoveries	Cost	& BTE Shares	(%)		Costs	DC Reserves		2034		2034
3.3 Vehicles and Equipment																	
3.3.1 Skid Steer	2026	-	2026	\$	35,000	\$	-	\$ 35,000	\$ -	0%	\$	35,000	\$ 35,000	\$	-	\$	-
3.3.2 Large Lawnmower	2027	-	2027	\$	160,000	\$	-	\$ 160,000	\$ -	0%	\$	160,000	\$ 160,000	\$	-	\$	-
3.3.3 Tractor/Loader	2027	-	2027	\$	260,000	\$	-	\$ 260,000	\$ -	0%	\$	260,000	\$ -	\$	260,000	\$	-
3.3.4 Pick-Up truck (Crew Cab) Parks, Snow Gear	2028	-	2028	\$	140,000	\$	-	\$ 140,000	\$ -	0%	\$	140,000	\$ -	\$	140,000	\$	-
3.3.5 Waste Truck	2027	-	2027	\$	300,000	\$	-	\$ 300,000	\$ -	0%	\$	300,000	\$ -	\$	300,000	\$	-
3.3.6 Provision for other New Vehicles/Equipment for Parks	2025	-	2034	\$	570,000	\$	-	\$ 570,000	\$ -	0%	\$	570,000	\$ -	\$	570,000	\$	-
Subtotal Vehicles and Equipment				\$	1,465,000	\$	-	\$ 1,465,000	\$ -		\$	1,465,000	\$ 195,000	\$	1,270,000	\$	-
3.4 Cost of Delivering Development-Related Capital Program	2025	-	2034	\$	973,609	\$	-	\$ 973,609	\$ -	0%	\$	973,609	\$ 292,083	\$	681,526	\$	-
TOTAL PARKS AND RECREATION				\$ 11	10,469,789	\$	814,000	\$ 109,655,789	\$ 16,798,160		\$	92,857,628	\$ 15,323,819	\$ 5	51,139,637	\$	26,394,172

*Interest costs are included in the cash-flow analysis

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 DC Eligible Costs	100%	\$51,139,637
10-Year Growth in Population in New Units		7,868
Unadjusted Development Charge Per Capita		\$6,499.70
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 DC Eligible Costs	0%	\$0
10-Year Growth in New Space (Square Metres)		209,480
Unadjusted Development Charge Per Square Metre		\$0.00

2025 - 2034 Net Funding Envelope \$56,444,923

Reserve Fund Balance

Balance as at January 1, 2025 \$15,323,819



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

PARKS AND RECREATION	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$15,323.8	\$15,991.6	\$11,338.2	\$12,660.8	\$11,964.3	\$12,098.4	\$4,250.0	\$5,547.6	\$2,598.1	\$3,960.3	
2025 - 2034 RESIDENTIAL FUNDING REQUIREMENTS											
- Parks And Recreation New Projects: Prior Growth	\$4,290.3	\$9,660.7	\$1,168.4	\$29.2	\$29.2	\$29.2	\$29.2	\$29.2	\$29.2	\$29.2	\$15,323.8
- Parks And Recreation: Non Inflated	\$178.5	\$178.5	\$2,388.5	\$4,697.1	\$3,949.9	\$11,830.8	\$2,752.7	\$6,057.2	\$2,083.0	\$2,083.0	\$36,199.1
- Julia Munro & MURC Debt (Principal)	\$0.0	\$0.0	\$336.0	\$1,375.4	\$1,438.3	\$1,504.1	\$1,572.9	\$1,644.9	\$1,459.7	\$5,609.1	\$14,940.5
- Parks And Recreation: Inflated	\$4,468.76	\$9,839.2	\$3,892.9	\$6,101.7	\$5,417.4	\$13,364.1	\$4,354.9	\$7,731.3	\$3,571.9	\$7,721.3	\$66,463.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	778	789	789	803	814	825	839	734	745	752	7,868
REVENUE											
- DC Receipts: Inflated	\$6,658.7	\$6,752.8	\$6,752.8	\$6,872.6	\$6,966.8	\$7,060.9	\$7,180.8	\$6,282.1	\$6,376.2	\$6,436.2	\$67,340.0
INTEREST											
- Interest on Opening Balance	\$536.3	\$559.7	\$396.8	\$443.1	\$418.8	\$423.4	\$148.7	\$194.2	\$90.9	\$138.6	\$3,350.7
- Interest on In-year Transactions	\$38.3	(\$84.9)	\$50.0	\$13.5	\$27.1	(\$173.3)	\$49.5	(\$39.9)	\$49.1	(\$35.3)	(\$105.9)
- Interest on Julia Munro	(\$72.0)	(\$63.9)	(\$55.6)	(\$46.9)	(\$37.8)	(\$28.3)	(\$18.4)	(\$8.0)	\$0.0	\$0.0	(\$330.7)
- Interest on MURC	(\$2,024.9)	(\$1,977.9)	(\$1,928.7)	(\$1,877.2)	(\$1,823.4)	(\$1,767.1)	(\$1,708.2)	(\$1,646.5)	(\$1,582.0)	(\$2,778.5)	(\$19,114.4)
TOTAL REVENUE	\$5,136.5	\$5,185.9	\$5,215.5	\$5,405.2	\$5,551.5	\$5,515.7	\$5,652.4	\$4,781.8	\$4,934.2	\$3,761.0	\$51,139.6
CLOSING CASH BALANCE	\$15,991.6	\$11,338.2	\$12,660.8	\$11,964.3	\$12,098.4	\$4,250.0	\$5,547.6	\$2,598.1	\$3,960.3	(\$0.0)	

2025 Adjusted Charge Per Capita \$8,558.72

Allocation of Capital Program	
Residential Sector	100.0%
Non-Residential Sector	0.0%
Rates for 2025	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.4 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS



SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

The Georgina Operations and Infrastructure Department is responsible for road construction and maintenance, snow removal on the roads and sidewalks, vehicle fleet, traffic control, sidewalk construction and maintenance, streetlights, sanitary sewer collection, water distribution, and the maintenance of all parks. The capital costs associated with Public Works functions are accounted for in this section. Public Works is considered to be a service related to a highway as stated in s.5 of the Development Charges Act. This section deals with the capital infrastructure and the individual components included in the Services Related to a Highway: Public Works. The Parks and Recreation components are addressed in Appendix B.3, the engineered components of roads, water, sewer and storm drainage are discussed in Appendices C to G.

TABLE 1 HISTORICAL SERVICE LEVELS

The Town of Georgina conducts operations services from several sites. At these sites there are a variety of facilities, including equipment depots, storage buildings and sand domes. The facilities total 49,800 square feet of building space which is valued at almost \$6.9 million in 2024. Note that the portions of facilities related to water and wastewater services has been excluded particularly for the waterworks equipment depot and waterworks facility where one third of the facility GFA was removed. The 4.81 hectares of land associated with these facilities is valued at \$4.5 million. Furniture and equipment required for service totals \$835,000 and the fleet, associated equipment, and fuel site have a combined value of \$11.4 million.

The total value of the inventory of capital assets is \$23.1 million. The resulting fifteen-year historic average service level is \$398.84 per population and employment, and this, multiplied by the ten-year growth in population and employment (10,985), results in a maximum allowable funding envelope of \$4.4 million. It should be noted that \$2.75 per capita & employee has been deducted from the average service level for the negative reserve fund balance.



TABLE 2 2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The ten-year development-related capital program totals \$7.3 million. This includes the recovery of the negative DC reserve balance (\$465,500), the construction of a new 8,000 square foot aggregate dome in 2029 for \$500,000, and a portion of the new combined maintenance building in 2029 for \$3.1 million³. The program also includes for the acquisition of several new vehicles and equipment required for road operations over the planning period which is estimated at \$3.2 million. Lastly, a \$1.5 million provision is included for recovery across all service areas which accounts for the costs required to deliver, manage and administer the DC program in Georgina - the share allocated to Services related to a Highway: Public Works being about \$65,800.

No replacement shares have been deducted as all projects included in the capital program represent net acquisitions to the existing service base and relate fully to development in the Town. Of the remaining DC eligible costs, the amount which exceeds the maximum allowable funding envelope, \$2.9 million, has been deferred to beyond 2034 and will be eligible for recovery under future development charges subject to service level restrictions.

The remaining development-related cost eligible for recovery between 2025 and 2034, \$4.4 million, is allocated 71%, or \$3.1 million against new residential development and 29%, or \$1.3 million to non-residential development. This yields an unadjusted residential development charge of \$395.35 per capita and \$6.07 per square metre for non-residential development.

TABLE 3 CASH FLOW ANALYSIS

After cash flow considerations, both the residential and non-residential development charges increase. The residential development charge increases to \$454.47 per capita. The non-residential development charge increases to \$7.00 per square metre. The increases represent the front-ended nature of the timing of the capital program.

³ The combined maintenance building provision totals \$4.6 million and has been allocated two-thirds to Public Works at \$3.1 million with the remaining \$1.50 million allocated to parks and recreations services. The provision is based on preliminary Town estimates and accounts for only the growth portion of this new facility.



The following table summarizes the calculation of the development charges:

			Una	djusted	Cal	lculated
15-year Hist.	20)25 - 2034	Developr	nent Charge	Develop	ment Charge
Service Level	Development-f	Related Capital Program	Residential	Non-Residential	Residential	Non-Residentia
per pop+empl	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$398.84	\$7,284,898	\$4.381.133	\$395.35	\$6.07	\$454.47	\$7.00



TOWN OF GEORGINA
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

BUILDINGS							#	of Square Fee	et							UNIT COST
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq.ft.)
Egypt Equipment Depot	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	7,980	\$230
Egypt Modular Building	-	-	-	-	-	-	-	-	-	-	-	-	2,880	2,880	2,880	\$230
Belhaven Equipment Depot	6,440	6,440	9,590	9,590	9,590	9,590	9,590	9,590	9,590	9,590	9,590	9,590	9,590	9,590	9,590	\$230
Waterworks Equipment Depot (Fleet/Maintenance - Operations Related)	746	746	746	746	746	746	-	-	-	-	-	-	-	-	-	\$340
Belhaven Storage Building	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	\$130
Egypt Storage Building 1	420	420	420	420	420	420	420	420	420	420	420	420	1,920	1,920	1,920	\$130
Egypt Storage Building 2	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$130
Belhaven Sand Dome 1	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	\$60
Belhaven Sand Dome 2	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	7,850	\$60
Egypt Sand Dome	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	\$60
Waterworks Facility (Fleet/Maintenance - Operations Related)	5,679	5,679	5,679	5,679	5,679	5,679	5,679	5,679	5,679	5,679	5,679	5,679	-	-	-	\$340
Total (sq.ft.)	48,665	48,665	51,815	51,815	51,815	51,815	51,069	51,069	51,069	51,069	51,069	51,069	49,770	49,770	49,770	
Total (\$000)	\$7,458.7	\$7,458.7	\$8,183.2	\$8,183.2	\$8,183.2	\$8,183.2	\$7,929.7	\$7,929.7	\$7,929.7	\$7,929.7	\$7,929.7	\$7,929.7	\$6,856.1	\$6,856.1	\$6,856.1	

LAND								# of Hectares							1	UNIT COST
Branch Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/ha)
Egypt Yard	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	3.15	\$930,000
Belhaven Yard	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	1.66	\$930,000
Total (ha)	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	4.81	
Total (\$000)	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	\$4,473.3	

FURNITURE AND EQUIPMENT							Total Value of	Furniture and	Equipment (\$)							UNIT COST
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq.ft.)
Egypt Equipment Depot	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$319,200	\$40
Belhaven Equipment Depot	\$257,600	\$257,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$383,600	\$40
Waterworks Equipment Depot	\$29,832	\$29,832	\$29,832	\$29,832	\$29,832	\$29,832	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$40
Waterworks Facility (Fleet)	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	\$132,000	
Total (\$000)	\$738.6	\$738.6	\$864.6	\$864.6	\$864.6	\$864.6	\$834.8	\$834.8	\$834.8	\$834.8	\$834.8	\$834.8	\$834.8	\$834.8	\$834.8	

VEHICLES AND RELATED EQUIPMENT							Total Value of	Furniture and	Equipment (\$)						
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Vehicles and Equipment	\$ 5,000,000	\$ 5,000,000	\$ 5,600,000	\$ 5,900,000	\$ 5,900,000	\$ 7,100,000	\$ 8,824,351	\$ 9,059,694	\$ 10,697,288	\$ 10,636,978	\$ 10,093,436	\$ 10,452,247	\$ 10,292,413	\$11,044,080	\$ 11,113,214
Fuel Site	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	\$ 144,489	\$ 128,435	\$ 132,448	\$ 132,448
Misc	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000	\$ 136,000
Total (\$000)	\$5,136.0	\$5,136.0	\$5,736.0	\$6,036.0	\$6,036.0	\$7,236.0	\$8,960.4	\$9,195.7	\$10,833.3	\$10,773.0	\$10,229.4	\$10,732.7	\$10,556.8	\$11,312.5	\$11,381.7



TOWN OF GEORGINA
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	43,280	43,517	43,891	44,268	44,648	45,031	45,418	45,981	46,289	46,895	47,463	47,642	48,732	49,124	49,561
Historic Employment	7,467	7,555	7,532	7,510	7,488	7,466	7,443	7,503	7,565	7,629	7,695	7,763	7,961	8,175	8,406
Historic Population + Employment	50,747	51,072	51,423	51,778	52,136	52,497	52,861	53,484	53,854	54,524	55,158	55,405	56,693	57,299	57,967

INVENTORY SUMMARY (\$000)

Total (\$000)	\$ 1	17,806.7	\$ 1	17,806.7	\$ 19,257.2	\$ 19,557.2	\$ 19,	,557.2	\$ 20,757.2	\$ 22,198.1	\$ 22,433	3.5 \$	24,071.1	\$ 24,01	.7 \$	23,001.8	\$ 23,505.1	\$ 22,255.6	\$ 23	3,011.3	\$ 23,08
Service Level Adjustment for Negative DC Reserve Balance		\$0.0		\$0.0	\$0.0	\$0.0		\$0.0	\$0.0	\$0.0	\$1	0.0	\$0.0	\$	0.0 \$	(465.4)	\$ (465.4)	\$ (465.4)	\$	(465.4)	\$ (46
Vehicles And Related Equipment	\$	5,136.0	\$	5,136.0	\$ 5,736.0	\$ 6,036.0	\$ 6	6,036.0	\$ 7,236.0	\$ 8,960.4	\$ 9,19	5.7 \$	10,833.3	\$ 10,77	3.0 \$	10,229.4	\$ 10,732.7	\$ 10,556.8	\$ 1	1,312.5	\$ 11,38
Furniture And Equipment	\$	738.6	\$	738.6	\$ 864.6	\$ 864.6	\$	864.6	\$ 864.6	\$ 834.8	\$ 83	1.8 \$	834.8	\$ 83	1.8 \$	834.8	\$ 834.8	\$ 834.8	\$	834.8	\$ 83
Land	\$	4,473.3	\$	4,473.3	\$ 4,473.3	\$ 4,473.3	\$ 4	1,473.3	\$ 4,473.3	\$ 4,473.3	\$ 4,47	3.3 \$	4,473.3	\$ 4,47	3.3 \$	4,473.3	\$ 4,473.3	\$ 4,473.3	\$	4,473.3	\$ 4,47
Buildings	\$	7,458.7	\$	7,458.7	\$ 8,183.2	\$ 8,183.2	\$ 8	3,183.2	\$ 8,183.2	\$ 7,929.7	\$ 7,92	9.7 \$	7,929.7	\$ 7,92	9.7 \$	7,929.7	\$ 7,929.7	\$ 6,856.1	\$	6,856.1	\$ 6,85

SERVICE LEVEL (\$/pop+empl)																						Se	ervice
																						L	_evel
Buildings	\$ 146.98	\$ 146.04	\$ 159.14	\$ 158.04	\$ 156.96	155.	38 \$	15	0.01	5 1	48.26	\$	147.24	\$:	145.43	\$	143.76	\$ 143.12	\$ 120.93	\$ 119.66	\$ 118.28	\$	143.98
Land	\$ 88.15	\$ 87.59	\$ 86.99	\$ 86.39	\$ 85.80	\$ 85.	21 \$	8	34.62	5 1	83.64	\$	83.06	\$	82.04	\$	81.10	\$ 80.74	\$ 78.90	\$ 78.07	\$ 77.17	\$	83.30
Furniture And Equipment	\$ 14.56	\$ 14.46	\$ 16.81	\$ 16.70	\$ 16.58	§ 16.	17 \$	5 1	5.79	3	15.61	\$	15.50	\$	15.31	\$	15.13	\$ 15.07	\$ 14.72	\$ 14.57	\$ 14.40	\$	15.45
Vehicles And Related Equipment	\$ 101.21	\$ 100.56	\$ 111.55	\$ 116.57	\$ 115.77	137.	34 \$	6 16	9.51	3 1	71.93	\$:	201.16	\$:	197.58	\$	185.46	\$ 193.72	\$ 186.21	\$ 197.43	\$ 196.35	\$	158.86
Service Level Adjustment for Negative DC Reserve Balance	\$ -	\$ -	\$ -	\$ -	\$ - ;	\$ -	\$	6	-	\$	-	\$	-	\$	-	\$	(8.44)	\$ (8.40)	\$ (8.21)	\$ (8.12)	\$ (8.03)	\$	(2.75)
Total (\$/pop+empl)	\$ 350.89	\$ 348.66	\$ 374.49	\$ 377.71	\$ 375.12	\$ 395.4	0 \$	41	9.93	\$ 41	19.44	\$ 4	46.97	\$ 4	140.37	\$ 4	117.02	\$ 424.24	\$ 392.56	\$ 401.60	\$ 398.16	\$	398.84

TOWN OF GEORGINA
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2010 - 2024	\$398.84
Net Population & Employment Growth 2025 - 2034	10,985
Maximum Allowable Funding Envelope	\$4.381.133



Average

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS

				Gross	Gr	ants/	Net	Ineligible	Costs		Total		DC	Eligible Cos	ts	
Project Description		Timin	g	Project	Sub	sidies/	Municipal	Replacement	BTE		OC Eligible	Available		2025-		Post
				Cost	Rec	overies	Cost	& BTE Shares	(%)		Costs	DC Reserves		2034		2034
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS																
4.1 Recovery of Negative DC Reserve Fund Balance																
4.1.1 Recovery of Negative DC Reserve Balance	2025	-	2025	\$ 465,446	\$	-	\$ 465,446	\$ -	0%	\$	465,446	\$ -	\$	465,446	\$	-
Subtotal Recovery of Negative DC Reserve Fund Balance				\$ 465,446	\$	-	\$ 465,446	\$ -		\$	465,446	\$ -	\$	465,446	\$	-
4.2 Operations Buildings, Land, Equipment																
4.2.1 Aggregate Dome (8,000 sq.ft)	2029	_	2029	\$ 500,000	\$	_	\$ 500,000	\$ -	0%	\$	500,000	\$ -	\$	_	\$	500,000
4.2.2 Provision for New Combined Maint. Building (Road Operations Growth-Share Only)	2029	_	2029	\$ 3,066,667	\$	_	\$ 3,066,667	\$ -	0%	\$	3,066,667	\$ -	\$	1,929,902	\$	1,136,764
Subtotal Operations Buildings, Land, Equipment				\$ 3,566,667	\$	-	\$	\$ -		-	3,566,667	\$ -	- ·	1,929,902	\$	1,636,764
4.3 Roads and Related Fleet																
4.3.1 Highway Plow (2), Highway Plow with Rolloff (1)	2025	_	2031	\$ 1,325,000	\$	_	\$ 1,325,000	\$ -	0%	\$	1,325,000	\$ -	\$	1,325,000	\$	_
4.3.2 Sidewalk Plow (3)	2026	_	2034	\$ 750,000		_	\$ 750.000	\$ -	0%	\$	750,000		\$	-	\$	750,000
4.3.3 Excavator	2027	_	2027	\$ 100,000		_	\$ 100.000	\$ -	0%	\$	100,000		\$	100,000	\$	-
4.3.4 Skid Steer	2026	_	2026	35,000		_	\$ 35,000	\$ -	0%	\$	35,000		\$	35,000	\$	_
4.3.5 Light Duty (3)	2027	_	2033	210,000		_	\$ 210,000	\$ -	0%	\$	210,000		\$	210,000	\$	_
4.3.6 Medium Duty with Winter	2029	_	2033	140,000	\$	_	\$ 140,000	\$ -	0%	\$	140,000	\$ -	\$	-	\$	140,000
4.3.7 Sign/Service Truck	2030	_	2033	240,000	\$	_	\$ 240,000	\$ -	0%	\$	240,000	\$ -	\$	_	\$	240,000
4.3.8 Radios/Updates	2028	_	2033	50,000		_	\$ 50.000	\$ -	0%	\$	50,000	\$ -	\$	_	\$	50,000
4.3.9 Crew Cab	2026	_	2026	87,000		_	\$ 87,000	\$ -	0%	\$	87,000	\$ -	\$	_	\$	87,000
4.3.10 Service Truck	2026	_	2026	200,000		_	\$ 200,000	\$ -	0%	\$	200,000		\$	200,000	\$	
4.3.11 Sewer Flusher/VAC Truck (Combo Unit)	2026	_	2026	\$ 50,000	\$	_	\$ 50,000	\$ -	0%	\$	50,000	\$ -	\$	50,000	\$	_
Subtotal Roads and Related Fleet				\$ 3,187,000	\$	-	\$ 3,187,000	\$ -		\$	3,187,000	\$ -	\$	1,920,000	\$	1,267,000
4.4 Cost of Delivering Development-Related Capital Program	2025	-	2034	\$ 65,785	\$	-	\$ 65,785	\$ -		\$	65,785	\$ -	\$	65,785	\$	-
TOTAL SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS				\$ 7,284,898	\$	-	\$ 7,284,898	\$ -		\$	7,284,898	\$ -	\$	4,381,133	\$	2,903,764

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 DC Eligible Costs	71%	\$3,110,605
10-Year Growth in Population in New Units		7,868
Unadjusted Development Charge Per Capita		\$395.35
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 DC Eligible Costs	29%	\$1,270,529
10-Year Growth in New Space (Square Metres)		209,480
Unadjusted Development Charge Per Square Metre		\$6.07

2025 - 2034 Net Funding Envelope \$4,381,133

Reserve Fund Balance
Balance as at January 1, 2025 (\$465,446)



TOWN OF GEORGINA CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS RESIDENTIAL DEVELOPMENT CHARGE (in \$000)

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	(\$330.47)	(\$467.78)	(\$475.44)	(\$362.93)	(\$152.10)	(\$1,528.97)	(\$1,353.76)	(\$1,151.87)	(\$817.01)	(\$443.09)	
2025 - 2034 RESIDENTIAL FUNDING REQUIREMENTS											
- Services Related To A Highway: Public Works New Projects: Prior Growth	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
- Services Related To A Highway: Public Works: Non Inflated	\$139.1	\$341.4	\$231.4	\$160.4	\$1,530.6	\$160.4	\$160.4	\$26.0	\$26.0	\$4.7	\$2,780.1
- Services Related To A Highway: Public Works: Negative Reserve Fund Balance	\$330.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$330.5
- Services Related To A Highway: Public Works: Inflated	\$469.5	\$353.4	\$247.8	\$177.8	\$1,756.4	\$190.5	\$197.1	\$33.0	\$34.2	\$6.4	\$3,466.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	778	789	789	803	814	825	839	734	745	752	7,868
REVENUE											
- DC Receipts: Inflated	\$353.6	\$371.1	\$384.1	\$404.6	\$424.5	\$445.3	\$468.7	\$424.4	\$445.8	\$465.8	\$4,188.0
INTEREST											
- Interest on Opening Balance	(\$18.2)	(\$25.7)	(\$26.1)	(\$20.0)	(\$8.4)	(\$84.1)	(\$74.5)	(\$63.4)	(\$44.9)	(\$24.4)	(\$389.6)
- Interest on In-year Transactions	(\$3.2)	\$0.3	\$2.4	\$4.0	(\$36.6)	\$4.5	\$4.8	\$6.8	\$7.2	\$8.0	(\$1.8)
TOTAL REVENUE	\$332.2	\$345.7	\$360.4	\$388.6	\$379.5	\$365.7	\$399.0	\$367.9	\$408.1	\$449.5	\$3,796.6
CLOSING CASH BALANCE	(\$467.8)	(\$475.4)	(\$362.9)	(\$152.1)	(\$1,529.0)	(\$1,353.8)	(\$1,151.9)	(\$817.0)	(\$443.1)	\$0.0	

2025 Adjusted Charge Per Capita \$454.47

Allocation of Capital Program	
Residential Sector	71.0%
Non-Residential Sector	29.0%
Rates for 2025	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



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

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
(\$134.98)	(\$221.20)	(\$249.14)	(\$217.50)	(\$136.23)	(\$689.35)	(\$591.52)	(\$461.67)	(\$334.58)	(\$185.59)	
\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
\$56.8	\$139.5	\$94.5	\$65.5	\$625.2	\$65.5	\$65.5	\$10.6	\$10.6	\$1.9	\$1,135.5
\$135.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$135.0
\$191.8	\$144.3	\$101.2	\$72.6	\$717.4	\$77.8	\$80.5	\$13.5	\$14.0	\$2.6	\$1,415.7
16,440	17,800	19,440	21,160	23,200	25,400	27,900	18,340	19,360	20,440	209,480
\$115.1	\$129.0	\$145.8	\$164.2	\$186.4	\$211.2	\$240.1	\$163.4	\$178.5	\$195.0	\$1,728.7
(\$7.4)	(\$12.2)	(\$13.7)	(\$12.0)	(\$7.5)	(\$37.9)	(\$32.5)	(\$25.4)	(\$18.4)	(\$10.2)	(\$177.2)
(\$2.1)	(\$0.4)	\$0.8	\$1.6	(\$14.6)	\$2.3	\$2.8	\$2.6	\$2.9	\$3.4	(\$0.8)
\$105.6	\$116.4	\$132.9	\$153.9	\$164.3	\$175.6	\$210.4	\$140.6	\$163.0	\$188.2	\$1,550.7
(\$221.2)	(\$249.1)	(\$217.5)	(\$136.2)	(\$689.3)	(\$591.5)	(\$461.7)	(\$334.6)	(\$185.6)	\$0.0	
	\$0.0 \$56.8 \$135.0 \$191.8 16,440 \$115.1 (\$7.4) (\$2.1) \$105.6	\$0.0 \$0.0 \$56.8 \$139.5 \$135.0 \$0.0 \$191.8 \$144.3 \$15.1 \$129.0 \$15.6 \$116.4 \$105.6 \$116.4	(\$134.98) (\$221.20) (\$249.14) \$0.0 \$0.0 \$0.0 \$56.8 \$139.5 \$94.5 \$135.0 \$0.0 \$0.0 \$191.8 \$144.3 \$101.2 16,440 17,800 19,440 \$115.1 \$129.0 \$145.8 (\$7.4) (\$12.2) (\$13.7) (\$2.1) (\$0.4) \$0.8 \$105.6 \$116.4 \$132.9	(\$134.98) (\$221.20) (\$249.14) (\$217.50) \$0.0 \$0.0 \$0.0 \$0.0 \$56.8 \$139.5 \$94.5 \$65.5 \$135.0 \$0.0 \$0.0 \$0.0 \$191.8 \$144.3 \$101.2 \$72.6 16,440 17,800 19,440 21,160 \$115.1 \$129.0 \$145.8 \$164.2 (\$7.4) (\$12.2) (\$13.7) (\$12.0) (\$2.1) (\$0.4) \$0.8 \$1.6 \$105.6 \$116.4 \$132.9 \$153.9	(\$134.98) (\$221.20) (\$249.14) (\$217.50) (\$136.23) \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$56.8 \$139.5 \$94.5 \$65.5 \$625.2 \$135.0 \$0.0 \$0.0 \$0.0 \$0.0 \$191.8 \$144.3 \$101.2 \$72.6 \$717.4 \$16,440 \$17,800 \$19,440 \$21,160 \$23,200 \$115.1 \$129.0 \$145.8 \$164.2 \$186.4 \$(\$7.4) (\$12.2) (\$13.7) (\$12.0) (\$7.5) \$(\$2.1) (\$0.4) \$0.8 \$1.6 (\$14.6) \$105.6 \$116.4 \$132.9 \$153.9 \$164.3	(\$134.98) (\$221.20) (\$249.14) (\$217.50) (\$136.23) (\$689.35) \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$56.8 \$139.5 \$94.5 \$65.5 \$625.2 \$65.5 \$135.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$191.8 \$144.3 \$101.2 \$72.6 \$717.4 \$77.8 \$16,440 \$17.800 \$19,440 \$21,160 \$23,200 \$25,400 \$115.1 \$129.0 \$145.8 \$164.2 \$186.4 \$211.2 \$(\$7.4) \$(\$12.2) \$(\$13.7) \$(\$12.0) \$(\$7.5) \$37.9) \$(\$2.1) \$(\$0.4) \$0.8 \$1.6 \$(\$14.6) \$2.3 \$105.6 \$116.4 \$132.9 \$153.9 \$164.3 \$175.6	(\$134.98) (\$221.20) (\$249.14) (\$217.50) (\$136.23) (\$689.35) (\$591.52) \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$56.8 \$139.5 \$94.5 \$65.5 \$625.2 \$65.5 \$65.5 \$135.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$191.8 \$144.3 \$101.2 \$72.6 \$717.4 \$77.8 \$80.5 16,440 17,800 19,440 21,160 23,200 25,400 27,900 \$115.1 \$129.0 \$145.8 \$164.2 \$186.4 \$211.2 \$240.1 (\$7.4) (\$12.2) (\$13.7) (\$12.0) (\$7.5) (\$37.9) (\$32.5) (\$2.1) (\$0.4) \$0.8 \$1.6 (\$14.6) \$2.3 \$2.8 \$105.6 \$116.4 \$132.9 \$153.9 \$164.3 \$175.6 \$210.4	(\$134.98) (\$221.20) (\$249.14) (\$217.50) (\$136.23) (\$689.35) (\$591.52) (\$461.67) \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$10.6 \$135.0 \$0.	(\$134.98) (\$221.20) (\$249.14) (\$217.50) (\$136.23) (\$689.35) (\$591.52) (\$461.67) (\$334.58) \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$10.6 \$14.0 \$10.6 \$14.0 \$10.6 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 \$14.0 <td>(\$134.98) (\$221.20) (\$249.14) (\$217.50) (\$136.23) (\$689.35) (\$591.52) (\$461.67) (\$334.58) (\$185.59) \$0.0</td>	(\$134.98) (\$221.20) (\$249.14) (\$217.50) (\$136.23) (\$689.35) (\$591.52) (\$461.67) (\$334.58) (\$185.59) \$0.0

2025 Adjusted Charge Per Square Metre	\$7.00

Allocation of Capital Program	
Residential Sector	71.0%
Non-Residential Sector	29.0%
Rates for 2025	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX B.5 DEVELOPMENT-RELATED STUDIES



DEVELOPMENT-RELATED STUDIES

The DCA allows the cost of development-related studies to be included in the calculation of development charges. The Town has identified various studies, reports and master plans that need to be developed over the next few years to continue to appropriately plan for anticipated growth in the Town.

TABLE 1 2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

As shown in Table 1, the 2025–2034 development-related gross cost for this service area is \$2.5 million⁴. The capital program relates to various development-related studies, including Zoning By-law updates, DC study updates, Official Plan updates, Secondary Plans, other planning studies and the cost of delivering the development-related capital program. The capital plan also includes master plans for parks and recreation, waterfront parks, trails and fire. Lastly, a \$1.5 million provision is included for recovery across all service areas which accounts for the costs required to deliver, manage and administer the DC program in Georgina - the share allocated to Development-Related Studies being about \$28,300.

An amount of \$400,000 has been removed as grant funding is available to fund the new development tracking system project. As many of these studies are directly related to growth in the Town of Georgina, most projects are entirely attributable to new development. However, "benefit to existing" shares have been considered for certain projects including the ten-year update to the Official Plan and Zoning By-law update. These shares total \$150,000 which has been removed from the calculation. The remaining \$2.0 million is eligible for recovery over the ten-year planning period under review. Approximately \$214,300 in available reserves have been deducted from the eligible costs.

The remaining amount of \$1.8 million is apportioned 71% (\$1.3 million) to residential development and 29% (\$517,400) to non-residential development. The resulting unadjusted

⁴ Similar to the other service areas, this cost includes the share of expenses required over the planning period to deliver, manage and administer the DC program in Georgina - the share allocated to Development-Related Studies being about \$28,300.



development charges are \$160.99 per capita and \$2.47 per square metre of new non-residential building space.

TABLE 2 CASH FLOW ANALYSIS

The cash-flow analysis is displayed in Table 2 and considers the timing of the development charges revenues to determine the adjusted rates. After cash flow considerations, the residential development charge decreases to \$158.94 per capita. The non-residential development charge decreases to \$2.45 per square metre.

	DEVEL	OPMENT-RELA	TED STUDIES SUMMA	ARY	
		Unad	djusted	Cald	culated
202	25 - 2034	Developr	nent Charge		
Development-Re	elated Capital Program	Residential	Non-Residential	Residential	Non-Residential
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$2,548,342	\$1,784,072	\$160.99	\$2.47	\$158.94	\$2.45



TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM DEVELOPMENT-RELATED STUDIES

				Gross	Grants/ Net Ineligible Costs			Total		DC Eligible Cost			ts				
Project Description	1	Timin	g	Project	Sι	bsidies/	Municipal	Replacement	BTE	D	C Eligible	Αv	/ailable		2025-		Post
				Cost	Re	coveries	Cost	& BTE Shares	(%)		Costs	DC	Reserves		2034		2034
5.0 DEVELOPMENT-RELATED STUDIES																	
5.1 Development-Related Studies - Planning																	
5.1.1 Zoning By-law Update	2025	-	2025	\$ 150,000	\$	-	\$ 150,000	\$ 75,000	50%	\$	75,000	\$	75,000	\$	-	\$	-
5.1.2 Development Engineering Design Criteria Review	2025	-	2025	\$ 95,000	\$	-	\$ 95,000	\$ -	0%	\$	95,000	\$	95,000	\$	-	\$	-
5.1.3 Development Charges Study	2025	-	2025	\$ 70,000	\$	-	\$ 70,000	\$ -	0%	\$	70,000	\$	44,270	\$	25,730	\$	-
5.1.4 Development Tracking System (Capital Only)	2025	-	2025	\$ 665,000	\$	400,000	\$ 265,000	\$ -	0%	\$	265,000	\$	-	\$	265,000	\$	-
5.1.5 Ten Year OP Update and Review	2027	-	2027	\$ 150,000	\$	-	\$ 150,000	\$ 75,000	50%	\$	75,000	\$	-	\$	75,000	\$	-
5.1.6 Sutton/Jackson's Point Secondary Plan	2028	-	2028	\$ 110,000	\$	-	\$ 110,000	\$ -	0%	\$	110,000	\$	-	\$	110,000	\$	-
5.1.7 Development Charges Study	2029	-	2029	\$ 70,000	\$	-	\$ 70,000	\$ -	0%	\$	70,000	\$	-	\$	70,000	\$	-
5.1.8 Pefferlaw Secondary Plan	2029	-	2029	\$ 300,000	\$	-	\$ 300,000	\$ -	0%	\$	300,000	\$	-	\$	300,000	\$	-
5.1.9 Long Range Financial Plan	2030	-	2030	\$ 70,000	\$	-	\$ 70,000	\$ -	0%	\$	70,000	\$	-	\$	70,000	\$	-
5.1.10 Keswick Business Park Secondary Plan	2030	-	2030	\$ 60,000	\$	-	\$ 60,000	\$ -	0%	\$	60,000	\$	-	\$	60,000	\$	-
5.1.11 Miscellaneous Planning Studies	2025	-	2034	\$ 250,000	\$	-	\$ 250,000	\$ -	0%	\$	250,000	\$	-	\$	250,000	\$	-
Subtotal Development-Related Studies - Planning				\$ 1,990,000	\$	400,000	\$ 1,590,000	\$ 150,000		\$	1,440,000	\$	214,270	\$	1,225,730	\$	-
5.2 Development-Related Studies - Other																	
5.2.1 Parks and Trails Master Plan	2025	-	2025	\$ 100,000	\$	-	\$ 100,000	\$ -	0%	\$	100,000	\$	-	\$	100,000	\$	-
5.2.2 Recreation and Culture Master Plan	2026	-	2026	\$ 100,000	\$	-	\$ 100,000	\$ -	0%	\$	100,000	\$	-	\$	100,000	\$	-
5.2.3 Fire Master Plan	2027	-	2027	\$ 100,000	\$	-	\$ 100,000	\$ -	0%	\$	100,000	\$	-	\$	100,000	\$	-
5.2.4 Library Master Plan	2027	-	2031	\$ 130,000	\$	-	\$ 130,000	\$ -	0%	\$	130,000	\$	-	\$	130,000	\$	-
5.2.5 Fire Master Plan	2032	-	2032	\$ 100,000	\$	-	\$ 100,000	\$ -	0%	\$	100,000	\$	-	\$	100,000	\$	-
Subtotal Development-Related Studies - Other				\$ 530,000	\$	-	\$ 530,000	\$ -		\$	530,000	\$	-	\$	530,000	\$	-
5.3 Cost of Delivering Development-Related Capital Program	2025	-	2034	\$ 28,342	\$	-	\$ 28,342	\$ -		\$	28,342	\$	-	\$	28,342	\$	-
TOTAL DEVELOPMENT-RELATED STUDIES				\$ 2,548,342	\$	400,000	\$ 2,148,342	\$ 150,000		\$	1,998,342	\$	214,270	\$	1,784,072	\$	-

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 DC Eligible Costs	71%	\$1,266,691
10-Year Growth in Population in New Units		7,868
Unadjusted Development Charge Per Capita		\$160.99
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 DC Eligible Costs	29%	\$517,381
10-Year Growth in New Space (Square Metres)		209,480
Unadjusted Development Charge Per Square Metre		\$2.47

Reserve Fund Balance Balance as at January 1, 2025 \$214,270



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

DEVELOPMENT-RELATED STUDIES	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
OPENING CASH BALANCE	\$152.13	(\$177.16)	(\$149.04)	(\$192.90)	(\$185.13)	(\$377.46)	(\$386.39)	(\$284.65)	(\$255.37)	(\$134.32)	
2025 - 2034 RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies New Projects: Prior Growth	\$152.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$152.1
- Development-Related Studies: Non Inflated	\$297.2	\$90.8	\$162.5	\$116.3	\$300.9	\$130.5	\$38.2	\$90.8	\$19.8	\$19.8	\$1,266.7
- Development-Related Studies: Inflated	\$449.3	\$92.6	\$169.0	\$123.4	\$325.7	\$144.1	\$43.0	\$104.3	\$23.2	\$23.6	\$1,498.3
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	778	789	789	803	814	825	839	734	745	752	7,868
REVENUE											
- DC Receipts: Inflated	\$123.7	\$129.8	\$134.3	\$141.5	\$148.5	\$155.7	\$163.9	\$148.4	\$155.9	\$162.9	\$1,464.6
INTEREST											
- Interest on Opening Balance	\$5.3	(\$9.7)	(\$8.2)	(\$10.6)	(\$10.2)	(\$20.8)	(\$21.3)	(\$15.7)	(\$14.0)	(\$7.4)	(\$112.5)
- Interest on In-year Transactions	(\$9.0)	\$0.7	(\$1.0)	\$0.3	(\$4.9)	\$0.2	\$2.1	\$0.8	\$2.3	\$2.4	(\$6.0)
TOTAL REVENUE	\$120.0	\$120.7	\$125.2	\$131.2	\$133.4	\$135.2	\$144.8	\$133.5	\$144.2	\$157.9	\$1,346.1
CLOSING CASH BALANCE	(\$177.2)	(\$149.0)	(\$192.9)	(\$185.1)	(\$377.5)	(\$386.4)	(\$284.7)	(\$255.4)	(\$134.3)	(\$0.0)	

2025 Adjusted Charge Per Capita \$158.94

Allocation of Capital Program	
Residential Sector	71.0%
Non-Residential Sector	29.0%
Rates for 2025	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



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

2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	TOTAL
\$62.14	(\$82.90)	(\$80.04)	(\$103.00)	(\$101.52)	(\$176.84)	(\$171.30)	(\$113.18)	(\$104.61)	(\$56.47)	
\$62.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$62.1
\$121.4	\$37.1	\$66.4	\$47.5	\$122.9	\$53.3	\$15.6	\$37.1	\$8.1	\$8.1	\$517.4
\$183.5	\$37.8	\$69.0	\$50.4	\$133.0	\$58.9	\$17.6	\$42.6	\$9.5	\$9.6	\$612.0
16,440	17,800	19,440	21,160	23,200	25,400	27,900	18,340	19,360	20,440	209,480
\$40.2	\$45.1	\$51.0	\$57.4	\$65.2	\$73.9	\$84.0	\$57.1	\$62.4	\$68.2	\$604.5
\$2.2	(\$4.6)	(\$4.4)	(\$5.7)	(\$5.6)	(\$9.7)	(\$9.4)	(\$6.2)	(\$5.8)	(\$3.1)	(\$52.3)
(\$3.9)	\$0.1	(\$0.5)	\$0.1	(\$1.9)	\$0.3	\$1.2	\$0.3	\$0.9	\$1.0	(\$2.4)
\$38.5	\$40.7	\$46.1	\$51.9	\$57.7	\$64.4	\$75.7	\$51.2	\$57.6	\$66.1	\$549.8
(\$82.9)	(\$80.0)	(\$103.0)	(\$101.5)	(\$176.8)	(\$171.3)	(\$113.2)	(\$104.6)	(\$56.5)	\$0.0	
	\$62.14 \$62.1 \$121.4 \$183.5 16,440 \$40.2 \$2.2 (\$3.9) \$38.5	\$62.14 (\$82.90) \$62.1 \$0.0 \$121.4 \$37.1 \$183.5 \$37.8 16,440 17,800 \$40.2 \$45.1 \$2.2 (\$4.6) (\$3.9) \$0.1 \$38.5 \$40.7	\$62.14 (\$82.90) (\$80.04) \$62.1 \$0.0 \$0.0 \$121.4 \$37.1 \$66.4 \$183.5 \$37.8 \$69.0 16,440 17,800 19,440 \$40.2 \$45.1 \$51.0 \$2.2 (\$4.6) (\$4.4) (\$3.9) \$0.1 (\$0.5) \$38.5 \$40.7 \$46.1	\$62.14 (\$82.90) (\$80.04) (\$103.00) \$62.1 \$0.0 \$0.0 \$0.0 \$121.4 \$37.1 \$66.4 \$47.5 \$183.5 \$37.8 \$69.0 \$50.4 16,440 17,800 19,440 21,160 \$40.2 \$45.1 \$51.0 \$57.4 \$2.2 (\$4.6) (\$4.4) (\$5.7) (\$3.9) \$0.1 (\$0.5) \$0.1 \$38.5 \$40.7 \$46.1 \$51.9	\$62.14 (\$82.90) (\$80.04) (\$103.00) (\$101.52) \$62.1 \$0.0 \$0.0 \$0.0 \$0.0 \$121.4 \$37.1 \$66.4 \$47.5 \$122.9 \$183.5 \$37.8 \$69.0 \$50.4 \$133.0 16,440 17,800 19,440 21,160 23,200 \$40.2 \$45.1 \$51.0 \$57.4 \$65.2 \$2.2 (\$4.6) (\$4.4) (\$5.7) (\$5.6) (\$3.9) \$0.1 (\$0.5) \$0.1 (\$1.9) \$38.5 \$40.7 \$46.1 \$51.9 \$57.7	\$62.14 (\$82.90) (\$80.04) (\$103.00) (\$101.52) (\$176.84) \$62.1 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$121.4 \$37.1 \$66.4 \$47.5 \$122.9 \$53.3 \$183.5 \$37.8 \$69.0 \$50.4 \$133.0 \$58.9 16,440 17,800 19,440 21,160 23,200 25,400 \$40.2 \$45.1 \$51.0 \$57.4 \$65.2 \$73.9 \$2.2 (\$4.6) (\$4.4) (\$5.7) (\$5.6) (\$9.7) (\$3.9) \$0.1 (\$0.5) \$0.1 (\$1.9) \$0.3 \$38.5 \$40.7 \$46.1 \$51.9 \$57.7 \$64.4	\$62.14 (\$82.90) (\$80.04) (\$103.00) (\$101.52) (\$176.84) (\$171.30) \$62.1 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$121.4 \$37.1 \$66.4 \$47.5 \$122.9 \$53.3 \$15.6 \$183.5 \$37.8 \$69.0 \$50.4 \$133.0 \$58.9 \$17.6 \$16,440 \$17,800 \$19,440 \$21,160 \$23,200 \$25,400 \$27,900 \$40.2 \$45.1 \$51.0 \$57.4 \$65.2 \$73.9 \$84.0 \$2.2 \$46.6 \$(\$4.4) \$57.7 \$65.6 \$(\$9.7) \$(\$9.4) \$(\$3.9) \$0.1 \$(\$0.5) \$0.1 \$(\$1.9) \$0.3 \$1.2 \$38.5 \$40.7 \$46.1 \$51.9 \$57.7 \$64.4 \$75.7	\$62.14 (\$82.90) (\$80.04) (\$103.00) (\$101.52) (\$176.84) (\$171.30) (\$113.18) \$62.1 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0	\$62.14 (\$82.90) (\$80.04) (\$103.00) (\$101.52) (\$176.84) (\$171.30) (\$113.18) (\$104.61) \$62.1 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0	\$62.14 (\$82.90) (\$80.04) (\$103.00) (\$101.52) (\$176.84) (\$171.30) (\$113.18) (\$104.61) (\$56.47) \$62.1 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0.0 \$0

\$2.45

Allocation of Capital Program	
Residential Sector	71.0%
Non-Residential Sector	29.0%
Rates for 2025	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%



APPENDIX C TOWN-WIDE ENGINEERED SERVICES TECHNICAL APPENDIX

TOWN-WIDE ENGINEERED SERVICES

This appendix deals with Town-wide Roads and Related infrastructure (Services Related to a Highway) and Storm Water Drainage and Control Services. The Parks and Recreation components are addressed in Appendix B.3, and the soft components of road maintenance, including the fleet and operations garages is discussed in Appendix B.4.

Also note, area-specific road works for the Keswick and Sutton service areas are discussed in Appendices D and E, respectively.

APPENDIX C.1 Town-Wide Roads and Related Technical Appendix

SERVICES RELATED TO A HIGHWAY: TOWN-WIDE ROADS AND RELATED

The Roads and Related infrastructure in Georgina include the roads themselves, as well as intersection improvements, sidewalks, bridges, culverts and other structures.

The development-related roads infrastructure projects identified herein are required to service the demands of new development in the Town over the period from 2025 to 2051, for growth of approximately 18,800 persons in new units and total growth in new GFA of roughly 590,000 sqm. This forecast is discussed in more detail in Appendix A.

The following tables set out the 2025 to 2051 development-related capital forecast and the calculation of the development charge for roads. The content of the tables is as follows:

Table 1 Historic Service Level Analysis

Table 2 Development-Related Capital Program

TABLE 1 HISTORICAL SERVICE LEVELS

As shown in Table 1, the Town operates 342 lane kilometres of roads. All roads have a combined replacement cost of \$1.0 billion. The value of the 19 bridges and culverts is estimated at \$23.2 million. Finally, the 127 kilometres of sidewalks in 2024 were worth \$38.1 million.

The combined value of the roads and related inventory of capital assets totals \$1.1 billion, and the fifteen-year historical average service level is calculated at \$19,441.30 per capita plus employment. This average service level multiplied by the forecast growth in net population and employment from 2025 to 2051 (27,512), results in a maximum allowable funding envelope of \$534.9 million.

TABLE 2 2025-2051 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF THE "UNADJUSTED" DEVELOPMENT CHARGES

The total cost of the Town-wide roads capital program is \$8.7 million and includes a provision for growth-related road works and active transportation projects that will be

needed throughout the Town between 2025 and 2051 at \$2.5 million. Furthermore, the program includes the widening and intersection improvements on Hadden Road at \$4.6 million. Lastly, the program also includes the development of necessary Transportation Master Plans over the planning horizon at \$1.6 million with the expectation that the plans will help inform future growth-related road capital needs. Similar to other Town service area, the cost to deliver, manage and administer the development-related program in Georgina is included at a share of \$19,200. Note, the works included in this project do not include any works that would be defined as a local service. Table 1 details the allocation of the included costs.

A portion of the program is considered to be ineligible for DC funding; a 5%, or \$213,000, benefit to existing share has been deducted from the Hadden Road project. The Town's roads DC reserve fund has an available balance of about \$854,000, which will be used to fund a portion of these works. The remaining DC eligible share of \$7.6 million is incorporated into the development charges calculation and is allocated to the residential sector and non-residential sector based on shares of population and non-residential building space growth between 2025 and 2051.

The residential share of the costs totals \$5.2 million, or 68%. When divided by the long-term population growth in new units of about 18,800, a charge of \$275.04 per capita results. The non-residential share of the costs represents 32% and totals \$2.4 million. When divided by the anticipated increase in square metres of building space between 2025 and 2051 (approximately 588,000 square metres), a charge of \$4.14 per square metre results.

The following is a summary of the calculated Town-wide roads development charges:

		TOWN-WIDE ROA	ADS AND RELATED		
		Unad	djusted	Cald	culated
202	25 - 2051	Developn	nent Charge	Developn	nent Charge
Development-Re	elated Capital Program	Residential	Non-Residential	Residential	Non-Residentia
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$8,669,173	\$7,602,343	\$275.04	\$4.14	\$275.04	\$4.14

TOWN OF GEORGINA INVENTORY OF CAPITAL ASSETS

SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

ROADS							# of l	ane Kilometre	es							UNIT COST
Type of Road	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/km)
High Class Bit.	208.1	208.1	208.1	208.1	208.1	208.1	212.6	217.0	221.5	226.0	230.5	235.0	237.0	237.0	238.0	\$3,580,000
Low Class Bit.	116.9	116.9	116.9	116.9	116.9	116.9	113.9	110.9	107.9	105.0	102.0	99.0	99.0	99.0	93.0	\$1,780,000
Other	8.2	8.2	8.2	8.2	8.2	8.2	7.7	7.2	6.6	6.1	5.5	5.0	5.0	5.0	11.0	\$1,780,000
Total (km)	333.2	333.2	333.2	333.2	333.2	333.2	334.1	335.1	336.1	337.1	338.0	339.0	341.0	341.0	342.0	
Total (\$000)	\$967,584.7	\$967,584.7	\$967,584.7	\$967,584.7	\$967,584.7	\$967,584.7	\$977,390.6	\$987,196.5	\$997,002.4	\$1,006,808.2	\$1,016,614.1	\$1,026,420.0	\$1,033,580.0	\$1,033,580.0	\$1,037,160.0	

BRIDGES AND CULVERTS						#	of Bridges and	Culverts								UNIT COST
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/unit)
Bridges and Culverts	18	18	18	18	18	18	18	18	18	18	18	18	18	18	19	\$1,220,000
Total (#)	18	18	18	18	18	18	18	18	18	18	18	18	18	18	19	
Total (\$000)	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$23,180.0	1

SIDEWALKS							# o	f Kilometres								UNIT COST
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/km)
Sidewalks	75	75	75	75	75	75	82	89	96	103	110	120	125	127	127	\$300,000
Total (km)	75	75	75	75	75	75	82	89	96	103	110	120	125	127	127	
Total (\$000)	\$22,500.0	\$22,500.0	\$22,500.0	\$22,500.0	\$22,500.0	\$22,500.0	\$24,600.0	\$26,700.0	\$28,800.0	\$30,900.0	\$33,000.0	\$36,000.0	\$37,500.0	\$38,100.0	\$38,100.0	ĺ



APPENDIX C.1 TABLE 1

TOWN OF GEORGINA

CALCULATION OF SERVICE LEVELS

SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	43,280	43,517	43,891	44,268	44,648	45,031	45,418	45,981	46,289	46,895	47,463	47,642	48,732	49,124	49,561
Historic Employment	7,467	7,555	7,532	7,510	7,488	7,466	7,443	7,503	7,565	7,629	7,695	7,763	7,961	8,175	8,406
Historic Population + Employment	50,747	51,072	51,423	51,778	52,136	52,497	52,861	53,484	53,854	54,524	55,158	55,405	56,693	57,299	57,967

INVENTORY SUMMARY (\$000)

Roads	\$967,584.7	\$967,584.7	\$967,584.7	\$967,584.7	\$967,584.7	\$967,584.7	\$977,390.6	\$987,196.5	\$997,002.4	\$1,006,808.2	\$1,016,614.1	\$1,026,420.0	\$1,033,580.0	\$1,033,580.0	\$1,037,160.0
Bridges And Culverts	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$21,960.0	\$23,180.0
Sidewalks	\$22,500.0	\$22,500.0	\$22,500.0	\$22,500.0	\$22,500.0	\$22,500.0	\$24,600.0	\$26,700.0	\$28,800.0	\$30,900.0	\$33,000.0	\$36,000.0	\$37,500.0	\$38,100.0	\$38,100.0
Total (\$000)	\$1,012,044.7	\$1,012,044.7	\$1,012,044.7	\$1,012,044.7	\$1,012,044.7	\$1,012,044.7	\$1,023,950.6	\$1,035,856.5	\$1,047,762.4	\$1,059,668.2	\$1,071,574.1	\$1,084,380.0	\$1,093,040.0	\$1,093,640.0	\$1,098,440.0

SERVICE LEVEL (\$/pop+empl)

Total (\$/pop+empl)	\$19,942.95	\$19,816.15	\$19,680.78	\$19,545.84	\$19,411.63	\$19,278.14	\$19,370.54	\$19,367.65	\$19,455.64	\$19,434.76	\$19,427.33	\$19,572.01	\$19,280.04	\$19,086.69	\$18,949.30	\$19,441.30
Sidewalks	\$443.38	\$440.56	\$437.55	\$434.55	\$431.56	\$428.60	\$465.37	\$499.22	\$534.78	\$566.72	\$598.28	\$649.77	\$661.46	\$664.94	\$657.27	\$527.60
Bridges And Culverts	\$432.73	\$429.98	\$427.05	\$424.12	\$421.21	\$418.31	\$415.43	\$410.59	\$407.77	\$402.76	\$398.13	\$396.36	\$387.35	\$383.26	\$399.88	\$410.33
Roads	\$19,066.84	\$18,945.61	\$18,816.19	\$18,687.18	\$18,558.86	\$18,431.24	\$18,489.74	\$18,457.84	\$18,513.09	\$18,465.29	\$18,430.92	\$18,525.89	\$18,231.23	\$18,038.49	\$17,892.15	\$18,503.37
																2010.

TOWN OF GEORGINA
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2010 - 2024	\$19,441.30
Net Population & Employment Growth in New Space 2025 - 2051	27,512
Maximum Allowable Funding Envelope	\$534,868,831



Average

Service

APPENDIX C.1 TABLE 2

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

		Gross	Grants/	Net	Ineligible	Costs	Total		DC Eligible Cost	s
Project Description	Timing	Project	Subsidies/Other	Municipal	Replacement	BTE	DC Eligible	Available	2025-	Post
		Cost	Recoveries	Cost	& BTE Shares	(%)	Costs	DC Reserves	2051	2051
1.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED										
1.1 Town-Wide Road and Related Works										
1.1.1 Active Transportation Master Plan/Study	2025 - 2025	\$ 200,000	\$ -	\$ 200,000	\$ -	0%	\$ 200,000	\$ -	\$ 200,000	\$ -
1.1.2 Provision for Town-wide Growth Related Road Works and ATMP Projects	2025 - 2051	\$ 2,500,000	\$ -	\$ 2,500,000	\$ -	0%	\$ 2,500,000	\$ 853,830	\$ 1,646,170	\$ -
1.1.3 Hadden Road (Widening and Intersection)	2025 - 2025	\$ 4,600,000	\$ -	\$ 4,600,000	\$ 213,000	5%	\$ 4,387,000	\$ -	\$ 4,387,000	\$ -
1.1.4 Transportation Master Plan	2025 - 2051	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -	0%	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -
Subtotal Town-Wide Road and Related Works		\$ 8,650,000	\$ -	\$ 8,650,000	\$ 213,000		\$ 8,437,000	\$ 853,830	\$ 7,583,170	\$ -
1.2 Cost of Delivering Development-Related Capital Program	2025 - 2034	\$ 19,173	\$ -	\$ 19,173	\$ -	0%	\$ 19,173	\$ -	\$ 19,173	\$ -
TOTAL SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED		\$ 8,669,173	\$ -	\$ 8,669,173	\$ 213,000		\$ 8,456,173	\$ 853,830	\$ 7,602,343	\$ -

Residential Development Charge Calculation		
Residential Share of 2025 - 2051 DC Eligible Costs	68%	\$5,169,593
2025-2051 Growth in Population in New Units		18,796
Unadjusted Development Charge Per Capita		\$275.04
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2051 DC Eligible Costs	32%	\$2,432,750
2025-2051 Growth in New Space (Square Metres)		588,042
Unadjusted Development Charge Per Square Metre		\$4.14

2025 - 2051 Net Funding Envelope	\$534,868,831
Reserve Fund Balance Balance as at January 1, 2025	\$853,830



APPENDIX C.2 TOWN-WIDE STORM WATER DRAINAGE AND CONTROL SERVICES TECHNICAL APPENDIX

TOWN-WIDE STORM WATER DRAINAGE AND CONTROL SERVICES

The Town of Georgina's development charges include a Stormwater Management component. This will fund Stormwater Model/Master Plans, which will inform future development-related infrastructure works required across the Town of Georgina.

The master plan and model will identify works required to service the demands of new development in the Town over the period from 2025 to 2051, for growth of approximately 18,800 persons in new units and total growth in new GFA of roughly 588,000 sqm. This forecast is discussed in more detail in Appendix A.

The total cost of the Stormwater Model/Master Plans is estimated at \$945,000. The Town is also planning to acquire a new sewer flusher/VAC truck for a cost of \$920,000 in 2026, this truck will benefit different services areas (shared with water, wastewater, and roads), and the stormwater benefit has been included for recovery at \$230,000. Additionally, the cost to deliver, manage and administer the DC program in Georgina is included at \$6,700. As all the projects are deemed fully growth-related, no replacement shares have been deducted. Reserve funds amounting to \$55,800 are used against the growth-related costs, therefore \$1.1 million is carried forward and deemed DC eligible in the planning period to 2051.

The residential share of the costs totals \$765,600, or 68%. When divided by the long-term population growth in new units of 18,796, a charge of \$40.73 per capita results. The non-residential share of the costs represents 32% and total \$360,300. When divided by the anticipated increase in square metres of building space between 2025 and 2051 (about 588,000 square metres), a charge of \$0.61 per square metre results.

The following is a summary of the calculated Town-wide Storm Water Drainage and Control Services development charges:

	TOV	VN-WIDE STORM	WATER MANAGEMEN	Т	
		Una	djusted	Cald	culated
202	25 - 2051	Developn	nent Charge	Developn	nent Charge
Development-Re	elated Capital Program	Residential	Non-Residential	Residential	Non-Residential
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$1,181,714	\$1,125,927	\$40.73	\$0.61	\$40.73	\$0.61

APPENDIX C.2 TABLE 1

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM STORM WATER DRAINAGE AND CONTROL

				Gross		Grants/		Net		Ineligible Costs		Total		DC Eligible Costs				s	
Project Description		Timing		Project		Subsidies/Other		Municipal		placement	BTE	DC Eligible		Available		2025-		Post	
				Cost	Re	ecoveries		Cost	& B	TE Shares	(%)		Costs	DC Rese	rves		2051	2	2051
2.0 STORM WATER DRAINAGE AND CONTROL																			
2.1 Town-Wide Stormwater Management																			
2.1.1 Sewer Flusher/VAC Truck (Combo Unit) - Stormwater Share	2026 -	- 2026	\$	230,000	\$	-	\$	230,000	\$	-	0%	\$	230,000	\$	-	\$	230,000	\$	-
2.1.2 Stormwater Model/Masterplan	2025 -	- 2051	\$	675,000	\$	-	\$	675,000	\$	-	0%	\$	675,000	\$ 5	5,787	\$	619,213	\$	-
2.1.3 Stormwater Model/Masterplan	2025 -	- 2051	\$	270,000	\$	-	\$	270,000	\$	-	0%	\$	270,000	\$	-	\$	270,000	\$	-
Subtotal Town-Wide Stormwater Management			\$	1,175,000	\$	-	\$	1,175,000	\$	-		\$	1,175,000	\$ 5!	,787	\$	1,119,213	\$	-
2.2 Cost of Delivering Development-Related Capital Program	2025 -	- 2034	\$	6,714	\$	-	\$	6,714	\$	-	0%	\$	6,714	\$	-	\$	6,714	\$	-
TOTAL STORM WATER DRAINAGE AND CONTROL			\$	1,181,714	\$	-	\$	1,181,714	\$	-		\$	1,181,714	\$ 5	,787	\$	1,125,927	\$	-

Residential Development Charge Calculation		
Residential Share of 2025 - 2051 DC Eligible Costs	68%	\$765,630
2025-2051 Growth in Population in New Units		18,796
Unadjusted Development Charge Per Capita		\$40.73
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2051 DC Eligible Costs	32%	\$360,297
2025-2051 Growth in New Space (Square Metres)		588,042
Unadjusted Development Charge Per Square Metre		\$0.61

Reserve Fund Balance Balance as at January 1, 2025 \$55,787



APPENDIX D KESWICK SERVICE AREA TECHNICAL APPENDIX

KESWICK SERVICE AREA

This appendix provides a brief outline of the capital works required in the Keswick Service Area. The capital program outlines several works needed including Services Related to a Highway, Water, Wastewater, and Development-related Studies related to this service area.

The Keswick community is anticipated to accommodate most of the development in the Town over the long-term planning period – 66% of residential development and 83% of non-residential development. The capital costs and resulting development charges outlined in this appendix only apply to development within the boundaries of Keswick, as illustrated in Exhibit 1. Development occurring within this area will be subject to the Keswick-specific charge, as well as the Town-wide development charges calculated in this Background Study. Furthermore, development in the Queensway East and West service area within Keswick are subject to a further DC for the benefitting infrastructure.

Table 1 provides the details of the projects included in the Keswick area-specific development charge calculation. The project costs and nature of the works have been informed by Town staff which also includes input from the Town's external engineers as it relates to water and wastewater modelling. A brief summary of the projects follows:

- The roads infrastructure component includes for the recovery of outstanding credits related to the construction of a new segment of Dovedale Drive, as well as the urbanization of Queensway North. The total gross cost of this share of the program is \$10.6 million.
 - Related to the Queensway North Urbanization, a portion of the project is considered
 to be a local share not recovered from DCs (\$462,300) with a further \$3.5 million
 non-growth-related cost removed from the calculation as this cost would have been
 required in the absence of development, prior to the urbanization and improvement
 works.
- Various sidewalk and streetlight constructions are required to accommodate growth in the service area totalling \$8.2 million. Of this amount, about \$1.4 million is assumed to be a local service contribution and removed from the calculation. In addition, about \$138,300 is associated to benefit to existing shares associated to some reconstruction works on existing sidewalks.



- It is important to note that the sidewalk and streetlight works identified in this study are in addition to local service infrastructure funded through development agreements as there is additional sidewalk and lighting infrastructure that is not directly associated to any specific development and will require the Town to facilitate works to complete the "links" between the developments. These additional sidewalks and streetlights are not the full responsibility of one developer but rather provide connectivity to the rest of the system based on the Town's Active Trail and Transportation Masterplan. With this said, the projects identified in the program do not relate to the recovery of works which have been previously completed nor are they included in any development agreement to be emplaced by the developer. They are included for recovery through development charges and are expected to be undertaken by the Town when the developments come online in the area.
- Water services totals \$9.4 million, which includes new watermain on Old Homestead Road, a new watermain on Thomas Smith Street, and a new trunk main on Glenwoods Avenue. Local service contributions amounting to \$1.4 million have been identified and removed from the total cost. Furthermore, \$785,900 has also been subtracted as it is associated with benefit to existing shares.
- Wastewater includes The Queensway South Sewer and a provision for growth related I/I works for a total of \$1.9 million. A benefit to existing share related to The Queensway South Sewer is also identified at about \$1.1 million. The I/I works have been allocated to both the Keswick and Sutton service areas based on shares of population and employment as they are identified to benefit both areas. Importantly, the I/I Works considered in this study would only be related to spearheading Town initiated I/I programs. At this stage, the Town would need to do some investigative analysis prior to initiating the extensive works which have been identified through some preliminary engineering analyses.
- Water and wastewater vehicles totalling \$1.2 million have been identified and included for recovery in this planning horizon. The vehicles have been allocated to both the Keswick and Sutton service areas based on shares of population and employment as they are identified to benefit both areas. The vehicles identified are net new additions to the fleet required because of growth and no benefit to existing shares have been identified.
- Engineering studies including a water model/master plan and wastewater model/master plan have been identified totalling \$1.0 million for Keswick. Development of the models/master plan have also been allocated to both the Keswick and Sutton



service areas based on shares of population and employment as they are identified to benefit both areas.

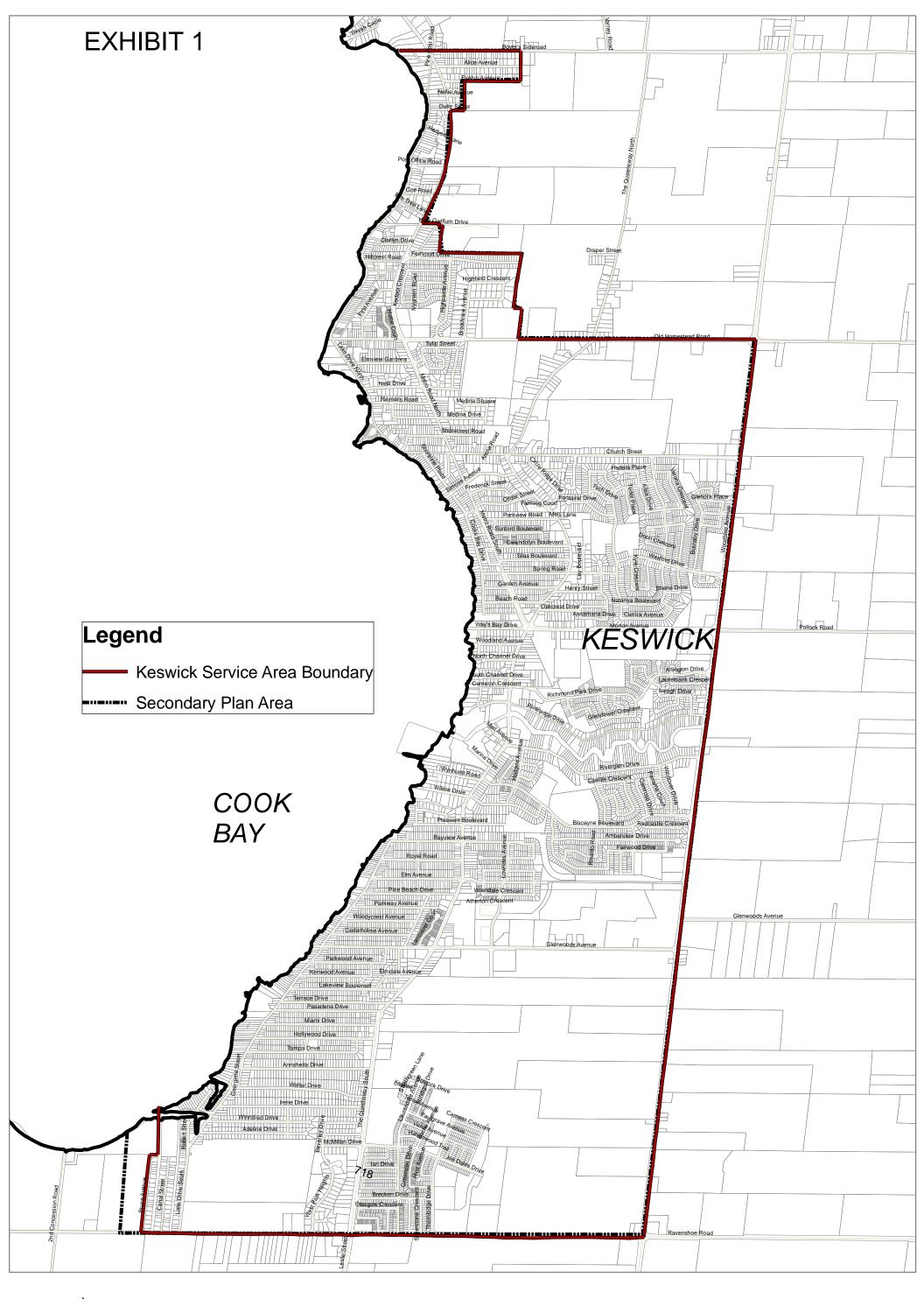
• The cost to deliver, manage and administer the DC program in Georgina has also been included at \$162,900.

The total cost of these works is identified to be about \$32.5 million. Local service contributions amounting to about \$3.3 million, as well as benefit to existing shares of \$5.6 million have been netted off the total costs. Of the total DC eligible costs of \$23.7 million, \$771,300 is to be funded by the available Keswick Service Area DC reserve funds. The remaining share of \$22.9 million is eligible for recovery through development charges during the 2025 to 2051 planning period and has been allocated to the residential and non-residential sectors based on anticipated development within the service area.

The residential share of costs totals \$14.4 million, or 63%. This share is divided by the anticipated population growth in new units (12,459) in Keswick over the longer-term planning period and yields a development charge of \$1,157.97 per capita.

The non-residential share of 37%, or \$8.5 million, is divided by the long-term increase in non-residential building space of 490,035 square metres. This results in a charge of \$17.29 per square metre of non-residential development located within the boundaries of the Keswick Service Area.







KESWICK URBAN SERVICE AREA MAP

APPENDIX D TABLE 1

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM KESWICK SERVICE AREA

1.1 Keswick Se 1.1.1 Dove 1.1.2 Quee 1.1.3 Quee Sub 1.2 Keswick Se 1.2.1 1.7 1.2.2 Old 1.2.3 Side 1.2.4 Stre		2025	- 2025 - 2025 - 2025 - 2025 - 2027	\$ \$	8,156,405 1,735,000 10,608,765		- 462,300 - 462,300	\$ \$ \$	7,694,105 1,735,000	\$ - \$ 2,182,800 \$ 1,356,100	8TE (%) 0% 28% 78%	\$ \$	717,360 5,511,305 378,900		717,360 53,948	\$	2025- 2051 - 5,457,357 378,900		Post 2051
Includes: Services Includes: Services	Related to a Highway, Water, Sewer and Development-Related Studies sorvice Area - Roads deale Drive (Outstanding DC Credits) ensway North Urbanization (Culvert to Old Homestead) fully urbanized ensway North Urbanization (South of the Culvert) fully urbanized stotal Keswick Service Area - Roads envice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk from Dunnville to Church Homestead Sidewalk Multi-Use Path Metro Road to Woodbine evalls/Multi-Use Path Connections settlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2025 2025 2025 2027 2030	- 2025 - 2025 - 2025 - 2027	\$ \$	717,360 8,156,405 1,735,000 10,608,765	\$ \$	- 462,300 -	\$	717,360 7,694,105 1,735,000	\$ - \$ 2,182,800 \$ 1,356,100	0% 28%	\$	717,360 5,511,305	\$	717,360	\$	- 5,457,357	\$	
Includes: Services Includes: Services	Related to a Highway, Water, Sewer and Development-Related Studies sorvice Area - Roads deale Drive (Outstanding DC Credits) ensway North Urbanization (Culvert to Old Homestead) fully urbanized ensway North Urbanization (South of the Culvert) fully urbanized stotal Keswick Service Area - Roads envice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk from Dunnville to Church Homestead Sidewalk Multi-Use Path Metro Road to Woodbine evalls/Multi-Use Path Connections settlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2025 2025 2025 2027 2030	- 2025 - 2025 - 2025 - 2027	\$ \$	8,156,405 1,735,000 10,608,765	\$	-	\$	7,694,105 1,735,000	\$ 2,182,800 \$ 1,356,100	28%	\$	5,511,305			\$		-	-
Includes: Services Includes: Services	Related to a Highway, Water, Sewer and Development-Related Studies sorvice Area - Roads deale Drive (Outstanding DC Credits) ensway North Urbanization (Culvert to Old Homestead) fully urbanized ensway North Urbanization (South of the Culvert) fully urbanized stotal Keswick Service Area - Roads envice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk from Dunnville to Church Homestead Sidewalk Multi-Use Path Metro Road to Woodbine evalls/Multi-Use Path Connections settlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2025 2025 2025 2027 2030	- 2025 - 2025 - 2025 - 2027	\$ \$	8,156,405 1,735,000 10,608,765	\$	-	\$	7,694,105 1,735,000	\$ 2,182,800 \$ 1,356,100	28%	\$	5,511,305			\$		-	
1.1.1 Dove 1.1.2 Quee 1.1.3 Quee Sub 1.2 Keswick Se 1.2.1 1,7,7 1.2.2 Old 1.2.3 Side 1.2.4 Stre	edale Drive (Outstanding DC Credits) ensway North Urbanization (Culvert to Old Homestead) fully urbanized ensway North Urbanization (South of the Culvert) fully urbanized stotal Keswick Service Area - Roads revice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections settlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2025 2025 2025 2027 2030	- 2025 - 2025 - 2025 - 2027	\$ \$	8,156,405 1,735,000 10,608,765	\$	-	\$	7,694,105 1,735,000	\$ 2,182,800 \$ 1,356,100	28%	\$	5,511,305			\$		-	-
1.1.1 Dove 1.1.2 Quee 1.1.3 Quee Sub 1.2 Keswick Se 1.2.1 1,7,7 1.2.2 Old 1.2.3 Side 1.2.4 Stre	edale Drive (Outstanding DC Credits) ensway North Urbanization (Culvert to Old Homestead) fully urbanized ensway North Urbanization (South of the Culvert) fully urbanized stotal Keswick Service Area - Roads revice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections settlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2025 2025 2025 2027 2030	- 2025 - 2025 - 2025 - 2027	\$ \$	8,156,405 1,735,000 10,608,765	\$	-	\$	7,694,105 1,735,000	\$ 2,182,800 \$ 1,356,100	28%	\$	5,511,305			\$		-	-
1.1.2 Quee 1.1.3 Quee Sub 1.2 Keswick Se 1.2.1 1.7 1.2.2 Old 1.2.3 Side 1.2.4 Stre	ensway North Urbanization (Culvert to Old Homestead) fully urbanized ensway North Urbanization (South of the Culvert) fully urbanized stotal Keswick Service Area - Roads privice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections estellights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2025 2025 2025 2027 2030	- 2025 - 2025 - 2025 - 2027	\$ \$	8,156,405 1,735,000 10,608,765	\$	-	\$	7,694,105 1,735,000	\$ 2,182,800 \$ 1,356,100	28%	\$	5,511,305			\$		-	-
1.1.3 Quec Sub 1.2 Keswick Se 1.2.1 1.7 1 1.2.2 Old 1.2.3 Side 1.2.4 Stre	ensway North Urbanization (South of the Culvert) fully urbanized stotal Keswick Service Area - Roads ervice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestaed Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections settlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2025 2027 2030	- 2025 - 2025 - 2027	\$ \$	1,735,000 10,608,765	\$	-	\$	1,735,000	\$ 1,356,100		\$		\$	53,948			\$	-
1.2 Keswick Se 1.2.1 1.7 t 1.2.2 Old 1.2.3 Side 1.2.4 Stre	ototal Keswick Service Area - Roads ervice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections ewalk/Multi-Use Path Connections etellights on the east side of Woodbine from Ravenshoe to Woodbine etellights on the west side of Woodbine from Ravenshoe to Woodbine	2025 2027 2030	- 2025 - 2027	\$	10,608,765	\$	462,300	_			78%	\$	378,900	\$		\$	378,900	\$	-
1.2 Keswick Se 1.2.1 1.7 i 1.2.2 Old 1.2.3 Side 1.2.4 Stre	prvice Area - Sidewalks and Streetlights m wide sidewalk from Dunnville to Church Homestead Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections estlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine	2027 -	- 2027	s	, ,	\$	462,300	\$	10 146 465									<u> </u>	
1.2.1 1.7 (1.2.2 Old 1.2.3 Side 1.2.4 Stre	m wide sidewalk from Dunnville to Church Homestead Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections setlights on the east side of Woodbine from Ravenshoe to Woodbine setlights on the west side of Woodbine from Ravenshoe to Woodbine	2027 -	- 2027		280 000				10,140,405	\$ 3,538,900		\$	6,607,565	\$	771,308	\$ 5	5,836,257	\$	-
1.2.1 1.7 (1.2.2 Old 1.2.3 Side 1.2.4 Stre	m wide sidewalk from Dunnville to Church Homestead Sidewalk/Multi-Use Path Metro Road to Woodbine ewalk/Multi-Use Path Connections setlights on the east side of Woodbine from Ravenshoe to Woodbine setlights on the west side of Woodbine from Ravenshoe to Woodbine	2027 -	- 2027		280 000														
1.2.3 Side 1.2.4 Stre	ewalk/Multi-Use Path Connections betlights on the east side of Woodbine from Ravenshoe to Woodbine betlights on the west side of Woodbine from Ravenshoe to Woodbine	2027 -	- 2027			\$	_	\$	280,000	\$ 28,000	10%	\$	252,000	\$	-	s	252,000	\$	_
1.2.3 Side 1.2.4 Stre	ewalk/Multi-Use Path Connections betlights on the east side of Woodbine from Ravenshoe to Woodbine betlights on the west side of Woodbine from Ravenshoe to Woodbine	2030		S	2,485,000	\$	1,382,500	\$	1,102,500	\$ 110,250	10%	\$	992,250	\$	_	s	992,250	\$	_
1.2.4 Stre	eetlights on the east side of Woodbine from Ravenshoe to Woodbine eetlights on the west side of Woodbine from Ravenshoe to Woodbine		- 2030	s	560,000	\$	-	\$	560,000	\$ -	0%	\$	560,000	\$		s	560,000	\$	-
	eetlights on the west side of Woodbine from Ravenshoe to Woodbine		- 2030	s	1,739,500	\$	-	\$		\$ -	0%	\$	1,739,500	\$			1,739,500	\$	_
	-	2030	- 2030	s	1,739,500	\$	-	\$		\$ -	0%	\$	1.739.500	\$	-			\$	_
			- 2030	s	1,400,000	\$	_	\$	1.400.000	\$ -	0%	\$	1,400,000	\$	_		1.400.000	\$	
	ototal Keswick Service Area - Sidewalks and Streetlights	2000	2000	\$	8.204.000	\$	1.382.500	_		\$ 138,250	0.00	s		s	-			ŝ	
040	Social Results Colline Files College and College Colle			ľ	0,201,000	ľ	1,002,000	•	0,022,000	200,200		ľ	0,000,200	,			,,000,200		
	ervice Area - Water																		
1.3.1 New	v watermain on Old Homestead Road	2025	- 2025	\$	639,600	\$	-	\$,	\$ 63,900	10%	\$	575,700	\$	-	\$	575,700	\$	-
	w watermain on Old Homestead Road (from existing stub to limits of GSMB lands)	2027	- 2027	\$	1,972,100	\$	-	\$		\$ 394,420	20%	\$	1,577,680	\$	-		1,577,680	\$	-
1.3.3 New	w watermain on Thomas Smith Street, Old Homestead Road Woodbine Avenue.	2030	- 2030	\$	3,536,000	\$	1,414,400	\$		\$ -	0%	\$	2,121,600	\$	-			\$	-
1.3.4 New	v trunk watermain on Glenwoods Avenue	2030	- 2030	\$	3,276,000	\$	-	\$	3,276,000	\$ 327,600	10%	\$	2,948,400	\$	-	\$	2,948,400	\$	-
Sub	ototal Keswick Service Area - Water			\$	9,423,700	\$	1,414,400	\$	8,009,300	\$ 785,920		\$	7,223,380	\$	-	\$ 7	7,223,380	\$	-
1.4 Keswick Se	ervice Area - Sewer																		
	Queensway South Sewer	2030	- 2030	s	1,774,500	\$		\$	1.774.500	\$ 1.117.935	63%	\$	656,565	\$	_	s	656,565	\$	
	rision for Growth Related I/I Works		- 2051	s	120,000	\$	_	\$	120,000	\$ -	0%	\$	120,000	\$	_	s	120,000	\$	
	ototal Keswick Service Area - Sewer	2023	- 2031	\$		\$	-	_		\$ 1,117,935	0.0	\$	776,565	\$	-	\$	_	\$	
																	·		
	/astewater Vehicles																		
	ver Flusher/VAC Truck (Combo Unit)	2026	- 2026		518,000	\$	-	\$	510,000	\$ -	0%	\$	518,000	\$	-	\$		\$	-
	litional Vehicle (w/Hiyab Crane)	2027	- 2027	\$		\$	-	\$	130,000	\$ -	0%	\$	130,000	\$	-	\$		\$	-
	khoe	2027	- 2028	\$	200,000	\$	-	\$	200,000	\$ -	0%	\$	200,000	\$	-	\$		\$	-
	vision for Growth-Related Vehicles	2025	- 2051	\$	370,000	\$	-	\$	370,000	\$ -	0%	\$	370,000	\$		\$	370,000	\$	
Sub	ototal Water and Wastewater Vehicles			\$	1,218,000	\$	-	\$	1,218,000	\$ -		\$	1,218,000	\$	-	\$ 1	,218,000	\$	-
1.6 Engineering	Studies											1							
	ter Masterplan and Updates	2025	- 2051	s	700,000	\$	_	\$	700,000	\$ -	0%	\$	700,000	\$		s	700,000	\$	_
	stewater Masterplan and Updates		- 2051	s	300,000	\$	_	\$	300,000	\$ -	0%	\$	300,000	\$		s	300,000	\$	_
	ototal Engineering Studies			\$	1,000,000	\$	-	\$		\$ -		\$	1,000,000	\$	-	\$ 1	_	\$	-
												1.		١.				i .	
1.7 Cost of Deli	ivering Development-Related Capital Program	2025	- 2034	\$	162,872	\$	-	\$	162,872	\$ -	0%	\$	162,872	\$	-	\$	162,872	\$	-
TOTAL KESWICK S	SERVICE AREA			\$	32,511,837	\$	3,259,200	\$	29,252,637	\$ 5,581,005		\$	23,671,632	\$	771,308	\$ 22	2,900,324	\$	-
								l			1	1		1		1			

Residential Development Charge Calculation		
Residential Share of 2025 - 2051 DC Eligible Costs	63%	\$14,427,204
2025-2051 Growth in Population in New Units		12,459
Unadjusted Development Charge Per Capita		\$1,157.97
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2051 DC Eligible Costs	37%	\$8,473,120
2025-2051 Growth in New Space (Square Metres)		490,035
Unadjusted Development Charge Per Square Metre		\$17.29

Reserve Fund Balance Balance as at January 1, 2025 \$771,308



APPENDIX E SUTTON SERVICE AREA TECHNICAL APPENDIX



SUTTON SERVICE AREA

This appendix provides a brief outline of the capital works required in the Sutton Service Area. The capital program outlines several works needed, including Services Related to a Highway, Water, Wastewater, and Development-Related Studies related to this service area.

The Sutton community is anticipated to accommodate 21% of residential development and 6% of non-residential development. The capital costs and resulting development charges outlined in this appendix only apply to development within the boundaries of Sutton, as illustrated in Exhibit 1. Development occurring within this area will be subject to both the Sutton-specific charge, as well as the Town-wide development charges calculated in this Background Study.

Table 1 provides the details of the projects included in the Sutton area-specific development charge calculation. The project costs and nature of the works have been informed by Town staff which also includes input from the Town's external engineering consultants as it relates to water and wastewater modelling. A summary of the projects are outlined below. Of note, a series of the projects such as the I/I works, water and wastewater modeling, master plans and necessary vehicles are recovered between the Sutton and Keswick Service Area based on shares of population and employment as they are identified to benefit both areas.

- Engineered services includes for the redevelopment of High Street, new construction of the Black River sidewalk and North Street, Lorne St Sewer, Dalton Rd Sewer and the provision for growth related I/I works. The total costs of these projects is about \$7.9 million with \$3.7 million identified as benefit to existing which will not be recovered from development charges.
 - The I/I works have been allocated to both the Keswick and Sutton service areas based on shares of population and employment as they are identified to benefit both areas. As indicated in the previous section, the I/I works considered in this study would only be related to spearheading Town initiated I/I programs. At this stage, the Town would need to do some investigative analysis prior to initiating the extensive works which have been identified through some preliminary engineering analyses.



- Water and wastewater vehicles totalling \$291,000 have been identified and included for recovery in this planning horizon. The vehicles have been allocated to both the Keswick and Sutton service areas based on shares of population and employment as they are identified to benefit both areas. The vehicles identified are net new additions to the fleet required because of growth and no benefit to existing shares have been identified.
- Engineering studies including a water model/master plan and wastewater model/master plan have been identified totalling \$174,500 for Sutton. Development of the models/master plan have also been allocated to both the Keswick and Sutton service areas based on shares of population and employment as they are identified to benefit both areas.
- The cost to deliver, manage and administer the DC program in Georgina has also been included at \$19.000.

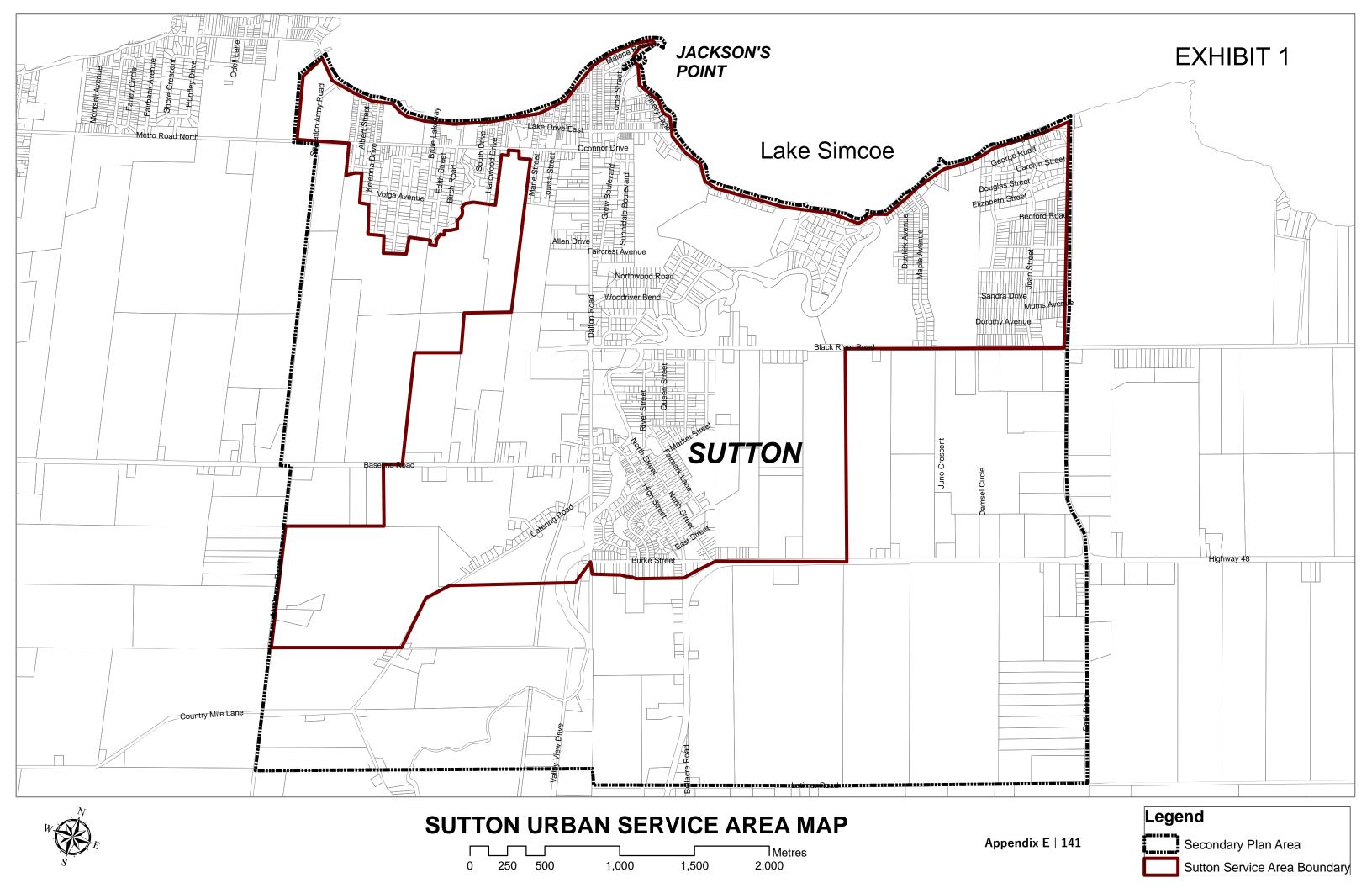
The total cost of these works is identified to be about \$8.4 million. Benefit to existing shares amount to \$3.7 million, and this share has been netted off the total costs and not recovered from development charges. Of the total remaining DC eligible costs of \$4.7 million, \$766,800 is to be funded by the available Sutton Service Area DC reserve funds. The remaining share of approximately \$3.9 million is eligible for recovery through development charges during the 2025 to 2051 planning period and has been allocated to the residential and non-residential sectors based on anticipated development within the service area.

The residential share of costs totals approximately \$3.4 million, or 88%. This share is divided by the anticipated population growth in new units (4,000) in Sutton over the longer-term planning period and yields a development charge of \$864.65 per capita.

The non-residential share of 12%, or \$473,800, is divided by the long-term increase in non-residential building space of 37,100 square metres. This results in a charge of \$12.78 per square metre of non-residential development located within the boundaries of the Sutton Service Area.

The area-specific DC charges are not adjusted for cash-flow in this DC Background Study.





APPENDIX E TABLE 1

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM SUTTON SERVICE AREA

Project Description 1.0 SUTTON SERVICE AREA		Timi	ng	Projec	- 1.					Ineligible Costs						s				
1.0 CUTTON CEDVICE ADEA			Timing		Timing P		ming Project S		Subsidies/Other		Municipal	Replacement	BTE		DC Eligible	Available		2025-		Post
1.0 CUTTON SERVICE AREA				Cost		Recoveries		Cost	& BTE Shares	(%)	L	Costs	DC	Reserves	2051		2051			
Includes: Services Related to a Highway, Water, Sewer a	d Development-Related Studies																			
1.1 Engineered Services																				
1.1.1 High Street Redevelopment		2025 -	2026	\$ 3,980	000	\$ -		\$ 3,980,000	\$ 2,990,000	75%	\$	990.000	\$	766,779	\$ 223.2	221	ŝ -			
1.1.2 Black River Sidewalk/MUP		2027 -		\$ 2,450				\$ 2,450,000	\$ 490,000	20%	\$,		-	\$ 1,960.0		· \$ -			
1.1.3 North Street		2029 -	2029	\$ 600	600	\$ -	- 1	\$ 600,600	\$ 60,060	10%	\$	540,540	s	-	\$ 540.5	40	· \$ -			
1.1.4 Lorne Street Sewer		2028 -	2028	\$ 327	600	\$ -	- 1	\$ 327,600	\$ 147,420	45%	\$	180.180	s	-	\$ 180.1	80	· \$ -			
1.1.5 Dalton Road Sewer		2027 -	2027	\$ 546	000	\$ -		\$ 546,000	\$ 54,600	10%	\$	491,400	\$	-	\$ 491,4	100	· \$ -			
1.1.6 Provision for Growth Related I/I Works		2025 -	2051	\$ 30	000	\$ -		\$ 30,000	\$ -	0%	\$	30,000	\$	-	\$ 30,0	000	\$ -			
Sub-Total Engineered Services				\$ 7,934	_	\$ -	- ;		\$ 3,742,080		\$		\$	766,779	\$ 3,425,3		\$ -			
_																				
1.2 Water and Wastewater Vehicles (Allocated)																				
1.2.1 Sewer Flusher/VAC Truck (Combo Unit)		2026 -	2026	\$ 122	000	\$ -		\$ 122,000	\$ -	0%	\$	122,000	\$	-	\$ 122,0	000	\$ -			
1.2.2 Additional Vehicle (w/Hiyab Crane)		2027 -	2027	\$ 30	000	\$ -		\$ 30,000	\$ -	0%	\$	30,000	\$	-	\$ 30,0	000	\$ -			
1.2.3 Backhoe		2027 -	2028	\$ 50	000	\$ -		\$ 50,000	\$ -	0%	\$	50,000	\$	-	\$ 50,0	000	\$ -			
1.2.4 Provision for Growth-Related Vehicles		2025 -	2051	\$ 89	000	\$ -		\$ 89,000	\$ -	0%	\$	89,000	\$	-	\$ 89,0	000	\$ -			
Sub-Total Water and Wastewater Vehi	les (Allocated)			\$ 291,	000	\$ -		\$ 291,000	\$ -		\$	291,000	\$	-	\$ 291,0	00	\$ -			
1.3 Engineering Studies (Allocated)																				
1.3.1 Water Masterplan and Updates		2025 -	2051	\$ 110	000		Ι.	\$ 110,000	\$ -	0%	\$	110,000	s	_	\$ 110,0	000	•			
·					500	-		\$ 64,500	5 -	0%	9	64,500	9	-	\$ 64,5		- ¢			
1.3.2 Wastewater Masterplan and Updates	1)	2025 -	2051		_	5 -	- [-		5 -	0%	3		3				<u> </u>			
Sub-Total Engineering Studies (Alloca	ea)			\$ 174	500	a -	,	\$ 174,500	\$ -		\$	174,500	Þ	-	\$ 174,5	00	-			
1.4 Cost of Delivering Development-Related Capit	al Program	2025 -	2034	\$ 19	039	\$ -	;	\$ 19,039	\$ -	0%	\$	19,039	\$	-	\$ 19,0	39	-			
TOTAL CUTTON CERVICE AREA				é 0.410	720	•	١.	r 0.410.720	e 2.742.000			4 676 650	_	766 770	¢ 2,000.6		•			
TOTAL SUTTON SERVICE AREA				\$ 8,418	139	> -	- 3	\$ 8,418,739	\$ 3,742,080		\$	4,676,659	3	766,779	\$ 3,909,8	180	• -			

Residential Development Charge Calculation		
Residential Share of 2025 - 2051 DC Eligible Costs	88%	\$3,436,129
2025-2051 Growth in Population in New Units		3,974
Unadjusted Development Charge Per Capita		\$864.65
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2051 DC Eligible Costs	12%	\$473,751
2025-2051 Growth in New Space (Square Metres)		37,084
Unadjusted Development Charge Per Square Metre		\$12.78

Reserve Fund Balance Balance as at January 1, 2025 \$766,779



APPENDIX F SUTTON HIGH STREET SEWER SERVICE AREA TECHNICAL APPENDIX



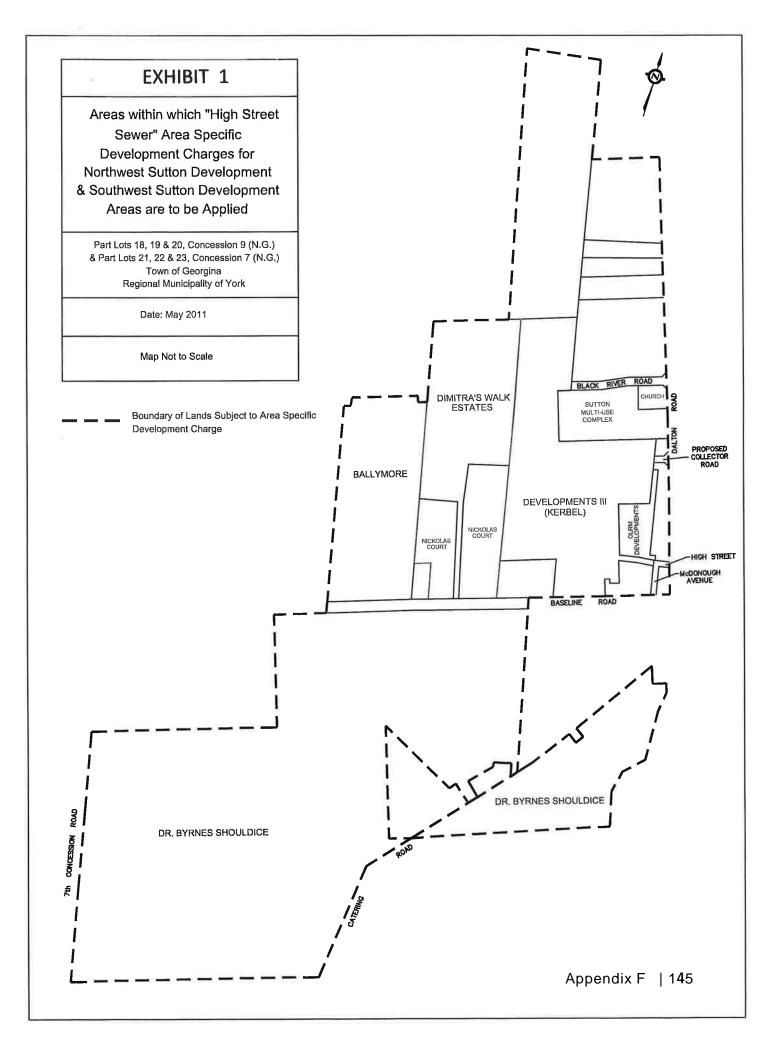
SUTTON HIGH STREET SEWER SERVICE AREA

This appendix provides a brief outline of the municipal wastewater services required in the Sutton High Street Sewer Service Area. The capital costs and resulting development charges outlined in this appendix only apply to development benefitting from the sewer works along High Street. Development within the boundaries of the subject lands, as illustrated in Exhibit 1 will be required to pay the calculated Sutton area-specific charges in addition to the Town-wide development charges calculated herein.

Table 1 provides the details of the capital program. The Sutton High Street sewer works are required to accommodate new development in northwest Sutton and Ainslie Hill. The \$1.3 million project costs are fully related to development and, as such, no replacement shares have been deducted. The available DC reserve funds of \$1.2 million have been applied to the DC eligible cost and the remaining \$129,400 remains to be funded through development charges.

The entire development-related net capital cost of \$129,400 is allocated to the residential sector, which reflects the type of development that will benefit from the works. When divided by the 2025-2051 population growth in new units anticipated in the service area (1,622), a development charge of \$79.81 per capita results.





APPENDIX F TABLE 1

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM SUTTON HIGH STREET SEWER SERVICE AREA

		Gross		Net	Ineligible Costs		Total		ts	
Project Description	Timing	Project	Subsidies/Other	Municipal	Replacement	BTE	DC Eligible	Available	2025-	Post
		Cost	Recoveries	Cost	& BTE Shares	(%)	Costs	DC Reserves	2051	2051
1.0 SUTTON HIGH STREET SEWER SERVICE AREA										
1.1 Engineered Services										
1.1.1 High Street Sewer (west of PS)	2027 - 2027	\$ 1,285,700	\$ -	\$ 1,285,700	\$ -	0%	\$ 1,285,700	\$ 1,157,039	\$ 128,661	\$ -
Sub-Total Engineered Services		\$ 1,285,700	\$ -	\$ 1,285,700	\$ -		\$ 1,285,700	\$ 1,157,039	\$ 128,661	\$ -
1.2 Cost of Delivering Development-Related Capital Program	2025 - 2034	\$ 772	\$ -	\$ 772	\$ -	0%	\$ 772	\$ -	\$ 772	\$ -
TOTAL SUTTON HIGH STREET SEWER SERVICE AREA		\$ 1,286,472	\$ -	\$ 1,286,472	\$ -		\$ 1,286,472	\$ 1,157,039	\$ 129,433	\$ -

Residential Development Charge Calculation		
Residential Share of 2025 - 2051 DC Eligible Costs	100%	\$129,433
2025-2051 Growth in Population in New Units		1,622
Unadjusted Development Charge Per Capita		\$79.81
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2051 DC Eligible Costs	0%	\$0
2025-2051 Growth in New Space (Square Metres)		-
Unadjusted Development Charge Per Square Metre		N/A

Reserve Fund Balance Balance as at January 1, 2025 \$1,157,039



APPENDIX G QUEENSWAY EAST AND WEST SERVICE AREA TECHNICAL APPENDIX



QUEENSWAY EAST AND WEST SERVICE AREA

In 2018, the Town of Georgina developed an Area-Specific Development Charges (ASDC) Background Study for the Queensway East and West Service Area as part of a process that led to the approval of a new ASDC by-law in compliance with the *Development Charges Act, 1997 (DCA)* and its associated Ontario Regulation 82/98 (O. Reg. 82/98).

The Town had identified water servicing deficiencies in the existing Wexford pumping station and associated water linear infrastructure. Furthermore, significant development is anticipated to occur within this area over a planning period of 2025 to 2036, and the Town has identified water service infrastructure necessary for development to proceed. The Town has agreed with benefitting developers to fund a portion of the cost to replace the existing Wexford pumping station with a new pumping station that will service both existing and new development, subject to the cost-sharing agreement which has been put in place.

The table below summarizes the development expected in the area over the planning period. A total of 833 units are expected which account for 2,493 persons in new units. A further 225 employees are also expected in about 9,000 sqm. of new GFA.

Development Forecast	Growth Over Planning Period 2025 - 2036
Residential	
Total Occupied Dwellings Singles/Semi Rows & Other Multiples	833 <i>792</i> <i>41</i>
Apartments	-
Population in New Dwellings	2,493
Non-Residential	
Total Employment Growth	225
Non-Residential Building Space (sq.m.)	9,000

Based on PPUs:

Singles & Semis	3.00
Rows & Other Multiples	2.87
Apartments	2.00



Table 1 provides the details of the projects included in the Queensway East and West areaspecific development charge calculation. The capital project costs included have been based on the works identified in the initial 2018 study (based on input from GM Blue Plan) and further refined for the 2021 DC Study. A brief summary of the projects are as follows:

- Queensway East/West Development Watermain Infrastructure projects are associated
 with water infrastructure within the Queensway East and West development lands. The
 projects include various watermains, valves and connections to existing watermains.
 Gross costs amount to \$2.99 million, however this is not DC eligible as it is considered
 local service infrastructure and is expected to be built and funded by developers.
- Queensway East/West Development Pump Station Projects are associated to the replacement of the Wexford Pumping Station. This new pumping station is expected to address existing pressure issues in Wexford and provide additional capacity to service the Queensway East and West developments. The pumping station and its components are expected to cost approximately \$5.1 million, including a deduction of \$1.0 million in credited amounts. Of this, \$1.9 million has been determined to be benefit to existing shares associated to replacement of the Wexford pumping station as it is expected the Town will fund this portion of costs. The remaining \$3.2 million is deemed to be growth related and is eligible for recovery through DCs in the planning period.
- The total cost of the Morton Ave watermain was \$1.1 million, however, most of this project would be a benefit to existing share with non-growth costs totaling nearly \$1.0 million. The remaining \$111,010 is considered for the ASDC calculation.
- A development charges background study and a contingency for legal advice has been included at a cost of \$70,850 which is considered growth related and eligible for DC recovery.

In summary, the total growth-related capital program is \$9.3 million. \$3.0 million is associated to local service infrastructure and \$2.9 million is associated to benefit to existing shares and are not eligible for recovery through DCs. The remaining \$3.4 million is identified as the net development-related share eligible for funding through development charges over the 2025 to 2036 planning period. There is no money available in reserve funds to offset the program.

The residential share of costs totals \$3.1 million, or 92%. This share is divided by the anticipated population growth in new units (2,493) in this service area over the longer-term planning period and yields a development charge of \$1,255.82 per capita.



The non-residential share of 8%, or \$282,560, is divided by the long-term increase in non-residential building space of 9,000 square metres. This results in a charge of \$31.40 per square metre of non-residential development located within the boundaries of the Queensway East and West Service area. The updated ASDC rates for this service area considers the DC Credits which have been provided thus far and only relates to the outstanding amount relative to the units remaining.



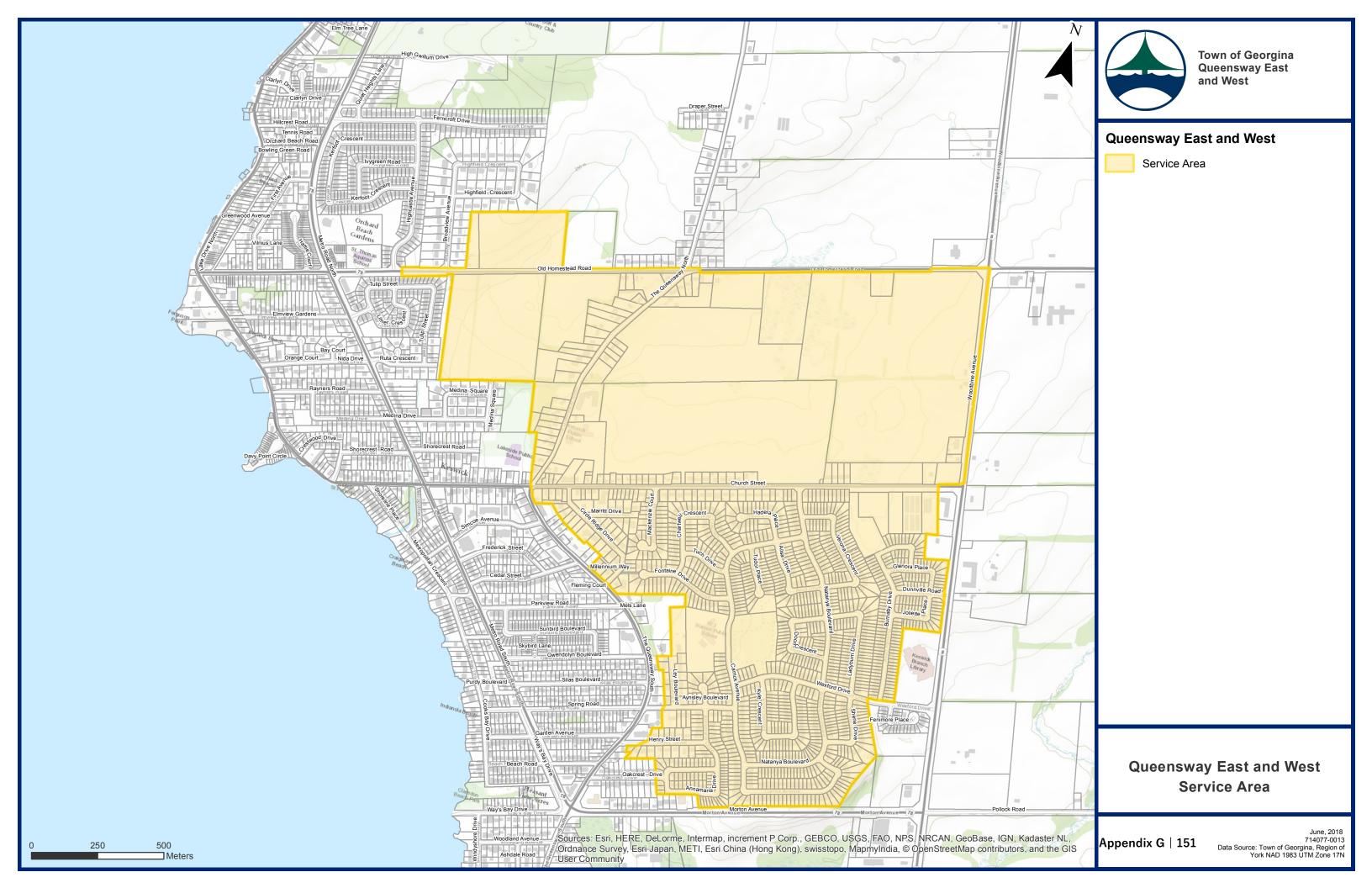


TABLE 1

TOWN OF GEORGINA DEVELOPMENT-RELATED CAPITAL PROGRAM QUEENSWAY EAST/WEST DEVELOPMENT WATER INFRASTRUCTURE

		Gross	Grants/		Net			Ineligible Costs		Total		DC	Eligible Costs		
Project Description		Project	Subsidies/Othe	r	Municipal		Local	Replacement	Replacement	C Eligible	Available		2025-	Post	
			Cost	Recoveries		Cost	S	Services	& BTE Shares (& BTE Shares (%)	Costs	DC Reserves		2036	2036
QUEENSWAY EAST/WEST WATER SE	RVICES														
1.1 Queensway East/West Developn	ment Watermain Infrastructu	ire													
1.1.1 Watermains	Development Local	Watermains, Incl. Hydrants, 150 mm dia.	\$ 1,040,000	\$ -	\$	1,040,000	\$	1,040,000	\$	- 0%	\$ -	\$ -	\$	-	\$
1.1.2 Watermains	Development Local	Watermains, Incl. Hydrants, 200 mm dia.	\$ 792,220	\$ -	\$	792,220	\$	792,220	\$	- 0%	\$ -	\$ -	\$	-	\$
1.1.3 Watermains	Development Local	Watermains, Incl. Hydrants, 300 mm dia. Queensway Connection	\$ 39,000	\$ -	\$	39,000	\$	39,000	\$	- 0%	\$ -	\$ -	\$	-	\$
1.1.4 Watermains	Development Spine	Watermains, Incl. Hydrants, 250 mm dia.	\$ 822,250	\$ -	\$	822,250	\$	822,250	\$	- 0%	\$ -	\$ -	\$	-	\$
1.1.5 Watermains	Development Spine	PS Suction main, 300 mm dia	\$ 128,700	\$ -	\$	128,700	\$	128,700	\$	- 0%	\$ -	\$ -	\$	-	\$
1.1.6 Check Valve	For the Development	Check Valve for Fire Supply	\$ 156,000	\$ -	\$	156,000	\$	156,000	\$	- 0%	\$ -	\$ -	\$	-	\$
1.1.7 Connection to Existing	For the Development	Connections to Existing Watermains	\$ 11,700	\$ -	\$	11,700	\$	11,700	\$	<u>-</u> 0%	\$.\$ -	\$		\$
Subtotal Queensway East/	West Development Waterm	ain Infrastructure	\$ 2,989,870	\$ -	\$	2,989,870	\$	2,989,870	\$	-	\$ -	\$ -	\$	-	\$
1.2 Queensway East/West Developn	nent Pump Station														
1.2.1 Design, Contract, Administra	ation, & Inspection	Connel BPS	\$ 359,287	\$ -	\$	359,287	\$	-	\$ 111,37		\$ 247,908		\$	247,908	
1.2.2 Design/Inspection of Waterr	main	Church St - Woodbine Ave to Natanya Blvd	\$ 102,481	\$ -	\$	102,481	\$	-	\$ 31,76	9 31%	\$ 70,712	\$ -	\$	70,712	\$
1.2.3 Construction of Watermain		New Connell BPS to Church St	\$ 141,065	\$ -	\$	141,065	\$	-	\$ 43,73	0 31%	\$ 97,335	\$ -	\$	97,335	\$
1.2.4 Contruction of Watermain		Church St Woodbine Ave to Natanya Blvd	\$ 1,024,813	\$ -	\$	1,024,813	\$	-	\$ 317,69		\$ 707,121	\$ -	\$	707,121	\$
1.2.5 Contruction of new Connell I	BPS		\$ 4,483,306	\$ -	\$	4,483,306	\$	-	\$ 1,389,82	5 31%	\$ 3,093,481	\$ -	\$	3,093,481	\$
1.2.6 Decommissioning Wexford E	BPS		\$ 24,194	\$ -	\$	24,194	\$	-	\$ 7,50	0 31%	\$ 16,694	\$ -	\$	16,694	\$
1.2.7 Less: Credited Amounts			\$ (1,001,781)	\$ -	\$	(1,001,781)	\$	-	\$	_	\$ (1,001,781)	\$ -	\$	(1,001,781)	\$
Subtotal Queensway East/	West Development Pump S	tation	\$ 5,133,364	\$ -	\$	5,133,364	\$	-	\$ 1,901,89	5	\$ 3,231,469	\$ -	\$	3,231,469	\$
1.3 Connell BPS															
1.3.1 Construction of Morton Aver	nue	Watermain and External System Modifications	\$ 1,110,100	\$ -	\$	1,110,100	\$	-	\$ 999,09	90%	\$ 111,010	\$ -	\$	111,010	\$
Subtotal Connell BPS			\$ 1,110,100	\$ -	\$	1,110,100	\$	-	\$ 999,09	0	\$ 111,010	\$ -	\$	111,010	\$
1.4 Studies															
1.4.1 Area-Specific Development	Charges Background Study ar	nd Contingency for Legal Advice	\$ 70,850	\$ -	\$	70,850	\$	-	\$	- 0%	\$ 70,850	\$ -	\$	70,850	\$
Subtotal Studies			\$ 70,850	\$ -	\$	70,850	\$	-	\$	-	\$ 70,850	\$ -	\$	70,850	\$
TOTAL QUEENSWAY EAST/WEST WA	TER SERVICES		\$ 9,304,184	\$ -	\$	9,304,184	\$	2,989,870	\$ 2,900,98	5	\$ 3,413,329	\$ -	\$	3,413,329	\$

Calculation of Cost per Capita & Cos	st per Square Metre	
Total Growth Related Cost of Works		\$ 3,413,329
Residential Charges - Cost per Capit	ta	
Residential Allocation	92%	\$ 3,130,769
Population in New Units		2,493
Cost per Capita		\$ 1,255.82
Non-Residential Charges - Cost per	Square Metre	
Non-Res Allocation	8%	\$ 282,560
New GFA (sqm)		9,000
Cost per Square Metre		\$ 31.40



APPENDIX H Cost of Growth – All Services



COST OF GROWTH ANALYSIS - ALL SERVICES

A. ASSET MANAGEMENT PLAN

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

i. Asset Types

A summary of the future municipal-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. The exception and the justification are 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.
- For assets that have been constructed (i.e. recovery of past debenture commitments) it is assumed that the related contribution is already included within the Town's annual provision (see below for additional details). As such, these projects are identified as "not applicable" in the table.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life. For example, 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 for All Services

Table 1 – Summary of Assets Considered								
Services	Estimated Useful Life							
Library Services								
Debt	0 years							
Buildings	50 years							
New Projects	20 years							
Collection Materials	15 years							
Delivering Capital Program	0 years							
Fire and Rescue Services								
Buildings	50 years							
Land	0 years							
Vehicles	15 years							
Equipment	10 years							
Delivering Capital Program	0 years							
Parks and Recreation								
Debt	0 years							
Parks and Trails	20 years							
Vehicles and Equipment	15 years							
Delivering Capital Program	0 years							
Services Related to a Highway: Public Works								
Recovery of Reserve Fund Balance	0 years							
Buildings	50 years							
Fleet	15 years							
Delivering Capital Program	0 years							
Development-Related Studies								
Studies	0 years							
Services Related to a Highway: Roads and Related								
Master Plans	0 years							
Roads Infrastructure	50 years							
Delivering Capital Program	0 years							
Town-Wide Stormwater Management								
Fleet	15 years							
Master Plans	0 years							
Keswick Service Area								
Roads	50 years							
Sidewalks and Streetlights	50 years							
Water	75 years							
Sewer	75 years							



Vehicles	15 years
Studies	0 years
Delivering Capital Program	0 years
Sutton Service Area	
Engineered Services	75 years
Vehicles	15 years
Studies	0 years
Delivering Capital Program	0 years
Sutton High Street Sewer Service Area	
Engineered Services	75 years
Delivering Capital Program	0 years

ii. Annual Provision

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

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

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

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2025-2034 DC recoverable portion. The year 2035 has been included to calculate the annual contribution for the 2025-2034 period



as the expenditures in 2034 will not trigger asset management contributions until 2035. As shown in Table 2, by 2035, the Town will need to fund an additional \$2.6 million per annum in order to properly fund the full life cycle costs of the new assets related to the general services supported under the development charges by-law.

Table 3 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2025-2051 DC recoverable portion. The year 2052 has been included to calculate the annual contribution for the 2025-2051 period as the expenditures in 2051 will not trigger asset management contributions until 2052. As shown in Table 3, by 2052, the Town will need to fund an additional \$651,300 per annum in order to properly fund the full life cycle costs of the new assets related to the engineered services supported under the development charges by-law.

Table 2 - Calculated Annual Provision by 2035 for General Services

Service		5 - 2034 I Program	Calculated AMP Annual Provision by 2035				
	DC Related	DC Related	Non-DC Related*				
Library Services	\$1,428,056	\$2,418,244	\$0	\$20,225			
Fire And Rescue Services	\$11,849,953	\$48,441,260	\$399,042	\$1,156,676			
Parks And Recreation	\$51,139,637	\$59,330,152	\$2,002,074	\$2,250,431			
Services Related To A Highway: Public Works	\$4,381,133	\$2,903,764	\$172,089	\$124,351			
Development-Related Studies	\$1,784,072	\$764,270	\$0	\$0			
TOTAL	\$70,582,851	\$113,857,690	\$2,573,205	\$3,551,684			

Table 3 – Calculated Annual Provision by 2052 for Engineered Services

	2025	5 - 2051	Calculated AMP Annual					
Service	Capita	l Program	Provision by 2052					
	DC Related	Non-DC Related*	DC Related	Non-DC Related*				
Services Related To A Highway: Roads And Related	\$7,602,343	\$1,066,830	\$119,770	\$21,179				
Storm Water Drainage And Control	\$1,125,927	\$55,787	\$15,810	\$0				
Keswick Service Area	\$22,900,324	\$9,611,513	\$450,257	\$170,590				
Sutton Service Area	\$3,909,880	\$4,508,859	\$63,817	\$55,635				
Sutton High Street Sewer Service Area	\$129,433	\$1,157,039	\$1,639	\$14,736				
TOTAL	\$35,667,907	\$16,400,027	\$651,293	\$262,140				

^{*} Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.

B. FINANCIAL SUSTAINABILITY OF THE PROGRAM

i. Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years (to 2034), the Town is projected to



increase by approximately 2,800 dwellings. In addition, the Town will also add nearly 3,100 new employees that will result in approximately 210,000 square metres of additional non-residential building space.

Over the longer planning period (to 2051), the Town is projected to increase by approximately 6,700 dwellings. In addition, the Town will also add nearly 8,700 new employees that will result in approximately 588,000 square metres of additional non-residential building space. The area-specific forecasts are detailed in their specific appendices.

This growth will have the effect of increasing the overall assessment base and additional user fee and charges revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Town's reserves for the future replacement of these assets. This is aligned with the Town's current asset management plan practices.

C. LONG-TERM CAPITAL AND OPERATING IMPACT ANALYSIS

As shown in Table 4, by 2034, the Town's net operating costs are estimated to increase by \$12.0 million for property tax supported services. Increases in net operating costs will be experienced as new facilities are opened. Operating and maintenance costs will also increase as additions to the Town's facilities, amenities and road network are made.

Table 5 summarizes the components of the development-related capital forecast that will require funding from non-DC sources. In total, \$39.7 million will need to be financed from non-DC sources over the 2025-2034 planning period plus an additional \$15.4 million over the longer-term planning horizon to 2051. In addition, \$44.6 million in interim DC financing related to post-period shares of projects may be required, or these costs may be recovered from other growth funding tools.

The share of the development-related capital forecast requiring funding from non-DC sources of \$55.1 million is related to replacement of existing Town facilities with newer and larger facilities that will benefit the existing community. Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.



D. THE PROGRAM IS DEEMED FINANCIALLY SUSTAINABLE

In summary, the asset management plan and long-term capital and operating analysis included in this appendix demonstrates that the Town can afford to invest and operate the identified general and engineered services infrastructure over the 10-year and long-term planning period.

In addition, as part of the annual budget update the Town also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed.

Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long term. Lifecycle funding methodologies are also reviewed in order to ensure that the Town is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

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.



APPENDIX H TABLE 4

TOWN OF GEORGINA

COST OF GROWTH ANALYSIS

ESTIMATED NET OPERATING COST OF THE PROPOSED

2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM

(in constant 2025 dollars)

Category		Cost Driver (in \$2025)			Source and Commentary	
	\$	unit meaure	Quantity	at 2034		
Library Services				\$39,000		
- New Infrastructure	\$0.10	per \$1.00 value of asset	\$390,000	\$39,000	Based on 2025 Capital Program	
Fire And Rescue Services				\$5,878,000		
- New Infrastructure	\$0.10	per \$1.00 value of asset	\$58,780,000	\$5,878,000	Based on 2025 Capital Program	
Parks And Recreation				\$4,959,797		
- Park Development and Facilities	\$0.10	per \$1.00 value of asset	\$48,132,973	\$4,813,297	Based on 2025 Capital Program	
- Vehicles and Equipment	\$0.10	per \$1.00 value of asset	\$1,465,000	\$146,500	Based on 2025 Capital Program	
Services Related To A Highway: Public Works				\$675,367		
- Buildings, Land and Fleet	\$0.10	per \$1.00 value of asset	\$6,753,667	\$675,367	Based on 2025 Capital Program	
Development-Related Studies				\$0		
No additional operating costs	\$0	No additional costs	-	\$0	N/A	
Services Related To A Highway: Roads And Related				\$422,100		
- Development-Related Roads Infrastructure	\$150	per household	2,814	\$422,100	Based on similar municipalities and 2025 Capital Program - to 2051	
TOTAL ESTIMATED OPERATING COSTS				\$11,974,264		



APPENDIX H TABLE 5

TOWN OF GEORGINA LONG-TERM CAPITAL FINANCING FROM NON-DC SOURCES

	Development-Related Capital Program (2025 - 2034)					
					Total DC	
General Services	Net	Replacement			Eligible	
	Municipal	& Benefit to	Available DC	Post-Period	Costs for	
	Cost	Existing	Reserves	Benefit*	Recovery	
	(\$000)	(\$000)	(\$000)	(\$000)	(\$000)	
1 Library Services	\$3,846.3	\$0.0	\$2,418.2	\$0.0	\$1,428.1	
2 Fire And Rescue Services	\$53,050.8	\$22,737.1	\$3,113.9	\$15,349.8	\$11,850.0	
3 Parks And Recreation	\$109,655.8	\$16,798.2	\$15,323.8	\$26,394.2	\$51,139.6	
4 Services Related To A Highway: Public Works	\$7,284.9	\$0.0	\$0.0	\$2,903.8	\$4,381.1	
5 Development-Related Studies	\$2,148.3	\$150.0	\$214.3	\$0.0	\$1,784.1	
TOTAL GENERAL SERVICES	\$175,986.1	\$39,685.2	\$21,070.2	\$44,647.8	\$70,582.9	

^{*}Development related costs to be considered for funding from other tools and/or future DC Studies.

	Development-Related Capital Program (2025 - 2051)						
Engineered Services	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	Total DC Eligible Costs for Recovery (\$000)		
1 Services Related To A Highway: Roads And Related	\$8,669.2	\$213.0	\$853.8	\$0.0	\$7,602.3		
2 Storm Water Drainage And Control	\$1,181.7	\$0.0	\$55.8	\$0.0	\$1,125.9		
3 Keswick Service Area	\$29,252.6	\$5,581.0	\$771.3	\$0.0	\$22,900.3		
4 Sutton Service Area	\$8,418.7	\$3,742.1	\$766.8	\$0.0	\$3,909.9		
5 Sutton High Street Sewer Service Area	\$1,286.5	\$0.0	\$1,157.0	\$0.0	\$129.4		
6 Queensway East And West Service Area	\$9,304.2	\$5,890.9	\$0.0	\$0.0	\$3,413.3		
TOTAL ENGINEERED SERVICES	\$58,112.9	\$15,426.9	\$3,604.7	\$0.0	\$39,081.2		

^{*}Development related costs to be considered for funding from other tools and/or future DC Studies.

^{*} Queensway East & West has a planning period to 2036.

TOTAL GENERAL AND ENGINEERED SERVICES	\$234,099.0	\$55,112.2	\$24,675.0	\$44,647.8	\$109,664.1



APPENDIX I RESERVE FUNDS



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 uncommitted reserve fund balances, as of December 31, 2024, that are available to help fund the development-related net capital costs identified in this study. All of the available reserve funds are accounted for in this study.

As shown in Table 1, the December 2024 total reserve fund balance was in a positive position of \$24.2 million. These funds are assigned to projects in the initial years of the capital program for each service. This has the effect of reducing and deferring capital costs brought forward to the development charge calculation and the cash flow analysis. Where there is a negative balance, the amount is brought forward in the DC capital program for recovery through future development charges.



APPENDIX J TABLE 1

DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT AS AT DECEMBER 31, 2024

Service	Ending Balance December 31, 2024
Development-Related Studies	\$214,270
Library Services	\$2,418,244
Fire And Rescue Services	\$3,113,910
Parks And Recreation	\$15,323,819
Services Related To A Highway: Public Works	(\$465,446)
Services Related To A Highway: Roads And Related	\$853,830
Stormwater	\$55,787
Keswick Service Area	
Roads, Water & Sewer	\$771,308
Sutton Service Area	
Water & Sewer	\$766,779
Sutton High Street Sewer Service Area	
Sewer	\$1,157,039
Queensway East and West	
Water	(\$4,157)
Total Development Charge Reserves	\$24,205,383



APPENDIX J BY-LAW



THE CORPORATION OF THE TOWN OF GEORGINA IN THE REGIONAL MUNICIPALITY OF YORK

BYLAW NUMBER 2025-0053 (AD-5)

BEING A BYLAW TO IMPOSE DEVELOPMENT CHARGES IN THE TOWN OF GEORGINA

WHEREAS subsection 2(1) of the Development Charges Act, 1997 (the Act) provides that the Council of a municipality may pass bylaws for the imposition of development charges against land to pay for increased capital costs because of increased need for services arising from the development of the area to which the bylaw applies;

AND WHEREAS the Council of the Town of Georgina has given notice in accordance with section 12 of the Act, of its intention to pass a bylaw under section 2 of the said Act;

AND WHEREAS a development charges background study has been prepared by Hemson Consulting Ltd. dated June 4, 2025 ("the Background Study"), wherein the background study indicated that the development of any land within the Town of Georgina will increase the need for services as defined herein;

AND WHEREAS copies of the background study were made available on June 4, 2025 and the proposed development charges bylaw was made available on June 4, 2025, to the public in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town of Georgina held a public meeting on June 18, 2025 to consider the enactment of a development charge bylaw, in accordance with section 12 of the Act;

AND WHEREAS the Council of the Town of Georgina has heard all persons who applied to be heard and received written submissions whether in objection to, or in support of, the development charges proposal at a public meeting held on June 18, 2025;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 13 2025 Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development, including any capital costs, will be met, by updating its capital budget and forecast where appropriate;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 13 2025 Council expressed its intention that infrastructure related to post-2034 development shall be paid for by development charges;

AND WHEREAS by resolution adopted by Council of the Town of Georgina on August 13 2025, Council has indicated its intent that the future excess capacity identified in the

Development Charges Background Study, dated June 4, 2025, prepared by Hemson Consulting Limited, shall be paid for by the development charges or other similar charges;

AND WHEREAS the Council of the Town has given consideration of the use of more than one development charge bylaw 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 bylaw, that it is fair and reasonable that the charges be calculated on a both a municipal-wide uniform basis and area-specific basis for certain services;

AND WHEREAS the Background Study includes a Cost of Growth Analysis that deals with all assets whose capital costs are intended to be funded under this bylaw, and that such assets are considered to be financially sustainable over their full life-cycle;

AND WHEREAS the Council of the Town approved the asset management plan outlined in the Background Study and gave consideration to incorporate the asset management plan identified in the Background Study within the Town's ongoing practices and corporate asset management strategy;

AND WHEREAS by resolution adopted by Council Town of Georgina on August 13 2025 2025, Council determined that no further public meetings were required under section 12(3) of the Act.

NOW THEREFORE the Council of the Town of Georgina enacts as follows:

DEFINITIONS

- 1. In this Bylaw,
 - (1) "Act" means the *Development Charges Act, 1997*, as amended;
 - (2) "accessory use" means a use, building or structure, that is naturally and normally incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use of the land, building or structure on the same lot;
 - (3) "air-supported sport structure" means an air-supported sport structure as defined in O. Reg. 403/97 under the *Building Code Act, 1992*, S.O. 1992, c.23, as amended or successor legislation;
 - (4) "apartment unit" means any residential dwelling unit with a building containing more than four dwelling units where the residential units are connected by an interior corridor;
 - (5) "band" means a band of First Nations
 - (a) for whose use and benefit in common, lands, the legal title to which is vested in Her Majesty, have been set apart before, on or after September 4, 1951.

- (b) for whose use and benefit in common, moneys are held by Her Majesty, or
- (c) declared by the Governor in Council to be band for the purposes of the Indian Act, R.S.C, 1985, C. I-5;
- (6) "bedroom" means a habitable room larger than seven (7) square metres, and includes a den, study or other similar area, but does not include a living room, dining room or kitchen;
- (7) "benefitting area" means an area defined by a map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;
- (8) "Board of Education" has the same meaning as that specified in sub-section 1(1) of the Education Act R.S.O. 1990, c.E.2, as amended;
- (9) "building" means a structure occupying an area greater than ten square metres (10m²) consisting of a wall, roof and floor or any of them or structural system serving the function thereof, including above grade storage tanks, air-supported sport structures and industrial tents;
- (10) "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, a 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, but not limited to;
 - (i) rolling stock, with an estimated useful life of seven years or more:
 - (ii) furniture and equipment, other than computer equipment;
 - (iii) machinery; and
 - (iv) materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*;
 - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d); or
 - (f) required for the provision of services designated in this Bylaw within or outside the municipality, including interest on borrowing to pay for costs under clauses (a), (b), (c) and (d) that are development-related;

- (11) "Chief Building Official" means the chief building official appointed or constituted within the municipality under section 3 or 4 of the Ontario Building Code Act, 1992, S.O. 1992, c. 23
- (12) "Council" means the Council of the municipality;
- (13) "derelict building" means a building or structure that is vacant, neglected, poorly maintained, and unsuitable for occupancy which may include a building or structure that:
 - (a) is in a ruinous or dilapidated condition;
 - (b) is in such a state of non-repair as to be no longer suitable for human habitation or business purposes;
 - (c) is an allurement to children who may play there to their danger;
 - (d) constitutes a hazard to the health or safety of the public;
 - (e) is unsightly in relation to neighbouring properties because the exterior finish of the building or structure is not maintained; or;
 - (f) is a fire hazard to itself or to surrounding lands or buildings.
- (14) "development" means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that has the effect of increasing the size or usability thereof, and includes redevelopment;
- (15) "development charge" means a charge imposed under this Bylaw;
- (16) "dwelling unit" means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities which include, at a minimum, a kitchen sink, stove, fridge, a toilet and a sink for the exclusive use with the toilet:
- (17) "farm building" means that part of a bona fide farming operation such as barns, silos or other ancillary development to an agricultural use, but excluding a residential use:
- (18) "front-ending agreement" means an agreement made under Section 44 of the Act between the municipality and any or all owners within a benefitting area providing for the costs of services for which there will be an increased need for a service or services as a result of development to be borne by one or more of the parties to the agreement and providing for persons who, in the future, develop land within the area defined in the agreement to pay an amount to reimburse some part of the costs of the work;
- (19) "grade" means the average level of finished ground adjoining a building or structure at all exterior walls;

- (20) "gross floor area" means, in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether 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 a non-residential and a residential use, excluding, in the case of a building or structure containing an atrium, the sum of the areas of the atrium at the level of each floor surrounding the atrium above the floor level of the atrium, and excluding the sum of the areas of each floor used, or designed or intended for use for the parking of motor vehicles unless the building or structure, or any part thereof, is a retail motor vehicle establishment or a standalone motor vehicle storage facility or a commercial public parking structure, and, for the purposes of this definition, notwithstanding any other section of this bylaw, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and nonresidential portions of such mixed-use building or structure, and gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including but not limited to hockey arenas, and basketball courts:
- (21) "First Nation's Land" mean a tract of land, the legal title to which is vested in Her Majesty, that has been set apart by Her Majesty for the use and benefit of a band:
- (22) "industrial" means lands, buildings or structures used or designed or intended for use for manufacturing, processing, fabricating or assembly of raw goods, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;
- (23) "local board" means a school board, municipal service board, 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 or authority under any general or special Act with respect to any of the affairs or purposes, including school purposes, of a municipality or of two or more municipalities or parts thereof, other than a board as defined in subsection 1(1) of the Education Act.
- (24) "local services" means those services, facilities or things which are intended to be under the jurisdiction of the Municipality and are within the boundaries of or related to or are necessary to connect lands to services and an application has been made in respect of the lands under Sections 51 or 53 of the Planning Act, or any successor legislation;

- (25) "mixed-use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- (26) "multiple dwellings" means all dwellings other than single detached dwellings, semi-detached dwellings and apartment house dwellings;
- (27) "municipality" means The Corporation of the Town of Georgina;
- (28) "non-residential use" means a building or structure used for other than a residential use;
- (29) "official plan" means the Official Plan of the Town of Georgina and any amendments thereto;
- (30) "owner" means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed;
- (31) "place of worship" means that part of a building or structure that is exempt from taxation as a place of worship under the Assessment Act;
- (32) "rate" means the interest rate established weekly by the Bank of Canada for treasury bills having a term of 30 days;
- (33) "redevelopment" means the construction, erection or placing of one or more buildings or structures on land where all or part of a building or structure has previously been demolished on such land, or changing the use of a building or structure from a residential use to a non-residential use or from a non-residential use to a residential use, or changing a building or structure from one form of residential use to another form of residential use or from one form of non-residential use to another form of non-residential use:
- (34) "regulation" means any regulation made pursuant to the Act;
- (35) "rental housing development" means development of a building or structure with four or more Dwelling Units all of which are intended for use as rented residential premises;
- (36) "residential use" means land or building or structures of any kind whatsoever used, designed or intended to be used as living accommodations for one or more individuals:
- (37) "rural areas" means those areas within the municipality not connected to a municipal sanitary sewerage and/or water distribution system and/or to lands where such systems are not available for connection;

- (38) "seasonal air-supported sport structure" means an air-supported structure that is raised and/or erected for a maximum of six months in any given year to allow for the use of an outdoor sports field or portion thereof during the winter season for sports-related activities;
- (39) "semi-detached dwelling" means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but no other parts, attached to another dwelling unit where the residential units are not connected by an interior corridor;
- (40) "services" (or "service") means those services designated in Schedule "A" to this Bylaw or specified in an agreement made under Section 44 of the Act;
- (41) "services in lieu" means those services specified in an agreement made under Section 8 of this Bylaw;
- (42) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;
- (43) "single detached dwelling unit" means a residential building consisting of one dwelling unit and not attached to another structure;
- (44) "subsidized housing units" means any residential use declared by resolution of Council to be subsidized housing;
- (45) "temporary building or structure" means a building or structure used, designed or intended for a non-residential use that is constructed or placed upon lands and which must be demolished or removed from the lands within three years of building permit issuance, including but not limited to sales trailers, office trailers and industrial tents, provided that such a building or structure meets the aforementioned criteria, and includes an accessory building not exceeding 100 square metres of residential gross floor area that is inhabited by the parents of the homeowner who are over the age of 65 years;
- (46) "urban areas" means those areas within the municipality connected to a municipal sanitary sewerage and/or water distribution system and/or to lands where such systems are available for connection;

SCHEDULE OF DEVELOPMENT CHARGES

2.

- (1) Subject to the provisions of this Bylaw, development charges against land shall be calculated and collected in accordance with the base rates set out in Schedules "B" to "D", which relates to the services set out in Schedule "A".
- (2) The development charge with respect to the use of any land, buildings or structures shall be calculated based upon the following:

- (a) in the case of residential development, or the residential portion of a mixed-use development, the number and type of dwelling units;
- (b) in the case of non-residential development, or the non-residential portion of a mixed-use development, the gross floor area of such development, excluding any enlargement of the gross floor area of an existing industrial building which enlargement is 50% or less than the gross floor area of the existing building.
- (3) Council hereby determines that the development of land, buildings or structures for residential and non-residential uses have required or will require the provision, enlargement, expansion or improvement of the services referenced in Schedule "A" to this Bylaw.
- (4) The rates set out in Schedule "C" of this Bylaw are applicable in addition to any rates and requirements as set out in Schedule "D". Total rates are summarized in Schedule "B".

APPLICABLE LAND

- 3.
- (1) Subject to subsections (2) to (11) this Bylaw applies to all lands in the municipality, whether or not the land or use is exempt from taxation under Section 3 of the Assessment Act.
- (2) This Bylaw shall not apply to land that is:
 - (a) owned by a board of education as defined under subsection 1(1) of the *Education Act*;
 - (b) owned by any municipality or local board thereof;
 - (c) First Nations' lands;
 - (d) Long-term care home development as defined in subsection 2 (1) of the Fixing Long-Term Care Home Act, 2021;
 - (e) Affordable housing as defined by subsection 4.1 (1) of the Act;
 - (f) Attainable housing as defined by subsection 4.1 (1) of the Act; and
 - (g) Non-profit housing as defined by subsection 4.2 (1) of the Act.
- (3) This Bylaw shall not apply to land that is used for the purpose of:
 - (a) the development of a non-residential farm building used for bona fide agricultural purposes;

- (b) a place of worship and land used in connection therewith, which shall include only the grounds of the place of worship, a cemetery or burial grounds exempt from taxation under the *Assessment Act*.
- (4) This Bylaw shall not apply to development creating or adding an accessory use not exceeding 10 square metres of non- residential gross floor area.
- (5) Despite any other provision of this Bylaw, where, as a result of the redevelopment of land, a building or structure existing on the land within 48 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be lawfully demolished, in whole or in part, or converted from one principal use to another, in order to facilitate the redevelopment, 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, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under Schedules "B" to "D" of this Bylaw with the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
 - (b) in the case of a non-residential building or structure or, in the case of a mixed-use building or structure, the non-residential uses in the mixeduse building or structure, an amount calculated by multiplying the applicable development charges under Schedules "B" to "D" of this Bylaw by the gross floor area that has been or will be demolished or converted to another principal use;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

- (6) Notwithstanding subsection 3(5), where the Council of the municipality deems:
 - (a) property to contain a derelict building or structure; and
 - (b) that it is in the best interest of the community for the derelict building to be demolished;

the Council of the municipality may extend the reduction of development charges to a maximum of 120 months from the date of demolition permit to the date of the building permit to facilitate the redevelopment. All other provisions in section 3(5) shall apply.

- (7) This bylaw does not apply with respect to approvals related to the residential development of land, buildings or structures that would have the effect only,
 - (a) of permitting the enlargement of an existing dwelling unit; or

- (b) of creating additional dwelling units in existing rental residential buildings, existing houses, or new residential buildings pursuant to subsections 2 (3.1), 2 (3.2) and 2 (3.3) of the Act.
- (8) For the purposes of the exemption for enlargement of *existing industrial buildings* set out in section 4 of the Act, the following provisions shall apply;
 - (a) For the purpose of this subsection, "gross floor area" and "existing industrial building" shall have the same meaning as those terms have in O. Reg. 82/98 under the Act, as amended;
 - (b) For the purposes of interpreting the definition of "existing industrial building" contained in the regulation, regard shall be had for the classification of the lands pursuant to the *Assessment Act*, R.S.O. 1990, c. A.31 or successor legislation, and in particular whether more than 50 percent of the gross floor area of the building or structure has an industrial tax class code for assessment purposes;
 - (c) Notwithstanding subsection 3(8)(b) above, distribution centres, warehouses other than retail warehouses, the bulk storage of goods and truck terminals shall be considered to be industrial uses or buildings;
 - (d) The gross floor area of an existing industrial building shall be defined as the gross floor area of the industrial building as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought or was obtained;
 - (e) The enlargement of the gross floor area of the existing building must be attached to the existing industrial building;
 - (f) The enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, canopy, shared below grade connection, such as a service tunnel, foundation, footing or parking facility;
 - (g) The enlargement shall be for a use for, or in connection with, an industrial purpose as set out in this Bylaw;
 - (h) If the enlargement complies with the provisions of this subsection 3(8) and is equal to 50 percent or less of the gross floor area of an existing industrial building, the amount of the development charge in respect of the enlargement is nil; and
 - (i) If the enlargement is more than 50 percent of the gross floor area of an existing industrial building, and it otherwise complies with the provisions of this subsection 3(8), the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction as determined as follows:
 - (i) The amount by which the enlargement exceeds 50 percent of the gross floor area;
 - (ii) Divided by the amount of the enlargement.
- (9) Development charges payable for Rental Housing Developments, where all of the Dwelling Units are intended to be used as rented residential premises, shall be reduced based on the number of bedrooms in each Dwelling Unit as follows:
 - (i) 3 or more bedrooms 25% reduction;

- (ii) 2 bedrooms 20% reduction; and
- (iii) all other quantities of bedrooms 15% reduction.
- (10) Notwithstanding any other provisions of this Bylaw, a temporary building or structure shall be exempt from the payment of development charges provided that:
 - (a) prior to the issuance of the building permit for the temporary building or structure, the owner shall provide to the municipality securities in the form of a certified cheque or bank draft or a letter of credit acceptable to the municipality's Treasurer in the full amount of the development charges otherwise payable;
 - (b) within three (3) years of building permit issuance or any extension permitted in writing by the municipality's Treasurer or his or her designate, the owner shall provide the municipality with evidence, to the municipality's satisfaction, that the temporary building or structure has been demolished or removed from the lands within three (3) years of building permit issuance or within the time period of any extension herein provided, whereupon the municipality shall return to the owner the securities provided pursuant to subsection (a), without interest;
 - (c) the timely provision of satisfactory evidence of the demolition or removal of the temporary building or structure in accordance with subsection 3(10)(b) shall be solely the owner's responsibility; and
 - (d) in the event that the owner does not provide satisfactory evidence of the demolition or removal of the temporary building or structure in accordance with subsection 3(10)(b), the temporary building or structure shall be deemed conclusively not to be a temporary building or structure for the purposes of this Bylaw and the municipality shall, without prior notification to the owner , transfer the funds or draw upon the letter(s) of credit provided pursuant to subsection 3(10)(a) and transfer the amount so drawn into the appropriate development charges reserve funds.

APPLICATION, CALCULATION AND COLLECTION OF CHARGE

4.

- (1) Subject to subsection 4(2), development charges shall apply to, and shall be calculated and collected in accordance with the provisions of this Bylaw on land to be developed for residential and non-residential use, where, the development requires:
 - (a) the passing of a zoning Bylaw or of an amendment to a zoning Bylaw under Section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under Section 45 of the *Planning Act*,
 - (c) a conveyance of land to which a Bylaw passed under Section 50(7) of the *Planning Act* applies;

- (d) the approval of a plan of subdivision under Section 51 of the *Planning Act*:
- (e) a consent under Section 53 of the Planning Act,
- (f) the approval of a description under Section 50 of the *Condominium Act*; or
- (g) the issuing of a permit under the *Building Code Act*, in relation to a building or structure.
- (2) Subsection 4(1) shall not apply in respect of:
 - (a) local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for the owner as a condition of approval under Section 51 of the *Planning Act*;
 - (b) local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.
- (3) Despite subsection 10 (a), a development charge in respect of any part of a development that consists of a type of development set out in subsection 26.1 (2) of the Act is payable in accordance with subsection 26.1 of the Act.

TRANSITIONAL PROVISIONS

5. An agreement with respect to charges related to development executed prior to passage of this Bylaw remains in effect after enactment of this Bylaw.

LOCAL SERVICE INSTALLATION

6. Nothing in this Bylaw prevents Council from requiring, as a condition of an agreement under the *Planning Act*, Sections 41, 51, or 53, that the owner, at his or her own expense, shall install or pay for such local services related to a plan of subdivision or within the area to which the plan of subdivision relates or any other area.

MULTIPLE CHARGES

- 7.
- (1) Where two or more of the actions described in subsection 4(1) are required before land to which a development charge applies can be developed, only one development charge shall be calculated and collected in accordance with the provisions of this Bylaw.
- (2) Notwithstanding subsection 7(1), more than one development charge Bylaw may apply to the same area and if two or more of the actions described in subsection 4(1) occur at different times, and if the subsequent action has the effect of increasing the need for municipal services as designated in Schedule "A", an additional development charge on the additional residential units and/or non-residential floor area, shall be calculated and collected in accordance with any other development charge Bylaw, if any, and the provisions of this Bylaw.

SERVICES IN LIEU

8. Council may, by way of a written agreement, authorize an owner to provide services in lieu of the whole or such part of the development charge applicable to the owner's development, where such services to be provided by the owner relate to services to which this Bylaw applies. Such services to be provided by the owner shall be provided at his or her sole expense. Such written agreement shall specify that where the owner provides services in lieu of the payment of development charges, Council shall give to the owner a credit against the development charge otherwise applicable to the development, which credit shall be equal to the reasonable cost of doing the work as agreed by the municipality and the person who is to be given the credit, provided such credit shall not exceed the total development charge payable by an owner to the municipality for that particular service.

FRONT-ENDING AGREEMENTS

9.

- (1) Where a development charge Bylaw is in force, Council may enter into a written front-ending agreement with any or all of the owners within the benefitting area for the installation of services by any or all of the owners in the benefitting area. The cost of the work that will benefit a defined benefitting area is to be borne by one or more of the parties to the agreement. Any owner in the benefitting area who did not contribute its full share of the front-ending costs shall, in accordance with the terms of the written front-ending agreement, reimburse some or all of the costs incurred by the owner or owners who font-ended the cost of the installation of services which benefited the benefitting area.
- (2) An owner is entitled to be given a credit towards a development charge for the amount of his or her non-reimbursable share of the costs of work under a frontending agreement.
- (3) No credit given pursuant to subsection 9(2) shall exceed the total development charge payable by the owner for that service, or the level of service underlying Schedules "B" to "D".
- (4) The front-end payment required to be made by any benefitting owner within the benefiting area under a front-ending agreement may be adjusted annually, without amendment to this Bylaw, each October, while this Bylaw is in force, in accordance with the average Bank of Canada rate applied annually.

DEVELOPMENT CHARGE CREDITS

10.

- (1) The development charges payable under Section 2 shall be adjusted to account for the full amount of any development charge paid or services provided in lieu thereof in relation to the land in question, pursuant to the terms of a written agreement with the municipality under the *Planning Act*, Section 51 or 53
- (2) The Town may determine, by Council resolution or policy external to this Bylaw, a framework for credits.

TIMING OF CALCULATION AND PAYMENT

11.

- (1) The total amount of development charges shall be calculated and be payable pursuant to this Bylaw, in accordance with Section 26, Section 26.1, and Section 26.2 of the Act.
- (2) Where Section 26.1 and Section 26.2 of the Act do not apply, the total amount of development charges shall be calculated and be payable pursuant to this Bylaw as of the date the first building permit is issued.
- (3) Development charges set out in Schedules "B" to "D" shall be calculated and payable in full in cash, by certified cheque, or by provision of services as may be agreed upon in writing by the municipality, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies, or in a manner or at a time otherwise agreed upon with the municipality.
- (4) Where development charges apply to land in relation to which a building permit is required, the building permit shall not be issued until the development charges has been paid in full.
- (5) Notwithstanding subsections 11(3) and (4), an owner may enter into an agreement with the municipality to provide for the payment in full of a development charge before building permit issuance or later than the issuing of a building permit.

The charges, referenced in Schedule "B" to "D" are payable the date this Bylaw comes into force.

BYLAW REGISTRATION

12. A certified copy of this Bylaw may be registered on title to any land to which this Bylaw applies.

RESERVE FUND

13.

- (1) Monies received from payment of development charges shall be maintained in separate reserve funds, and shall be used only to meet the capital costs for which the development charge was levied under this Bylaw.
- (2) Council directs the Municipal Treasurer to establish a separate reserve fund for each of the services set out in Schedule "A", to which the development charge payments shall be credited in accordance with the amounts shown, plus interest earned thereon.

- (3) The amounts contained in the reserve funds established under this Section shall be invested, with any income received credited to the development charge reserve funds in relation to which the investment income applies.
- (4) 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.
- (5) Where any unpaid development charges are collected as taxes under subsection (4), the monies so collected shall be credited to the development charge reserve funds referred to in subsection 13(1).
- (6) The Treasurer of the Municipality shall, in each year on or before May 1, 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.

BYLAW AMENDMENT OR REPEAL

14.

- (1) Where this Bylaw or any development charge prescribed thereunder is amended or repealed either by order of the Ontario Land Tribunal or by resolution of Council, the Municipal Treasurer shall forthwith calculate the amount of any overpayment to be refunded as a result of said amendment or repeal.
- (2) Refunds that are required to be paid under subsection 14(1) shall be paid to the registered owner of the land on the date on which the refund is paid.
- (3) Refunds that are required to be paid under subsection 14(1) shall be paid with interest to be calculated as follows:
 - (a) Interest shall be calculated from the date on which the overpayment was collected to the date on which the refund is paid;
 - (b) The refund shall include the interest owed under this section;
 - (c) Interest shall be paid at the Bank of Canada rate in effect on the later of:
 - (i) the date of enactment of this Bylaw, or
 - (ii) the date of the last quarterly adjustment, in accordance with the provisions of subsection 14(4).
- (4) The Bank of Canada interest rate in effect on the date of enactment of this Bylaw shall be adjusted on the next following business day to the rate established by the Bank of Canada on that day, and shall be adjusted quarterly thereafter on the first business day of every January, April, July and October to the rate established by the Bank of Canada on the day of the adjustment.

Interest Payments

15.

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

the applicable clause to the date the development charge is payable under subsection 26.2(3) of the Act.

(3) The Town may determine, by Council resolution or policy external to this Bylaw, interest rates in relation to subsections 15(1) and (2) of this Bylaw but will not exceed the maximum permissible rate outlined in the *DCA*.

DEVELOPMENT CHARGE SCHEDULE INDEXING

16. The development charges referred to in Schedules "B" to "D" shall be adjusted annually, without amendment to this Bylaw, commencing on July 1st 2026, and annually thereafter on each July 1st while this Bylaw is in force, in accordance with the most recent twelve month change in the Statistics Canada Non-residential Building Construction Price Index.

BYLAW ADMINISTRATION

17. This Bylaw shall be administered by the Municipal Treasurer.

SCHEDULES TO THE BYLAW

18. The following schedules to this Bylaw form an integral part of this By- law:

Schedule "A" – Designated Municipal Services

Schedule "B" – Schedule of Total Development Charges

Schedule "C" – Schedule of Town-Wide Development Charges

Schedule "D" – Schedule of Area-Specific Development Charges

Schedule "E" – Areas within which the Area-Specific Development Charges for Keswick are to be imposed.

Schedule "F" – Areas within which the Area-Specific Development Charges for Sutton are to be imposed.

Schedule "G" – Areas within which the Area-Specific Development Charges for Sutton High Street are to be imposed.

Schedule "H" – Areas within which the Area-Specific Development Charges for Queensway East and West are to be imposed.

DATE BYLAW EFFECTIVE

19. This Bylaw shall come into force and effect on September 1, 2025.

Severability

20. If, for any reason, any provision, section, subsection or paragraph of this bylaw is held invalid, it is hereby declared to be the intention of Council that all the remainder

of this bylaw shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

SHORT TITLE

21. This Bylaw may be cited as the Development Charges Bylaw.

REPEAL

22. Bylaw No. 2021-0041 (AD-5) is hereby repealed, effective on the date this bylaw comes into force and effect.

READ AND ENACTED this 13TH day of August 2025.

Margaret Quirk, Mayor
•
Rachel Dillabough, Town Clerk

SCHEDULE "A"

TOWN OF GEORGINA

DESIGNATED MUNICIPAL SERVICES

Town-wide Services

- Library Services
- Fire and Rescue Services
- Parks and Recreation
- Development Related Studies
- Services Related to a Highway:
 - Public Works (Road Operations)
 - o Roads and Related
- Storm Water Drainage and Control Services

Area Specific

- 1) Keswick Service Area
- Services Related to a Highway
- Water
- Wastewater
- Development Related Studies

2) Sutton Service Area

- Services Related to a Highway
- Water
- Wastewater
- Development Related Studies
- 3) Sutton High Street Sewer
- Wastewater
- 4) Queensway East and West
- Water
- Development Related Studies

Note: the rate tables for the area-specific service areas include the cumulative rate associated with service categories identified.

SCHEDULE "B"

TOWN OF GEORGINA

SUMMARY OF TOTAL DEVELOPMENT CHARGES

	Residential Charge By Unit Type				Non-Residential
Service	Single & Semi-	Rows & Other	Apartments		Charge (\$/ sq.m)
	Detached	Multiples	≥700 sq.ft.	<700 sq.ft.	
Town-Wide Charge	\$33,255	\$31,826	\$23,279	\$16,073	\$ 32.23
Keswick Service Area					
	\$36,729	\$35,150	\$25,711	\$17,752	\$ 49.52
Sutton Service Area					
	\$35,849	\$34,308	\$25,095	\$17,327	\$ 45.01
Sutton High Street Sewer					
	\$36,088	\$34,537	\$25,263	\$17,443	\$ 45.01
Queenway East and West					
	\$40,496	\$38,755	\$28,348	\$19,573	\$ 80.92

SCHEDULE "C"

TOWN OF GEORGINA

SUMMARY OF TOWN-WIDE DEVELOPMENT CHARGES

	Residential Charge By Unit Type				Non-Residential
Service	Single & Semi-	Single & Semi- Rows & Other Apar		ments	Charge (\$/ sq.m)
	Detached	Multiples	≥ 700 sq.ft.	< 700 sq.ft.	Onarge (w/ sq.m)
Library Services	\$1,287	\$1,232	\$901	\$622	\$0.00
Fire And Rescue Services	\$3,505	\$3,354	\$2,453	\$1,694	\$18.03
Parks And Recreation	\$25,676	\$24,572	\$17,973	\$12,410	\$0.00
Development-Related Studies	\$477	\$456	\$334	\$230	\$2.45
Services Related to a Highway:					
Public Works	\$1,363	\$1,305	\$954	\$659	\$7.00
Roads And Related	\$825	\$790	\$578	\$399	\$4.14
Storm Water Drainage And Control	\$122	\$117	\$86	\$59	\$0.61
TOTAL TOWN-WIDE CHARGE	\$33,255	\$31,826	\$23,279	\$16,073	\$32.23

SCHEDULE "D"

TOWN OF GEORGINA

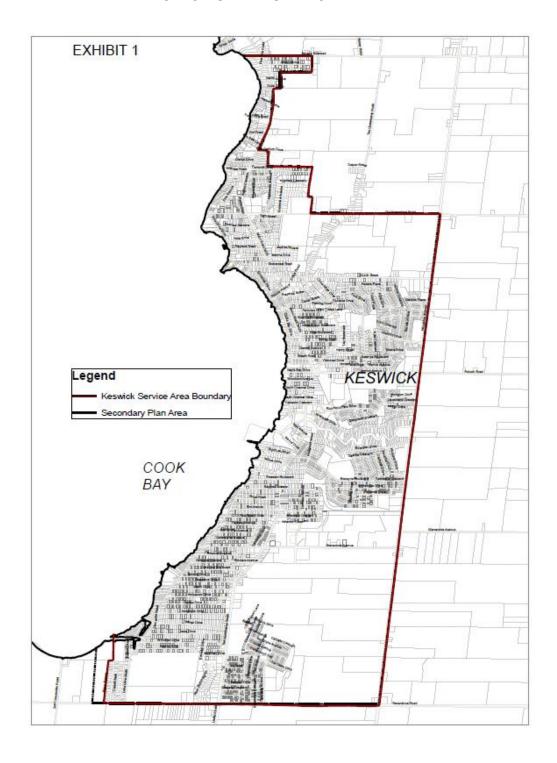
SUMMARY OF AREA-SPECIFIC DEVELOPMENT CHARGES

	Residential Charge By Unit Type				Non-Residential
Service	Single & Semi- Rows & Other		Apartments		Charge (\$/ sq.m)
	Detached	Multiples	≥ 700 sq.ft.	<700 sq.ft.	Charge (\$/ \$q.m)
Keswick Service Area (includes: Services Related to a Highway, Water, Wastewater and Development-Related Studies)	\$3,474	\$3,324	\$2,432	\$1,679	\$17.29
Sutton Service Area (includes: Services Related to a Highway, Water, Wastewater and Development-Related Studies)	\$2,594	\$2,482	\$1,816	\$1,254	\$12.78
Sutton Service Area (includes Sewer)	\$239	\$229	\$168	\$116	\$0.00
Queenway East and West (includes: Water and Development-Related Studies)	\$3,767	\$3,605	\$2,637	\$1,821	\$31.40

SCHEDULE "E"

TOWN OF GEORGINA

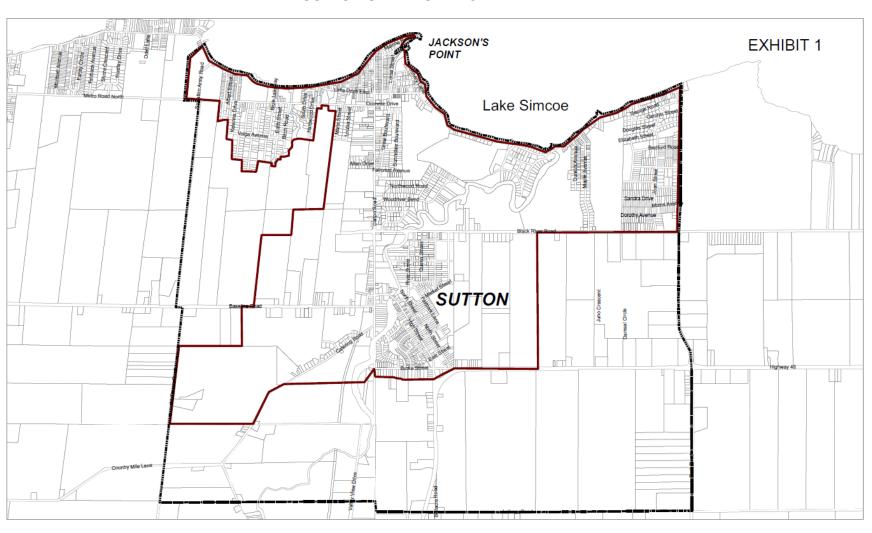
KESWICK URBAN SERVICE AREA MAP



SCHEDULE "F"

TOWN OF GEORGINA

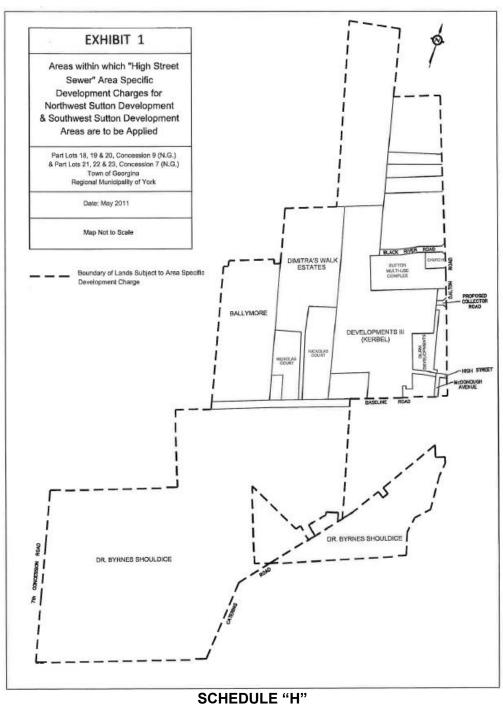
SUTTON URBAN SERVICE AREA MAP



SCHEDULE "G"

TOWN OF GEORGINA

MAP OF AREAS WITHIN WHICH "SUTTON HIGH STREET SEWER" AREA SPECIFIC DEVELOPMENT CHARGES FOR NORTHWEST SUTTON **DEVELOPMENT & SOUTHWEST SUTTON DEVELOPEMNT AREAS ARE TO BE APPLIED**



TOWN OF GEORGINA QUEENSWAY EAST AND WEST SERVICE AREA MAP

