

# DEVELOPMENT CHARGES BACKGROUND STUDY

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Town of Newmarket



Version for Public Consultation

**HEMSON** Consulting Ltd.

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## EXECUTIVE SUMMARY

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### A. PURPOSE OF 2019 DEVELOPMENT CHARGES BACKGROUND STUDY

#### 1. Legislative Context

The Town of Newmarket 2019 Development Charges (DC) Background Study is presented as part of the process to lead to the approval of a new DC by-laws in compliance with the *Development Charges Act, 1997* (DCA). The study is prepared in accordance with the DCA and associated Regulations, including the amendments that came into force on January 1, 2016.

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

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

#### 3. DC Eligible and Ineligible Costs

Development charges are intended to pay for the initial round of capital costs needed to service new development over an identified planning period. This is based on the overarching principle that “growth pays for growth”. However, the DCA and associated regulation includes several statutory adjustments and deductions that prevent these costs from fully being recovered by growth. Such adjustments include, but are not limited to: ineligible costs, including operating and maintenance costs; ineligible services, including tourism facilities and parkland acquisition; the statutory ten per cent discount for “soft” or general services; deductions for costs that exceed historical service level caps; and statutory exemptions for specific uses (i.e. industrial expansions).

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

It is recommended that Council adopt the development-related capital program developed for the purposes of the 2019 DC Background Study. However, it is recognized that the DC Study is a point-in-time analysis and there may be changes to project timing, scope and costs through the Town’s regular annual budget process.

## B. DEVELOPMENT FORECAST

### 1. Residential and Non-Residential

The table below provides a summary of the anticipated residential and non-residential growth over the 2019-2028 and 2019-2031 planning periods. The development forecast is further discussed in Appendix A.

Growth Forecast	2018	2019 - 2028		2019 - 2031	
		Growth	Total at 2028	Growth	Total at 2031
<b>Residential</b>					
Total Occupied Dwellings	29,513	3,924	33,437	5,349	34,862
Total Population					
Census	86,382	8,832	95,214	11,287	97,669
<i>Population In New Dwellings</i>		9,176		11,986	
<b>Non-Residential</b>					
Employment	40,383	3,576	43,959	4,556	44,939
Non-Residential Building Space (sq.m.)		198,364		252,646	

## C. CALCULATED DEVELOPMENT CHARGES

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

	Residential Charge by Unit Type				Non-Residential Charge per m2
	Singles & Semis	Rows & Multiples	Large Apartments (>= 700 sq. ft.)	Small Apartments (<700 sq. ft.)	
<b>Town-Wide</b>	\$33,566	\$26,330	\$19,925	\$14,232	\$86.96
<b>Northwest Quadrant</b>	\$31,075	\$24,375	\$18,446	\$13,175	\$73.48

## D. LONG-TERM CAPITAL AND OPERATING COSTS

On overview of the long-term capital and operating costs for the capital facilities and infrastructure to be included in the DC by-law is provided in the study. This examination is required as one of the provisions of the DCA. Additional details on the long-term capital and operating impact analysis is found in Appendix E. By 2028 the Town's net operating costs are estimated to increase by about \$3.05 million.

## **E. ASSET MANAGEMENT PLAN**

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

By 2029, the Town will need to fund an additional \$1.89 million per annum in order to properly fund the full life cycle costs of the new assets for all services excluding Fire supported under the 2019 Development Charges By-Law. By 2032, the Town will need to fund an additional \$25,000 per annum in order to properly fund the full life cycle costs of the new assets supported under Fire Services in the 2019 Development Charges By-law.

## **F. DEVELOPMENT CHARGES ADMINISTRATION & POLICY CONSIDERATIONS**

### **1. Town-wide vs Area-Specific DCs**

As required by the DCA, consideration was given to the use of area rating. Consistent with the Town's historical practice, the infrastructure identified for all services has been calculated on a Town-wide basis.

An area-specific development charge is calculated for the Northwest Quadrant Development Area. The Northwest Quadrant area-specific charge mirrors the Town-wide charge except for the exclusion of water and wastewater infrastructure. These projects are to be provided by developers directly through planning agreements.

### **2. 2019 Draft DC By-law Available Under Separate Cover**

The Town is proposing to modify the current development charges by-law. The proposed draft by-law is available under Appendix G.

## I INTRODUCTION

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This Town of Newmarket Development Charges Background Study is presented as part of a process to lead to the approval of new development charge by-laws in compliance with the DCA. The DCA and Ontario Regulation 82/98 (O. Reg. 82/98) require that a development charges background study be prepared in which development charges are determined with reference to:

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

This study presents the results of the review which determines the development-related net capital costs which are attributable to new development that is forecast to occur in the Town of Newmarket. These development-related net capital costs are then apportioned across 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 then arrives at proposed development charges for each type of development.

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

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

## **THE METHODOLOGY COMBINES A TOWN-WIDE AND AREA-SPECIFIC APPROACH TO ALIGN DEVELOPMENT-RELATED COSTS AND BENEFITS**

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Several key steps are required in calculating any development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. Therefore, we have tailored our approach to the Town of Newmarket's unique circumstances in this study. The approach to the proposed development charges is focussed on providing a reasonable alignment of development-related costs with the development that necessitates them.

### **G. A TOWN-WIDE DEVELOPMENT CHARGE IS 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 the flexibility to define services that will be included in the development charge by-laws, provided that the other provisions of the Act and its associated regulations are met. The DCA also requires that the by-laws designate the areas within which the by-laws shall be imposed. The development charges may apply to all lands in the municipality or to other designated development areas as specified in the by-laws.

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

For the majority of services that the Town provides, a range of capital facilities, land, equipment and infrastructure is available throughout the Town: community centres, libraries, fire stations, arterial roads, parks and so on. As new development occurs, new facilities will need to be added so that service levels in newly developing areas are provided at levels enjoyed in existing communities. A widely accepted method for sharing the development-related capital costs for such Town 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:

- General Government
- Library
- Fire Services
- Parks & Recreation
- Yards & Fleet

- Municipal Parking
- Waste Collection & Transfer
- Town-wide Engineered Services

These services form a reasonable basis on which to plan and administer the development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that make them up. For example, Parks & Recreation services includes various indoor facilities such as community centres, pools, arenas; associated land requirements as allowed under the DCA; and equipment.

The resulting development charge for these services would be imposed against all development anywhere in the Town.

## **2. Area-Specific Charge is Proposed for the Northwest Quadrant Development Area**

Consistent with the Town's 2009 and 2014 Development Charges Studies, an area-specific development charge is proposed for the Northwest Quadrant Development Area. The Northwest Quadrant area-specific charge mirrors the Town-wide charge except for the exclusion of water and wastewater infrastructure. These projects are to be provided by developers directly through planning agreements.

## **H. KEY STEPS IN DETERMINING DEVELOPMENT CHARGES FOR FUTURE DEVELOPMENT-RELATED PROJECTS**

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

### **1. Growth Forecast**

The first step in the methodology requires a development forecast to be prepared for the ten-year study period, 2019–2028, for most general and town-wide engineered services. A forecast from mid-year 2018 to mid-year 2031 is used for Fire Services. The forecast of future residential and non-residential development is based on development anticipated to occur within approved Official Plan designated urban areas. The forecast reflects 2016 Census data and recent development activity. The forecasts of population, households and employment are based on the 2031 targets for the Town as identified in York Region 2041 Preferred Growth Scenario (Growth Scenario) that reflects a 45 per cent intensification scenario.

For the residential portion of the forecast, the net (or Census) population growth and population growth in new units is estimated. Net population growth equals the population in new housing units reduced by the decline in the population in the existing base anticipated over the ten-year period (due to reducing household sizes as the community ages). Net population is used in the calculation of the development

charges funding envelopes. In calculating the per capita development charge, however, the population growth in new housing units is used.

The non-residential portion of the forecast estimates the Gross Floor Area (GFA) of building space to be developed over the forecast period. The non-residential forecast provides estimates for three categories: population-related development, major office development, and employment land development. The forecast of GFA is based on the employment forecast for the Town. Factors for floor space per worker by category are used to convert the employment forecast into gross floor areas 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 10-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical ten-year average service levels thus form the basis for development charges. A review of 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 2009–2018.

For water, wastewater and stormwater services, historical service levels are less applicable and reference is made to the Town's engineering standards as well as Provincial health and environmental requirements.

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

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

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

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

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

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

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

Finally, in calculating development charges, the development-related net capital costs must be reduced by 10 per cent for all services except services related to a highway, water, wastewater, stormwater and fire (DCA, s. 5. (1) 8.). The 10 per cent discount is applied to the other services, e.g. recreation, libraries, parking and general government and the resulting Town funding responsibility from non-development charge sources is identified.

#### **4. Attribution to Types of Development**

For the Town-wide development charge, 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. This is done by using different apportionments for different services in accordance with the demands which the two sectors would be expected to place on the various services and the different benefits derived from those services.

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

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

## **5. Final Adjustment**

The final determination of the development charge results from adjustments made to development-related net capital costs for each service and sector resulting from the application of any unallocated development-related reserve fund balances that are available to finance the development-related capital costs in the capital program. A cash flow analysis is also undertaken to account for the timing of projects and receipt of development charges. Interest earnings or borrowing costs are therefore accounted for in the calculation as allowed under the DCA.

## **POPULATION IS FORECAST TO INCREASE BY 8,830 AND NON-RESIDENTIAL BUILDING SPACE BY 198,360 SQUARE METRES BY 2028**

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This section provides the basis for the development forecasts used in calculating the development charges and provides a summary of the forecast results. The growth forecast in the development charges background study is based on estimates of growth occurring within approved Official Plan designated urban areas.

This section begins with a brief discussion of recent growth trends in the GTA and in Newmarket. This is followed by a summary of the results of the housing unit and population forecast and of the non-residential employment and space forecast. Details of the forecasts are provided in Appendix A.

### **I. NEWMARKET HAS EXPERIENCED STRONG GROWTH IN RECENT YEARS**

During the ten-year period from 2009 to 2018, the Town of Newmarket experienced strong population and employment growth. Population grew from 77,650 to 86,380, an increase of approximately 9,860 people. This growth was fuelled by a strong GTA economy and continued migration into the metropolitan region. Moving forward, Newmarket is expected to continue to experience growth, however it will likely shift from lower density to higher density built forms as the Town's remaining greenfield land supply is developed.

The number of housing units in Newmarket has grown at a higher rate than population; likely as a result of the decrease in the average number of persons residing in dwelling units. Occupied households grew by 12 per cent between 2009 and 2018, compared to 11 per cent growth for population. The number of households reached 29,510 in 2018, growing by 3,520 over 10 years.

The Town of Newmarket has experienced employment growth over the past decade. Between 2009 and 2018 employment grew by 837, although for the first three years of the decade employment growth was negative. Since 2012 employment has been growing in the Town. The activity rate, or the percentage of the population that is employed, has declined slightly from 51 per cent in 2009 to 47 per cent in 2018.

**J. THE RESIDENTIAL FORECAST IS BASED ON THE 2016 CENSUS AND SECONDARY PLAN FORECAST**

As noted above, the residential development forecast is based on development that is expected in designated urban areas of Newmarket's Official Plan. A description of the forecast methodology and more detailed tables of results are provided in Appendix A.

Table 1 provides a summary of the residential forecast for the ten-year planning period, 2019-2028, as well as the 2019-2031 planning period.

The Town's Census population is expected to increase by about 8,830 people over the next ten years, reaching about 95,210 by 2028. Population will increase by 11,290 over the next 13 years, reaching 97,670 in 2031.

The population in new dwellings figures referred to above reflect the "net" increase in population. This is the increase after taking into account the expected continuation of the decline in occupancy factors in existing housing units. The population residing in new housing units is expected to increase by 9,180 people over the ten-year planning period and by 11,990 to 2031.

Annual household growth is expected to increase over time; the Town is forecast to reach 34,860 occupied households in 2031. About 3,920 housing units are forecast to be developed between 2019 and 2028. Over this time period, the composition of the new units is forecast to average 65 per cent singles/semis, 14 per cent rows and other multiples, and 22 per cent apartments. However, the Town is forecast to move towards a higher density unit mix by 2031, when apartments will make up 26 per cent of all units, while singles and semis will only comprise 59 per cent of the total.

**K. NON-RESIDENTIAL SPACE FORECAST IS BASED ON FORECAST EMPLOYMENT GROWTH**

The non-residential space forecast is based on the forecast of employment, since most new non-residential space is required to accommodate new employment growth.

Non-residential space is forecast according to three categories: Population-Related Employment, Major Office Employment, and Employment Land Employment. Population-Related Employment includes traditional retail forms, such as regional centres, district centres, neighbourhood convenience, highway commercial, big box and power centres occupied by retail and local service uses. Population-Related Employment also includes institutional space consisting of all community institutional

uses such as schools, places of worship and hospitals. Major Office Employment is defined as that working in free-standing office buildings of 20,000 square feet or greater. Employment Land Employment consists of buildings in Newmarket's "industrial" areas and may include some non-traditional retail space and office space associated with industrial or storage uses.

Because new non-residential space is required primarily to accommodate new employment growth, employment and space are expected to grow at similar rates over the forecast period.

The non-residential space forecast prepared for development charges purposes is summarized in Table 1.

Over the next ten years, employment is projected to grow by 3,580 employees, an increase of about 9 per cent. The major share of employment is forecast to be population-related. Approximately 45 per cent of future employment is anticipated to be in employment areas (i.e. industrial). The remaining employment is expected to be in the major office category. By 2031, employment will reach 44,940 employees, which is an increase of 4,560 employees from 2019.

The table also shows that about 198,360 square metres of Gross Floor Area (GFA) is forecast to come on-stream over the next decade. By 2031, there will have been an increase of 252,650 square metres since 2019.

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TABLE 1

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

Growth Forecast	2018	2019 - 2028		2019 - 2031	
		Growth	Total at 2028	Growth	Total at 2031
<b>Residential</b>					
Total Occupied Dwellings	29,513	3,924	33,437	5,349	34,862
Total Population					
Census	86,382	8,832	95,214	11,287	97,669
<i>Population In New Dwellings</i>		9,176		11,986	
<b>Non-Residential</b>					
Employment	40,383	3,576	43,959	4,556	44,939
Non-Residential Building Space (sq.m.)		198,364		252,646	

## **SUMMARY OF HISTORICAL CAPITAL SERVICE LEVELS**

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

For non-engineered services (fire, library, recreation, etc.) the legislative requirement is met by documenting historical service levels for the preceding ten years, in this case, for the period 2009–2018. Typically, service levels for non-engineered services are measured as a ratio of inputs per capita (or per population plus employment). With engineered services such as water, wastewater and stormwater legislated environmental and health standards are used in lieu of inputs per capita.

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 \$/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 staff of the Town based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure as of 2018.

Table 2 summarizes service levels for all Town-wide services included in the development charge calculation. Appendix B (for general services) and Appendix C (for town-wide engineered services) provide detailed historical inventory data upon which the calculation of service levels is based.

TOWN OF NEWMARKET  
SUMMARY OF AVERAGE HISTORIC SERVICE LEVELS 2009 - 2018

Service	2009 - 2018 Service Level Indicator
<b>1.0 GENERAL GOVERNMENT</b>	<b>N/A</b>
<b>2.0 LIBRARY</b> Buildings Land Materials Furniture & Equipment	<b>\$327.87 per capita</b> \$173.75 per capita \$6.71 per capita \$127.88 per capita \$19.53 per capita
<b>3.0 FIRE SERVICES</b> Buildings Land Furniture & Equipment Vehicles	<b>\$217.69 per pop&amp;empl</b> \$103.78 per pop&empl \$63.75 per pop&empl \$15.86 per pop&empl \$34.30 per pop&empl
<b>4.0 PARKS &amp; RECREATION</b> Buildings Land Recreation Fleet And Equipment Park Development Play Fields Parks Maintenance Facilities Parks Fleet	<b>\$4,628.82 per capita</b> \$2,530.92 per capita \$486.38 per capita \$12.67 per capita \$962.10 per capita \$549.15 per capita \$47.06 per capita \$40.54 per capita
<b>5.0 YARDS &amp; FLEET</b> Buildings Land Furniture & Equipment Snow Plows Fleet	<b>\$242.15 per pop&amp;empl</b> \$130.14 per pop&empl \$61.34 per pop&empl \$4.34 per pop&empl \$19.85 per pop&empl \$26.48 per pop&empl
<b>6.0 MUNICIPAL PARKING</b> Asphalt Parking Lots Granular / Gravel Parking Lots	<b>\$147.16 per pop&amp;empl</b> \$136.42 per pop&empl \$10.74 per pop&empl
<b>7.0 WASTE MANAGEMENT</b> Buildings Land Vehicles	<b>\$146.74 per capita</b> \$74.12 per capita \$68.52 per capita \$4.10 per capita
<b>8.0 TOWN-WIDE ENGINEERED SERVICES</b> Roads Infrastructure	<b>\$2,678.04 per pop&amp;empl</b> \$2,678.04 per pop&empl

## **THE DEVELOPMENT-RELATED CAPITAL PROGRAM**

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

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

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

Based on the development forecasts summarized in Section III and detailed in Appendix A, Town staff in collaboration with the consultants developed a development-related capital program setting out those projects that are required to service anticipated development. For general and town-wide engineered services the capital plan covers the ten-year period from 2019–2028; for Fire Services the capital plan period is 2019-2031. Under section 5(1)4 of the DCA, fire protection services are not limited to a ten-year period when estimating the increase in the need for service attributable to anticipated development.

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

### **M. THE DEVELOPMENT-RELATED CAPITAL PROGRAM FOR TOWN-WIDE SERVICES**

A summary of the Development-Related Capital Program for general and town-wide engineered services is presented in Table 3.A.

TOWN OF NEWMARKET  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
ALL SERVICES  
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program									
				2019	2020	2021	2022	2023	2024	2025	2026	2027	2028
<b>1.0 GENERAL GOVERNMENT</b>	<b>\$2,846.0</b>	<b>\$222.5</b>	<b>\$2,623.5</b>	<b>\$1,043.8</b>	<b>\$225.0</b>	<b>\$775.0</b>	<b>\$30.0</b>	<b>\$426.0</b>	<b>\$98.8</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$25.0</b>	<b>\$0.0</b>
1.1 Development-Related Studies (excl. Roads & V	\$2,846.0	\$222.5	\$2,623.5	\$1,043.8	\$225.0	\$775.0	\$30.0	\$426.0	\$98.8	\$0.0	\$0.0	\$25.0	\$0.0
<b>2.0 LIBRARY</b>	<b>\$33,890.0</b>	<b>\$0.0</b>	<b>\$33,890.0</b>	<b>\$289.0</b>	<b>\$289.0</b>	<b>\$289.0</b>	<b>\$289.0</b>	<b>\$289.0</b>	<b>\$289.0</b>	<b>\$8,789.0</b>	<b>\$7,789.0</b>	<b>\$7,789.0</b>	<b>\$7,789.0</b>
2.1 Buildings, Land & Furnishings	\$31,000.0	\$0.0	\$31,000.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$8,500.0	\$7,500.0	\$7,500.0	\$7,500.0
2.2 Equipment and Materials	\$2,890.0	\$0.0	\$2,890.0	\$289.0	\$289.0	\$289.0	\$289.0	\$289.0	\$289.0	\$289.0	\$289.0	\$289.0	\$289.0
<b>3.0 FIRE SERVICES</b>	(See Table 3.B)												
<b>4.0 PARKS &amp; RECREATION</b>	<b>\$58,400.1</b>	<b>\$0.0</b>	<b>\$58,400.1</b>	<b>\$5,493.9</b>	<b>\$3,664.8</b>	<b>\$11,163.7</b>	<b>\$12,750.1</b>	<b>\$9,674.3</b>	<b>\$11,519.7</b>	<b>\$1,415.3</b>	<b>\$1,465.3</b>	<b>\$876.5</b>	<b>\$376.5</b>
4.1 Recreation Buildings	\$25,000.0	\$0.0	\$25,000.0	\$0.0	\$0.0	\$6,250.0	\$6,250.0	\$6,250.0	\$6,250.0	\$0.0	\$0.0	\$0.0	\$0.0
4.2 Recreation Furniture & Equipment	\$300.0	\$0.0	\$300.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0	\$30.0
4.3 Debenture Payments Magna (Principal)	\$12,400.3	\$0.0	\$12,400.3	\$1,508.2	\$1,584.4	\$1,664.5	\$1,748.7	\$1,837.1	\$1,929.9	\$1,038.8	\$1,088.8	\$0.0	\$0.0
4.4 Debenture Payments Youth Centre (Principal)	\$244.1	\$0.0	\$244.1	\$35.2	\$37.2	\$39.4	\$41.7	\$44.1	\$46.6	\$0.0	\$0.0	\$0.0	\$0.0
4.5 Community-Wide Parkland Development	\$5,933.3	\$0.0	\$5,933.3	\$60.0	\$560.0	\$1,726.7	\$3,226.7	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0	\$60.0
4.6 Trail Connections	\$10,950.0	\$0.0	\$10,950.0	\$1,696.7	\$1,296.7	\$1,296.7	\$1,296.7	\$1,296.7	\$3,046.7	\$130.0	\$130.0	\$630.0	\$130.0
4.7 Parks Fleet and Equipment	\$1,565.0	\$0.0	\$1,565.0	\$156.5	\$156.5	\$156.5	\$156.5	\$156.5	\$156.5	\$156.5	\$156.5	\$156.5	\$156.5
4.8 Operations Centre Debt (25%)	\$2,007.3	\$0.0	\$2,007.3	\$2,007.3	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>5.0 YARDS &amp; FLEET</b>	<b>\$8,867.0</b>	<b>\$0.0</b>	<b>\$8,867.0</b>	<b>\$6,306.5</b>	<b>\$284.5</b>								
5.1 Buildings	\$1,250.0	\$0.0	\$1,250.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0	\$125.0
5.2 Roads Fleet and Equipment	\$1,595.0	\$0.0	\$1,595.0	\$159.5	\$159.5	\$159.5	\$159.5	\$159.5	\$159.5	\$159.5	\$159.5	\$159.5	\$159.5
5.3 Operations Centre Debt (75%)	\$6,022.0	\$0.0	\$6,022.0	\$6,022.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>6.0 MUNICIPAL PARKING</b>	<b>\$10,100.0</b>	<b>\$0.0</b>	<b>\$10,100.0</b>	<b>\$1,000.0</b>	<b>\$1,000.0</b>	<b>\$1,000.0</b>	<b>\$1,100.0</b>	<b>\$1,000.0</b>	<b>\$1,000.0</b>	<b>\$1,000.0</b>	<b>\$1,000.0</b>	<b>\$1,000.0</b>	<b>\$1,000.0</b>
6.1 Buildings, Land & Furnishings	\$10,000.0	\$0.0	\$10,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0	\$1,000.0
6.2 Studies	\$100.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$100.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>7.0 WASTE COLLECTION &amp; TRANSFER</b>	<b>\$922.0</b>	<b>\$0.0</b>	<b>\$922.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$922.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>
7.1 Buildings	\$622.0	\$0.0	\$622.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$622.0	\$0.0	\$0.0	\$0.0	\$0.0
7.2 Vehicles and Equipment	\$300.0	\$0.0	\$300.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$300.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>8.0 TOWN-WIDE ENGINEERED SERVICES</b>	<b>\$94,571.0</b>	<b>\$0.0</b>	<b>\$94,571.0</b>	<b>\$2,855.1</b>	<b>\$9,177.1</b>	<b>\$5,811.2</b>	<b>\$11,312.0</b>	<b>\$8,869.9</b>	<b>\$7,479.1</b>	<b>\$6,983.3</b>	<b>\$6,983.3</b>	<b>\$8,800.0</b>	<b>\$26,300.0</b>
8.1 Road Works	\$61,082.0	\$0.0	\$61,082.0	\$150.0	\$3,662.5	\$2,912.5	\$5,412.5	\$5,444.5	\$4,200.0	\$4,200.0	\$4,200.0	\$6,700.0	\$24,200.0
8.2 Recovery of Harry Walker Parkway (Principal)	\$79.0	\$0.0	\$79.0	\$7.1	\$14.6	\$15.4	\$16.2	\$17.0	\$8.7	\$0.0	\$0.0	\$0.0	\$0.0
8.3 Signalization	\$2,000.0	\$0.0	\$2,000.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0	\$200.0
8.4 Sidewalks/Pathways	\$4,120.0	\$0.0	\$4,120.0	\$462.0	\$462.0	\$462.0	\$462.0	\$462.0	\$362.0	\$362.0	\$362.0	\$362.0	\$362.0
8.5 Storm Water Management	\$5,000.0	\$0.0	\$5,000.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0
8.6 Regional-Related Improvements	\$10,925.0	\$0.0	\$10,925.0	\$0.0	\$3,300.0	\$683.3	\$3,683.3	\$1,208.3	\$683.3	\$683.3	\$683.3	\$0.0	\$0.0
8.7 Water & Wastewater (Excl. in Northwest)	\$10,380.0	\$0.0	\$10,380.0	\$1,038.0	\$1,038.0	\$1,038.0	\$1,038.0	\$1,038.0	\$1,038.0	\$1,038.0	\$1,038.0	\$1,038.0	\$1,038.0
8.8 Studies	\$985.0	\$0.0	\$985.0	\$498.0	\$0.0	\$0.0	\$0.0	\$0.0	\$487.0	\$0.0	\$0.0	\$0.0	\$0.0
<b>TOTAL</b>	<b>\$209,596.1</b>	<b>\$222.5</b>	<b>\$209,373.6</b>	<b>\$16,988.2</b>	<b>\$14,640.4</b>	<b>\$19,323.4</b>	<b>\$25,765.6</b>	<b>\$20,543.7</b>	<b>\$21,593.1</b>	<b>\$18,472.1</b>	<b>\$17,522.1</b>	<b>\$18,775.0</b>	<b>\$35,750.0</b>

The Development-Related Capital program for all services except Fire Services includes infrastructure with a total gross cost of \$209.60 million. Approximately \$222,500 in grants, subsidies or other recoveries are expected to offset the cost of the program. Therefore, the net municipal cost of the capital program is \$209.37 million.

This capital program incorporates those projects identified to be related to development anticipated in the next ten years. It is not implied that all of these costs are to be recovered from new development by way of development charges (see the following Section VI for the method and determination of net capital costs attributable to growth). Portions of this capital plan may relate to providing servicing for development which has occurred prior to 2019 (for which development charge reserve fund balances exist), for replacement of existing capital facilities or for growth anticipated to occur beyond the 2019–2028 planning period. In addition, the amounts shown on Table 3.A have not been reduced by 10 per cent for various “soft” services as mandated by s. 5 (1) 8. of the DCA.

Of the \$209.37 million in ten-year net municipal capital costs, \$94.57 million (45 per cent) is related to the provision of Town-wide Engineered Services. This includes roads and related infrastructure as well as water, wastewater and stormwater projects.

The development of Parks & Recreation infrastructure is the next largest component of the capital program at \$58.40 million, or 28 per cent. This includes future projects such as recreation buildings, fleet and equipment acquisitions, trail development, and parkland improvements as well as the continued recovery of the Magna Centre debenture payments.

The development-related capital program for the Library services totals about \$33.89 million (16 per cent). The program includes the construction of a new larger central library.

The Municipal Parking capital program amounts to \$10.10 million (5 per cent) and relates to a new downtown parking structure.

The next largest development-related capital component is for Yards and Fleet relating to Engineered Services at \$8.87 million (4 per cent). The capital program includes debenture payments associated with the Town’s new Operations Centre. The program also includes new additions to the Town’s fleet and equipment inventory, as well as building improvements and a snow dump.

General Government is included at \$2.62 million (1 per cent). The General Government service consists of various development-related studies.

A new service, Waste Collection & Transfer, is included with a \$922,000 net capital cost. This provides for growth-related vehicles and facilities.

The development-related capital program for Fire Services is summarized in Table 3.B. The table shows that the gross cost of the Fire Services capital program is \$25.64 million, of which \$15.68 million is the municipal cost after grants and subsidies have been netted off. The Fire Services capital program includes provisions for three new fire stations, new vehicles and equipment, and the recovery of a negative reserve fund balance.

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TABLE 3.B

TOWN OF NEWMARKET  
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE SERVICES (2019-2031)  
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost	Total Net Capital Program										
				2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	
<b>3.0 FIRE SERVICES</b>														
3.1 Recovery of Negative Reserve Fund Balance	\$1,241.1	\$0.0	\$1,241.1	\$1,241.1	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
3.2 Buildings, Land and Furnishings	\$20,797.3	\$8,526.9	\$12,270.4	\$2,595.2	\$2,595.2	\$0.0	\$0.0	\$1,180.0	\$1,180.0	\$1,180.0	\$0.0	\$0.0	\$0.0	\$0.0
3.3 Vehicles and Equipment	\$3,605.0	\$1,437.1	\$2,168.0	\$590.0	\$125.4	\$19.2	\$0.0	\$0.0	\$0.0	\$696.2	\$0.0	\$0.0	\$0.0	\$0.0
<b>TOTAL</b>	<b>\$25,643.4</b>	<b>\$9,964.0</b>	<b>\$15,679.5</b>	<b>\$4,426.3</b>	<b>\$2,720.6</b>	<b>\$19.2</b>	<b>\$0.0</b>	<b>\$1,180.0</b>	<b>\$1,180.0</b>	<b>\$1,876.2</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>	<b>\$0.0</b>

Service	2029	2030	2031
<b>3.0 FIRE SERVICES</b>			
3.1 Recovery of Negative Reserve Fund Balance	\$0.0	\$0.0	\$0.0
3.2 Buildings, Land and Furnishings	\$1,180.0	\$1,180.0	\$1,180.0
3.3 Vehicles and Equipment	\$0.0	\$590.0	\$147.2
<b>TOTAL</b>	<b>\$1,180.0</b>	<b>\$1,770.0</b>	<b>\$1,327.2</b>

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

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

For residential development, the adjusted total per capita amount is then converted to a variable charge by housing unit type using various unit occupancy factors. For non-residential development the charge is based on gross floor area (GFA) 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 for enlargements of up to 50 per cent on existing industrial buildings. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in loss of development charge revenue for the affected types of development. Any such revenue loss may not be made up, however, by offsetting increases in other portions of the calculated charge.

### **N. UNADJUSTED DEVELOPMENT CHARGE CALCULATION**

A summary of the “unadjusted” residential and non-residential development charges for Town-wide services is presented in Table 4. Further details of the calculation for each individual Town service category are available in Appendices B and C.

TOWN OF NEWMARKET  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
CAPITAL PROGRAM FOR TOWN-WIDE SERVICES

10 Year Growth in Population in New Units	9,176
10 Year Growth in Square Metres	198,364
13 Year Grwth in Population in New Units	11,986
13 Year Growth in Square Metres	252,646

Service	Development-Related Capital Program (2019 - 2028)						Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2028 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	(\$000)	%	(\$000)
	<b>1.0 GENERAL GOVERNMENT</b>	\$2,623.5	\$996.4	\$162.7	\$553.3	\$0.0	\$911.1	71%	\$648.6	29%
Unadjusted Development Charge Per Capita								\$70.68		
Unadjusted Development Charge Per Sq.M										\$1.32
<b>2.0 LIBRARY</b>	\$33,890.0	\$16,500.0	\$1,739.0	\$2,819.0	\$10,225.9	\$2,606.2	100%	\$2,606.2	0%	\$0.0
Unadjusted Development Charge Per Capita								\$284.02		
Unadjusted Development Charge Per Sq.M										\$0.00
<b>3.0 FIRE SERVICES</b>	\$15,679.5	\$2,600.8	\$0.0	\$0.0	\$9,629.7	\$3,448.9	71%	\$2,457.0	29%	\$991.9
Unadjusted Development Charge Per Capita								\$204.99		
Unadjusted Development Charge Per Sq.M										\$3.93
<b>4.0 PARKS &amp; RECREATION</b>	\$58,400.1	\$0.0	\$5,840.0	\$15,489.8	\$276.7	\$36,793.6	100%	\$36,793.6	0%	\$0.0
Unadjusted Development Charge Per Capita								\$4,009.76		
Unadjusted Development Charge Per Sq.M										\$0.00
<b>5.0 YARDS &amp; FLEET</b>	\$8,867.0	\$0.0	\$0.0	\$216.0	\$5,646.4	\$3,004.6	71%	\$2,138.7	29%	\$865.9
Unadjusted Development Charge Per Capita								\$233.07		
Unadjusted Development Charge Per Sq.M										\$4.37
<b>6.0 MUNICIPAL PARKING</b>	\$10,100.0	\$5,050.0	\$505.0	\$1,705.5	\$1,196.2	\$1,643.4	71%	\$1,169.7	29%	\$473.6
Unadjusted Development Charge Per Capita								\$127.48		
Unadjusted Development Charge Per Sq.M										\$2.39
<b>7.0 WASTE COLLECTION &amp; TRANSFER</b>	\$922.0	\$0.0	\$92.2	\$0.0	\$414.9	\$414.9	100%	\$414.9	0%	\$0.0
Unadjusted Development Charge Per Capita								\$45.22		
Unadjusted Development Charge Per Sq.M										\$0.00
<b>8.0 TOWN-WIDE ENGINEERED SERVICES</b>	\$94,571.0	\$14,355.8	\$0.0	\$8,457.0	\$20,000.0	\$51,758.2	71%	\$36,841.4	29%	\$14,916.8
Unadjusted Development Charge Per Capita								\$4,014.98		
Unadjusted Development Charge Per Sq.M										\$75.20
<b>TOTAL</b>	<b>\$225,053.1</b>	<b>\$39,502.9</b>	<b>\$8,338.9</b>	<b>\$29,240.6</b>	<b>\$47,389.8</b>	<b>\$100,580.9</b>		<b>\$83,070.1</b>		<b>\$17,510.8</b>
Unadjusted Development Charge Per Capita								<b>\$8,990.20</b>		
Unadjusted Development Charge Per Sq.M										<b>\$87.21</b>

## 1. Town-Wide Unadjusted Charge

A summary of the “unadjusted” residential and non-residential development charges for the Town-wide services is presented in Table 4.

The capital program for Town-wide services incorporates those projects identified to be related to development anticipated in the next ten years (13 years for Fire Services). However, not all of the capital costs are to be recovered from new development by way of development charges. Table 4 shows that \$39.50 million of the capital program relates to replacement of existing capital facilities or for shares of projects that provide benefit to the existing community. This amount primarily relates to road urbanization, Yonge Street revitalization, replacement of the fire training centre and central library and the proposed 250-spot downtown parking garage. These portions of capital costs will need to be funded from non-development charge revenue sources.

An additional share of \$29.24 million has been identified as available development charges reserves and represents the revenues collected from previous development charges. This portion has been netted out of the chargeable capital costs. Another share of the forecast, \$47.39 million, is attributable to development beyond the 2028 period and may therefore be recovered under future development charge studies.

The DCA, s. 5 (1) 8 requires that development-related net capital costs for “soft” services be reduced by 10 per cent in calculating the applicable development charge. The discount does not apply to Fire Services or services related to a highway. The 10 per cent share of development-related net capital costs not included in the development charge calculations must be funded from non-development charge sources. In total, about \$8.34 million is identified as the required 10 per cent reduction.

The total costs eligible for recovery through development for Town-wide services is \$100.58 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Library, Parks & Recreation, and Waste Collection & Transfer services are all deemed to benefit residential development only, while the General Government, Fire, Yards and Fleet, Municipal Parking and Town-wide Engineered Services are allocated between both sectors based on shares of population in new units and employment growth. Approximately \$83.07 million of the development charges eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year population growth in new units of 9,176, with the exception of Fire Services which is divided by the 13-year population growth in new units (11,986), an unadjusted charge of \$8.990.20 per capita is derived. The non-residential share of the general services capital program totals \$17.51 million and when this amount is divided by the ten-year forecast of non-residential space growth of 198,364 square metres, with the exception of Fire Services which is divided by the 13-year forecast of non-residential space growth (252,646 square metres), an unadjusted charge of \$87.21 per square metre is derived.

## 2. Northwest Quadrant Unadjusted Charge

Table 5 provides the capital program summary for the Northwest Quadrant development area. The Northwest Quadrant area-specific charge mirrors the Town-wide charge except for the exclusion of water and wastewater infrastructure. These projects are to be provided by developers directly through planning agreements.

The total costs eligible for recovery through development for Northwest Quadrant services is \$90.20 million. This amount is allocated between the residential and non-residential sectors to derive the unadjusted development charges. Approximately \$75.68 million of the development charges eligible capital program is deemed to benefit residential development. When this amount is divided by the ten-year population growth in new units (9,176), with the exception of Fire Services which is divided by the 13-year population growth in new units (11,986), an unadjusted charge of \$8,185.00 per capita is derived. The non-residential share of the capital program totals \$14.52 million and when this amount is divided by the ten-year forecast of non-residential space growth (198,364 square metres), with the exception of Fire Services which is divided by the 13-year forecast of non-residential space growth (252,646 square metres), an unadjusted charge of \$72.13 per square metre is derived.

## 3. Adjusted Rates for Town-Wide Residential and Non-Residential Development Charges

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

Tables 6 and 7 summarize the results of the adjustment for the residential and non-residential components of the Town-wide rates respectively. As shown on Table 6, the adjusted per capita rate for Town-wide services increases from \$8,990 to \$9,488 after the cash flow analysis. Residential Town-wide development charges are proposed to vary by dwelling unit type to reflect their different occupancy factors and resulting demand for services. Table 6 also shows the proposed residential charge for Town-wide services ranges from \$14,232 for small apartments (less than 700 sq. ft.) to \$33,566 for single detached and semi-detached units. The proposed charge for rows (and other multiple units) is \$26,330 and \$19,925 for large apartments (700 sq. ft. or greater).

Table 7 shows that the adjusted rate for non-residential development decreases from \$87.20 to \$86.96 per square metre.

Charges for the Northwest Quadrant are detailed in Appendix F.

TABLE 5

**TOWN OF NEWMARKET  
SUMMARY OF UNADJUSTED RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES  
CAPITAL PROGRAM FOR NORTHWEST QUADRANT**

10 Year Growth in Population in New Units	9,176
10 Year Growth in Square Metres	198,364
13 Year Growth in Population in New Units	11,986
13 Year Growth in Square Metres	252,646

Service	Development-Related Capital Program (2019 - 2028)						Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Required Service Discount (\$000)	Available DC Reserves (\$000)	Post-2028 Benefit (\$000)	Total DC Eligible Costs for Recovery (\$000)	%	(\$000)	%	(\$000)
<b>1.0 GENERAL GOVERNMENT</b>	\$2,623.5	\$996.4	\$162.7	\$553.3	\$0.0	\$911.1	71%	\$648.6	29%	\$262.6
Unadjusted Development Charge Per Capita								\$70.68		
Unadjusted Development Charge Per Sq.M										\$1.32
<b>2.0 LIBRARY</b>	\$33,890.0	\$16,500.0	\$1,739.0	\$2,819.0	\$10,225.9	\$2,606.2	100%	\$2,606.2	0%	\$0.0
Unadjusted Development Charge Per Capita								\$284.02		
Unadjusted Development Charge Per Sq.M										\$0.00
<b>3.0 FIRE SERVICES</b>	\$15,679.5	\$2,600.8	\$0.0	\$0.0	\$9,629.7	\$3,448.9	71%	\$2,457.0	29%	\$991.9
Unadjusted Development Charge Per Capita								\$204.99		
Unadjusted Development Charge Per Sq.M										\$3.93
<b>4.0 PARKS &amp; RECREATION</b>	\$58,400.1	\$0.0	\$5,840.0	\$15,489.8	\$276.7	\$36,793.6	100%	\$36,793.6	0%	\$0.0
Unadjusted Development Charge Per Capita								\$4,009.76		
Unadjusted Development Charge Per Sq.M										\$0.00
<b>5.0 YARDS &amp; FLEET</b>	\$8,867.0	\$0.0	\$0.0	\$216.0	\$5,646.4	\$3,004.6	71%	\$2,138.7	29%	\$865.9
Unadjusted Development Charge Per Capita								\$233.1		
Unadjusted Development Charge Per Sq.M										\$4.4
<b>6.0 MUNICIPAL PARKING</b>	\$10,100.0	\$5,050.0	\$505.0	\$1,705.5	\$1,196.2	\$1,643.4	71%	\$1,169.7	29%	\$473.6
Unadjusted Development Charge Per Capita								\$127.48		
Unadjusted Development Charge Per Sq.M										\$2.39
<b>7.0 WASTE COLLECTION &amp; TRANSFER</b>	\$922.0	\$0.0	\$92.2	\$0.0	\$414.9	\$414.9	100%	\$414.9	0%	\$0.00
Unadjusted Development Charge Per Capita								\$45.22		
Unadjusted Development Charge Per Sq.M										\$0.00
<b>8.0 NORTHWEST ENGINEERING</b>	\$84,191.0	\$14,355.8	\$0.0	\$8,457.0	\$20,000.0	\$41,378.2	71%	\$29,453.0	29%	\$11,925.2
Unadjusted Development Charge Per Capita								\$3,209.78		
Unadjusted Development Charge Per Sq.M										\$60.12
<b>TOTAL</b>	<b>\$214,673.1</b>	<b>\$39,502.9</b>	<b>\$8,338.9</b>	<b>\$29,240.6</b>	<b>\$47,389.8</b>	<b>\$90,200.9</b>		<b>\$75,681.6</b>		<b>\$14,519.3</b>
Unadjusted Development Charge Per Capita								<b>\$8,185.00</b>		
Unadjusted Development Charge Per Sq.M										<b>\$72.13</b>

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TABLE 6

TOWN OF NEWMARKET  
TOWN-WIDE DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Residential Charge By Unit Type (1)				Percentage of Charge
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
General Government	\$269	\$211	\$159	\$114	0.8%
Library	\$995	\$781	\$591	\$422	3.0%
Fire Services	\$891	\$699	\$529	\$378	2.7%
Parks & Recreation	\$15,776	\$12,375	\$9,365	\$6,689	47.0%
Yards & Fleet	\$861	\$675	\$511	\$365	2.6%
Municipal Parking	\$459	\$360	\$272	\$194	1.4%
Waste Collection & Transfer	\$165	\$129	\$98	\$70	0.5%
<b>Subtotal General Services</b>	<b>\$19,416</b>	<b>\$15,230</b>	<b>\$11,525</b>	<b>\$8,232</b>	<b>57.8%</b>
Town-Wide Engineered Services	\$14,150	\$11,100	\$8,400	\$6,000	42.2%
<b>TOTAL CHARGE PER UNIT</b>	<b>\$33,566</b>	<b>\$26,330</b>	<b>\$19,925</b>	<b>\$14,232</b>	<b>100.0%</b>
(1) Based on Persons Per Unit Of:	3.54	2.78	2.10	1.50	

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**TABLE 7**

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

Service	Non-Residential Charge		Percentage of Charge
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	
General Government	\$1.32	\$1.39	1.6%
Library	\$0.00	\$0.00	0.0%
Fire Services	\$3.93	\$4.69	5.4%
Parks & Recreation	\$0.00	\$0.00	0.0%
Yards & Fleet	\$4.37	\$4.45	5.1%
Municipal Parking	\$2.39	\$2.38	2.7%
Waste Collection & Transfer	\$0.00	\$0.00	0.0%
<b>Subtotal General Services</b>	<b>\$12.00</b>	<b>\$12.91</b>	<b>14.8%</b>
Town-Wide Engineered Services	\$75.20	\$74.05	85.2%
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$87.20</b>	<b>\$86.96</b>	<b>100.0%</b>

## **COMPARISON OF CALCULATED AND EXISTING DEVELOPMENT CHARGES**

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Tables 8 and 9 present a comparison of total proposed Town-wide development charges for a large apartment unit and per square metre respectively with the Town's existing charges (as of July 1 2018).

Table 8 shows that the calculated charge per large apartment unit of \$19,925 represents an increase of \$6,154, or 45 per cent, over the present development charge.

Table 9 shows the calculated charge for the non-residential sector. The calculated charge of \$86.96 per square metre represents an increase of \$28.10 or 48 per cent from the existing rate of \$58.86.

Rate changes for the Northwest Quadrant Development Area are detailed in Appendix F.

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TABLE 8

TOWN OF NEWMARKET  
COMPARISON OF CURRENT AND CALCULATED  
RESIDENTIAL DEVELOPMENT CHARGES

Service	Residential (\$/Large Apartment)			
	Calculated Residential Charge	Current Residential Charge	Difference in Charge	
General Government	\$159	\$275	(\$116)	-42%
Library	\$591	\$578	\$13	2%
Fire Services	\$529	\$399	\$130	32%
Parks & Recreation	\$9,365	\$7,368	\$1,997	27%
Yards & Fleet	\$511	\$744	(\$233)	-31%
Municipal Parking	\$272	\$234	\$38	16%
Waste Collection & Transfer	\$98	\$0	\$98	100%
<b>Subtotal General Services</b>	<b>\$11,525</b>	<b>\$9,599</b>	<b>\$1,926</b>	<b>20%</b>
Town-Wide Engineered Services	\$8,400	\$4,173	\$4,227	101%
<b>TOTAL CHARGE PER UNIT</b>	<b>\$19,925</b>	<b>\$13,771</b>	<b>\$6,154</b>	<b>45%</b>

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**TABLE 9**

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

Service	Non-Residential (\$/Square Metre)			
	Calculated Non-Residential Charge	Current Non-Residential Charge	Difference in Charge	
General Government	\$1.39	\$2.76	(\$1.37)	-50%
Library	\$0.00	\$0.00	\$0.00	N/A
Fire Services	\$4.69	\$4.01	\$0.68	17%
Parks & Recreation	\$0.00	\$0.00	\$0.00	N/A
Yards & Fleet	\$4.45	\$7.59	(\$3.14)	-41%
Municipal Parking	\$2.38	\$2.34	\$0.04	2%
Waste Collection & Transfer	\$0.00	\$0.00	\$0.00	N/A
<b>Subtotal General Services</b>	<b>\$12.91</b>	<b>\$16.70</b>	<b>(\$3.79)</b>	<b>-23%</b>
Town-Wide Engineered Services	\$74.05	\$42.16	\$31.89	76%
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$86.96</b>	<b>\$58.86</b>	<b>\$28.10</b>	<b>48%</b>

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

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

### **O. ASSET MANAGEMENT PLAN**

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

#### **1. Annual Capital Provisions Will Reach \$1.89 Million by 2029 and an Additional \$25,000 by 2032**

Table 10 summarizes the annual capital provisions required to replace the development eligible and ineligible costs associated with the capital infrastructure identified in the DC Background Study. This estimate is based on information obtained through discussions with municipal staff regarding useful life assumptions and the capital cost of acquiring and/or replacing each asset.

Table 10 illustrates that, by 2029, the Town will need to fund an additional \$1.89 million per annum in order to properly fund the full life cycle costs of the new assets related to the ten-year capital program supported under the proposed 2019 Development Charges By-Law. By 2032, the Town will need to fund an additional \$25,000 per annum in order to properly fund the full life cycle costs of the new assets related to Fire Services supported under the proposed 2019 Development Charges By-law.

The calculated annual funding provision should be considered within the context of the Town's projected growth. Over the next ten years the Town is projected to increase by approximately 3,900 households. In addition, the Town will also add roughly 3,600 new employees that will result in approximately 198,400 square metres of additional non-residential building space. Additional population in new households and non-residential building space is forecasted to 2031 as shown in Appendix A. 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 proposed Development Charges by-law.

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

## 2. Projects are Deemed to be Financially Sustainable

The calculated annual provision identified in Table 10 is considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

**Table 10**  
**Calculated Annual Provisions**  
**Town-wide Services**

Service	2019-2028 Capital Program		Calculated AMP Annual Provision by 2029	
	DC- Recoverable	Non-DC Funded	DC-Related	Non-DC-Related
General Government	\$ 1,627,000	\$ 1,219,000	\$ -	\$ -
Library	\$ 6,028,000	\$ 27,862,000	\$ 57,000	\$ 644,000
Parks & Recreation	\$ 58,093,000	\$ 307,000	\$ 911,000	\$ -
Yards & Fleet	\$ 3,221,000	\$ 5,646,000	\$ 134,000	\$ -
Municipal Parking	\$ 3,643,000	\$ 6,457,000	\$ 41,000	\$ 73,000
Waste Collection & Transfer	\$ 461,000	\$ 461,000	\$ 16,000	\$ 16,000
Townwide Engineered	\$ 60,215,000	\$ 34,356,000	\$ 730,000	\$ 393,000
<b>Total 2029 Provision</b>			\$ 1,889,000	\$ 1,126,000

Service	2019-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC- Recoverable	Non-DC Funded	DC-Related	Non-DC-Related
Fire	\$ 3,449,000	\$ 22,195,000	\$ 25,000	\$ 385,000
<b>Total 2032 Provision</b>			\$ 25,000	\$ 385,000

## P. NET OPERATING COSTS FOR THE TOWN'S SERVICES ESTIMATED TO INCREASE BY \$3.05 MILLION OVER THE FORECAST PERIOD

Table 11 summarizes the estimated increase in net operating costs that the Town will experience for additions associated with the planned capital program. These estimates are based on average costs derived from the Town's 2017 Financial Information Return (additional details are included in Appendix E).

As shown in Table 11, by 2028 the Town's net operating costs are estimated to increase by \$3.05 million. Significant increases in net operating costs will be experienced as new facilities such as the new fire station, recreation facility and library are opened.

Operating and maintenance costs will increase also as additions to the Town's road network, parkland and trail network are made.

**Q. LONG-TERM CAPITAL FINANCING FROM NON-DC SOURCES TOTALS  
\$47.75 MILLION**

Table 11 summarizes the components of the Development-Related Capital Program that will require funding from non-development charge sources as discussed above in Section VI. In total \$47.75 million will need to be financed from non-development charge sources over the next ten years. Appendix E provides a breakdown of the non-development charge financing requirements by service.

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TABLE 11

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

	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	Total
<b>Net Operating Impacts (1)</b>											
General Government	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	
Library	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$124.3	\$289.6	\$289.6	\$289.6	
Fire	\$651.4	\$958.0	\$958.0	\$958.0	\$958.0	\$958.0	\$958.0	\$958.0	\$958.0	\$958.0	
Recreation	\$1.5	\$3.0	\$101.9	\$200.7	\$299.6	\$398.5	\$400.0	\$401.5	\$403.0	\$404.5	
Parks	\$76.5	\$158.1	\$304.0	\$491.8	\$567.9	\$700.9	\$714.8	\$728.6	\$763.5	\$777.3	
Public Works	\$21.3	\$30.0	\$38.8	\$47.6	\$56.3	\$65.1	\$73.9	\$82.6	\$91.4	\$100.2	
Parking	\$9.1	\$18.3	\$27.4	\$36.5	\$45.6	\$54.8	\$63.9	\$73.0	\$82.2	\$91.3	
Waste Collection & Transfer	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$69.2	\$69.2	\$69.2	\$69.2	\$69.2	
Engineering	\$8.0	\$30.0	\$44.6	\$61.8	\$97.5	\$150.5	\$203.4	\$256.3	\$311.9	\$364.8	
<b>NET OPERATING IMPACTS</b>	<b>\$767.8</b>	<b>\$1,197.4</b>	<b>\$1,474.7</b>	<b>\$1,796.5</b>	<b>\$2,025.0</b>	<b>\$2,396.9</b>	<b>\$2,607.3</b>	<b>\$2,858.8</b>	<b>\$2,968.6</b>	<b>\$3,054.8</b>	<b>n/a</b>
<b>Long-term Capital Impact (1)</b>											
Total Net Cost	\$21,414.6	\$17,361.0	\$19,342.6	\$25,765.6	\$21,723.7	\$21,851.1	\$20,348.3	\$17,522.1	\$18,775.0	\$35,750.0	\$219,853.9
Net Cost From Development Charges	\$10,083.6	\$8,379.5	\$10,199.6	\$12,339.7	\$10,926.5	\$14,095.1	\$9,440.7	\$9,854.8	\$7,780.3	\$7,066.1	\$100,166.0
Prior Growth Share from DC Reserve Balances (2)	\$1,279.3	\$3,292.3	\$4,960.1	\$7,119.1	\$4,960.1	\$4,060.1	\$3,006.6	\$187.6	\$187.6	\$187.6	\$29,240.6
Portion for Post-2028 Development (3)	\$7,083.7	\$696.0	\$398.9	\$379.7	\$1,559.7	\$1,559.7	\$2,255.9	\$1,929.6	\$3,417.2	\$23,417.2	\$42,697.7
<b>Funding From Non-DC Sources</b>											
Discount Portion	\$684.3	\$455.3	\$1,243.0	\$1,360.4	\$1,085.2	\$1,237.1	\$657.9	\$562.9	\$506.6	\$454.1	\$8,246.7
Replacement	\$2,283.6	\$4,537.9	\$2,540.9	\$4,566.7	\$3,192.2	\$899.0	\$4,987.2	\$4,987.2	\$6,883.3	\$4,625.0	\$39,502.9
<b>FUNDING FROM NON-DC SOURCES</b>	<b>\$2,968.0</b>	<b>\$4,993.2</b>	<b>\$3,783.9</b>	<b>\$5,927.1</b>	<b>\$4,277.3</b>	<b>\$2,136.1</b>	<b>\$5,645.1</b>	<b>\$5,550.1</b>	<b>\$7,389.8</b>	<b>\$5,079.1</b>	<b>\$47,749.7</b>
<b>TOTAL NET OPERATING &amp; CAPITAL IMPACTS</b>	<b>\$3,735.8</b>	<b>\$6,190.6</b>	<b>\$5,258.6</b>	<b>\$7,723.6</b>	<b>\$6,302.3</b>	<b>\$4,533.0</b>	<b>\$8,252.4</b>	<b>\$8,408.9</b>	<b>\$10,358.4</b>	<b>\$8,133.9</b>	<b>n/a</b>

Notes:

(1) See Appendix E

(2) Existing development charge reserve fund balances collected from growth prior to 2014 are applied to fund initial projects in development-related capital forecast

(3) Post 2023 development-related net capital costs may be eligible for development charge funding in future DC by-laws

## **DEVELOPMENT CHARGES ADMINISTRATION**

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- It is recommended that the collection and administration policies be as consistent as practicable with those of the Regional Municipality of York in order to simplify by-law administration and aid understanding for those required to pay the charges.
- It is proposed that large and small apartment units be delineated at 700 square feet for a large apartment, increasing from 650 square feet as it was in the 2014 DC Background Study and By-law.
- 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 Draft 2019 By-law is available under Appendix G of this report.

## APPENDIX A

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### *DEVELOPMENT FORECAST*

## **APPENDIX A**

### **DEVELOPMENT FORECAST**

This appendix provides the details of the development forecast used to prepare the 2019 Development Charges Background Study for the Town of Newmarket. The forecast method and key assumptions are discussed. The results of the forecast are presented in the following tables:

#### **Historical Development**

Table 1	Population, Occupied Dwellings and Employment Summary
Table 2	Annual Housing Completions
Table 3	Households by Period of Construction Showing Household Size
Table 4	Place of Work Employment

#### **Forecast Development**

Table 5	Population, Household and Employment Growth Summary
Table 6	Household Growth by Unit Type
Table 7	Annual Growth in Occupied Households by Unit Type
Table 8	Population in New Households by Unit Type
Table 9	Place of Work Employment
Table 10	Annual Non-Residential Space Growth

The development forecasts achieve the 2031 population and employment targets established for the Town by York Region in its 2041 Preferred Growth Scenario, approved by Regional Council on November 19, 2015. This scenario is predicated on the Region achieving an intensification rate of 45 per cent over the long term. Short-term forecasts for residential and non-residential development have been adjusted to account for recent Census and housing market data as well as known development proposals for Newmarket.

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

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

The development forecast is based on expectations for development occurring only within areas approved for development in the Town’s Official Plan. A ten-year development forecast, from mid-year 2019 to mid-year 2028, has been used for all Area Specific and Town-Wide services. The development charge for Fire Services is based on a forecast from mid-year 2019 to mid-year 2031.

A “Census-based” definition of population is used for the purpose of this Background Study. This definition does not include the Census net undercoverage, which is typically included in the definition of “total” population commonly used in municipal planning documents in the Region.

Employment figures used this Background Study are based on Regional Employment Survey place of work data. Place of work employment figures record where people work rather than their place of residence. It includes all employment with a regular or no fixed place of work. However, for development charge purposes work-at-home employment is excluded from the figures as this type of employment is considered not to require building floorspace for its activities.

## **B. HISTORICAL GROWTH**

Historical growth and development figures presented in this section are based on Statistics Canada Census data and Canada Mortgage Housing Corporation (CMHC) housing market information. For development charges purposes, the ten-year period of 2009 to 2018 is used for calculating historical service levels. Since 2016 was the year of the last Census, figures for 2017 and 2018 are estimates.

The Town has experienced steady and sustained population and household growth over the last ten years. The growth was fuelled by the Town’s role as an established urban centre in a rapidly growing part of the Greater Toronto Area. Table A.1 shows that the Town’s population increased from about 77,500 in 2008 to about 86,400 in 2018; an increase of 13 per cent. The number of occupied dwellings (households) increased at a similar rate over the same period, from about 26,000 units in 2009 to about 29,500 in 2018. The similar rates of population and household growth means that the average household size (persons per unit or PPU) has remained the same since 2008.

Table A.1 shows that, after a sharp decline in employment as a result of the 2008-2009 recession, job growth in the Town has returned and remains steady. Overall, employment has increased from about 39,500 jobs in 2008 to about 40,400 jobs in

2018, an increase of 2 per cent. The Town's activity rate (the ratio of employment to population) has fallen in recent years due to employment growing at a slower rate than population.

Details on housing completions in the Town since 2006 are provided in Table A.2. Overall, the dominant type of housing in Newmarket over the last ten years has been single and semi-detached dwellings (81 per cent). The share of the market taken up by smaller rowhouse and apartment forms was 12 per cent and 7 per cent over the same period.

Table 3 provides the historical occupancy patterns in the Town. The overall average occupancy level in Newmarket is 2.88 PPU. Occupancy levels for recently constructed units are typically higher than the overall average and are used in the development charge calculation since they better reflect the number of people that will reside in new development. The average PPU of single and semi-detached units built in the Town between 2006 and 2016 is 3.54. Average PPUs for recently constructed row housing and apartments (excluding duplexes) are 2.78 and 1.36 respectively.

Table 4 summarizes employment growth by land use category since 2006. The categories are:

- Population-Related Employment – employment scattered throughout the community, including most retail and institutional employment (and excluding work at home employment);
- Major Office Employment – employment in office buildings of 20,000 square feet or more; and
- Employment Land Employment – the mix of commercial and industrial activities occurring in what are typically called industrial areas and business parks.

The decline in the employment land category from 2006 to 2011 is largely attributable to significant employment losses in the industrial sector due to the 2008-2009 recession. Employment in this sector has since rebounded and is forecast to continue to increase over the development charge planning horizon.

### **C. FORECAST RESULTS**

This section describes the method used to establish the development forecast for the periods of 2019 to 2028 and 2019 to 2031.

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

- The population growth determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupies new dwelling 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 includes both a projection of employment growth as well as a projection of the floor space associated with employment growth in the Town.

## **1. Residential Forecast**

The residential development forecast is consistent with forecasts of population and households established for the Town by Regional Council through its approved Preferred Growth Scenario and used by the Region in its 2017 Development Charge Background Study update. Tables 5 to 9 summarize the population and household forecasts. The tables show that the Town's population is forecast to increase by 8,832 between 2019 and 2028 and by 11,287 to 2031. The number of occupied dwellings is forecasted to increase by 3,924 over the ten-year period and 5,349 to 2031.

In keeping with planning policies that seek to promote intensification, the proportion of high and medium density units is expected to increase over time so that by 2031 rowhouses represent 15 per cent of new housing and apartments represent 26 per cent of new housing. The share of single and semi detached units is forecast to decline from 67 per cent today to 59 per cent in 2031.

Population growth in new units is estimated by applying PPUs to the housing unit forecast based on information set out in Table A.3. Apartment PPUs are set at 1.68 PPU (the overall apartment PPU for the Town) as the sample size for apartments constructed between 2006 and 2016 is too small to base a reasonable assumption. In total, the forecast population in new dwelling units is 9,176 over the ten-year planning period and 11,986 to 2031.

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

## 2. Non-Residential Development Forecast

Non-residential development charges are calculated on a per unit of gross floor area (GFA) basis. As such, a forecast of future non-residential building space has been developed. As with the residential forecast, the GFA forecast covers the period from 2019 to 2028 for all services except Fire Services, which uses a forecast period from 2019 to 2031.

The GFA forecast is based on York Region's Development Charge Background Study employment forecast. The base year data is derived from the Region's Employment Survey. An assumed floorspace per worker (FSW) is applied to each category of employment in order to estimate the associated floorspace.

The non-residential forecasts are set out in Tables 9 and 10:

- Population-related employment- In 2018, approximately 20,500 or 51 per cent of the Town's 40,400 jobs (excluding work at home) were population-related activities. Population-related employment is forecast to grow by 8 per cent between 2019 and 2028 to a total of 22,350. By 2031 population-related employment is forecast to increase to 22,847. For converting population-related employment growth to building space, an FSW of 50 is used. Over the ten-year planning period, 90,927 m<sup>2</sup> of building space is forecast to be added in this category. Over the period to 2031, 115,810 m<sup>2</sup> is projected to be added.
- Employment land employment - Employment within designated employment lands is the second largest category of employment in Newmarket, and this is expected to remain the case throughout the forecast period. In 2018, an estimated 18,008 employees, or 44 per cent of the Town's total employment, were employed in the employment land category. This amount is expected to grow by 8 per cent over the period between 2019 and 2028, and by 10 per cent to 2031. Growth in building space on employment lands is forecast by applying an FSW of 65. Approximately 103,679 m<sup>2</sup> is forecast to be added by 2028. In total, 132,051 m<sup>2</sup> is projected to be added by 2031.
- Major office employment - In 2018, 1,844 employees or 5 per cent of the Town's total employment was employed in the major office category. In the ten-year forecast period, Newmarket's major office employment is forecast to increase by 8 per cent to 2,008 employees. Office employment will grow by 10 per cent between 2019 and 2031, reaching 2,052 employees. An FSW of 23 is used to estimate future major office building space. Approximately 3,757 m<sup>2</sup> of major office space is forecast to be added by 2028, with another 1,028 m<sup>2</sup> added between 2028 and 2031.

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APPENDIX A - TABLE 1

**TOWN OF NEWMARKET  
HISTORICAL POPULATION, OCCUPIED DWELLINGS & EMPLOYMENT SUMMARY**

Mid-Year	Census Population	Annual Growth	Occupied Households	Annual Growth	Av. Household Size (PPU)	DC Place of Work Employment	Annual Growth	Activity Rate
<b>2006</b>	<b>74,295</b>		<b>25,087</b>		<b>2.96</b>	<b>40,221</b>		<b>54%</b>
2007	75,398	1,103	25,535	448	2.95	39,871	(350)	53%
2008	76,518	1,120	25,991	456	2.94	39,547	(324)	52%
2009	77,654	1,136	26,455	464	2.94	39,249	(298)	51%
2010	78,807	1,153	26,928	473	2.93	38,974	(275)	49%
<b>2011</b>	<b>79,978</b>	<b>1,171</b>	<b>27,409</b>	<b>481</b>	<b>2.92</b>	<b>38,722</b>	<b>(252)</b>	<b>48%</b>
2012	80,810	832	27,657	248	2.92	38,873	151	48%
2013	81,650	840	27,908	251	2.93	39,026	153	48%
2014	82,499	849	28,161	253	2.93	39,180	154	47%
2015	83,357	858	28,416	255	2.93	39,335	155	47%
<b>2016</b>	<b>84,224</b>	<b>867</b>	<b>28,673</b>	<b>257</b>	<b>2.94</b>	<b>39,493</b>	<b>158</b>	<b>47%</b>
2017	85,296	1,072	29,136	463	2.93	39,936	443	47%
2018	86,382	1,086	29,513	377	2.93	40,384	448	47%
<i>Growth 2009 - 2018</i>		9,864		3,522			837	

Source: Statistics Canada, Census of Canada, 2006, 2011 and 2016

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APPENDIX A - TABLE 2

**TOWN OF NEWMARKET  
HISTORICAL ANNUAL HOUSING COMPLETIONS (CMHC)**

Year	CMHC Annual Housing Completions				Shares by Unit Type			
	Singles/Semis	Rows	Apts.	Total	Singles/Semis	Rows	Apts.	Total
<b>2006</b>	<b>539</b>	<b>141</b>	<b>0</b>	<b>680</b>	<b>79%</b>	<b>21%</b>	<b>0%</b>	<b>100%</b>
2007	253	89	0	342	74%	26%	0%	100%
2008	345	144	71	560	62%	26%	13%	100%
2009	434	32	0	466	93%	7%	0%	100%
2010	316	79	0	395	80%	20%	0%	100%
<b>2011</b>	<b>190</b>	<b>0</b>	<b>0</b>	<b>190</b>	<b>100%</b>	<b>0%</b>	<b>0%</b>	<b>100%</b>
2012	348	26	4	378	92%	7%	1%	100%
2013	443	39	0	482	92%	8%	0%	100%
2014	297	51	0	348	85%	15%	0%	100%
2015	49	59	0	108	45%	55%	0%	100%
<b>2016</b>	<b>352</b>	<b>23</b>	<b>16</b>	<b>391</b>	<b>90%</b>	<b>6%</b>	<b>4%</b>	<b>100%</b>
2017	204	31	231	466	44%	7%	50%	100%
2018	301	76	0	377	80%	20%	0%	100%
<i>Growth 2009 - 2018</i>	<i>2,934</i>	<i>416</i>	<i>251</i>	<i>3,601</i>	<i>81%</i>	<i>12%</i>	<i>7%</i>	<i>100%</i>
<i>5 Year Avg.</i>	<i>241</i>	<i>48</i>	<i>49</i>	<i>338</i>				

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

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APPENDIX A - TABLE 3

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

Dwelling Unit Type	Period of Construction										Period of Construction Summary		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	Pre 2006	2006-2016	Total
<b>Singles/Semis</b>													
Household Population	1,845	2,615	3,215	7,760	13,100	6,680	7,530	7,660	6,550	4,930	50,405	11,480	61,885
Households	700	1,065	1,170	2,630	4,115	1,960	2,285	2,175	1,870	1,375	16,100	3,245	19,345
Household Size	2.64	2.46	2.75	2.95	3.18	3.41	3.30	3.52	3.50	3.59	3.13	3.54	3.20
<b>Rows</b>													
Household Population	0	75	85	380	1,130	1,615	1,590	2,420	1,705	515	7,295	2,220	9,515
Households	0	25	30	120	395	670	625	930	590	210	2,795	800	3,595
Household Size	0	3.00	2.83	3.17	2.86	2.41	2.54	2.60	2.89	2.45	2.61	2.78	2.65
<b>Apartments (excl. Duplexes)</b>													
Household Population	610	965	935	1,260	1,030	705	350	385	135	15	6,240	150	6,390
Households	385	470	520	825	630	390	215	265	95	15	3,700	110	3,810
Household Size	1.58	2.05	1.80	1.53	1.63	1.81	1.63	1.45	1.42	1.00	1.69	1.36	1.68
<b>Apartments 0-1 Bedrooms (excl. Duplexes)</b>													
Household Population	230	170	245	405	230	185	65	70	55	0	1,600	55	1,655
Households	220	145	220	325	175	150	70	60	50	0	1,365	50	1,415
Household Size	1.05	1.17	1.11	1.25	1.31	1.23	0.93	1.17	1.10	0	1.17	1.10	1.17
<b>Apartments 2+ Bedrooms (excl. Duplexes)</b>													
Household Population	330	715	575	810	775	500	245	240	70	0	4,190	70	4,260
Households	170	325	315	490	450	250	140	215	45	15	2,355	60	2,415
Household Size	1.94	2.20	1.83	1.65	1.72	2.00	1.75	1.12	1.56	0.00	1.78	1.17	1.76
<b>Duplex</b>													
Household Population	580	810	765	900	855	370	265	230	40	0	4,775	40	4,815
Households	230	340	325	380	290	115	100	95	25	10	1,875	35	1,910
Household Size	2.52	2.38	2.35	2.37	2.95	3.22	2.65	2.42	1.60	0.00	2.55	1.14	2.52
<b>All Units</b>													
Household Population	3,065	4,465	5,000	10,300	16,125	9,375	9,755	10,725	8,440	5,480	68,810	13,920	82,730
Households	1,315	1,895	2,040	3,975	5,425	3,145	3,225	3,455	2,590	1,615	24,475	4,205	28,680
Household Size	2.33	2.36	2.45	2.59	2.97	2.98	3.02	3.10	3.26	3.39	2.81	3.31	2.88

Source: Statistics Canada, 2016 Census Special Run

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APPENDIX A - TABLE 4

TOWN OF NEWMARKET  
HISTORICAL PLACE OF WORK EMPLOYMENT

Mid-Year	Population Related	Annual Growth	Employment Land	Annual	Major Office	Annual Growth	Total for DC Study	Annual Growth	Work at Home	Annual Growth	Total W/ Work At Home	Annual Growth
<b>2006</b>	<b>18,633</b>		<b>20,007</b>		<b>1,581</b>		<b>40,221</b>		<b>2,940</b>		<b>43,161</b>	
2007	18,910	277	19,359	(648)	1,602	21	39,871	(350)	2,954	14	42,825	(336)
2008	19,192	282	18,732	(627)	1,623	21	39,547	(324)	2,968	14	42,515	(310)
2009	19,478	286	18,126	(606)	1,645	22	39,249	(298)	2,982	14	42,231	(284)
2010	19,768	290	17,539	(587)	1,667	22	38,974	(275)	2,996	14	41,970	(261)
<b>2011</b>	<b>20,062</b>	<b>294</b>	<b>16,971</b>	<b>(568)</b>	<b>1,689</b>	<b>22</b>	<b>38,722</b>	<b>(252)</b>	<b>3,010</b>	<b>14</b>	<b>41,732</b>	<b>(238)</b>
2012	20,065	3	17,097	126	1,711	22	38,873	151	3,173	163	42,046	314
2013	20,068	3	17,224	127	1,734	23	39,026	153	3,345	172	42,371	325
2014	20,071	3	17,352	128	1,757	23	39,180	154	3,526	181	42,706	335
2015	20,074	3	17,481	129	1,780	23	39,335	155	3,717	191	43,052	346
<b>2016</b>	<b>20,079</b>	<b>5</b>	<b>17,611</b>	<b>130</b>	<b>1,804</b>	<b>24</b>	<b>39,493</b>	<b>158</b>	<b>3,920</b>	<b>203</b>	<b>43,413</b>	<b>361</b>
2017	20,304	225	17,809	197	1,824	20	39,936	443	3,964	44	43,900	487
2018	20,531	228	18,008	200	1,844	20	40,384	448	4,008	44	44,392	492
<i>Growth 2009 - 2018</i>		<i>1,339</i>		<i>(724)</i>		<i>221</i>		<i>837</i>		<i>1,040</i>		<i>1,877</i>

Source: Statistics Canada, 2016 Census Special Run

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APPENDIX A - TABLE 5

**TOWN OF NEWMARKET  
FORECAST POPULATION, HOUSEHOLD & EMPLOYMENT GROWTH SUMMARY**

Mid-Year	Census Population	Annual Growth	Total Occupied Dwellings	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
<b>2016</b>	<b>84,224</b>		<b>28,670</b>		<b>2.94</b>	<b>39,493</b>		<b>46.9%</b>
2017	85,296	1,072	29,136	466	2.93	39,936	443	46.8%
2018	86,382	1,086	29,513	377	2.93	40,383	447	46.7%
2019	87,482	1,100	29,930	209	2.92	40,835	452	46.7%
2020	88,596	1,114	30,352	423	2.92	41,292	457	46.6%
<b>2021</b>	<b>89,724</b>	<b>1,128</b>	30,781	<b>428</b>	2.91	<b>41,755</b>	<b>463</b>	<b>46.5%</b>
2022	90,488	764	31,150	369	2.90	42,063	308	46.5%
2023	91,259	771	31,524	374	2.89	42,373	310	46.4%
2024	92,037	778	31,903	379	2.88	42,686	313	46.4%
2025	92,821	784	32,287	384	2.87	43,001	315	46.3%
<b>2026</b>	<b>93,612</b>	<b>791</b>	<b>32,732</b>	<b>446</b>	<b>2.86</b>	<b>43,318</b>	<b>317</b>	<b>46.3%</b>
2027	94,410	798	33,186	453	2.84	43,637	319	46.2%
2028	95,214	804	33,646	460	2.83	43,959	322	46.2%
2029	96,025	811	34,113	467	2.81	44,283	324	46.1%
2030	96,843	818	34,588	475	2.80	44,610	327	46.1%
<b>2031</b>	<b>97,669</b>	<b>826</b>	35,071	<b>483</b>	2.78	<b>44,939</b>	<b>329</b>	<b>46.0%</b>
Growth 2019-2028		8,832		3,924			3,576	
Growth 2019-2031		11,287		5,349			4,556	

Source: Hemson Consulting Ltd., 2018

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APPENDIX A - TABLE 6

TOWN OF NEWMARKET  
FORECAST OF HOUSEHOLD GROWTH BY UNIT TYPE

Mid-Year	Total Occupied Households				Shares by Unit Type			
	Singles/Semis Semis	Rows & Other Multiples	Apartments	Total Occupied Dwellings	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied Dwellings
<b>2016</b>	<b>19,350</b>	<b>3,550</b>	<b>5,770</b>	<b>28,670</b>	<b>67%</b>	<b>12%</b>	<b>20%</b>	<b>100%</b>
2017	19,554	3,581	6,001	29,136	67%	12%	21%	100%
2018	19,855	3,657	6,001	29,513	67%	12%	20%	100%
2019	19,938	3,782	6,001	29,722	67%	13%	20%	100%
2020	20,023	3,909	6,001	29,933	67%	13%	20%	100%
<b>2021</b>	<b>20,109</b>	<b>4,037</b>	<b>6,171</b>	<b>30,317</b>	<b>66%</b>	<b>13%</b>	<b>20%</b>	<b>100%</b>
2022	20,182	4,148	6,355	30,686	66%	14%	21%	100%
2023	20,257	4,260	6,555	31,073	65%	14%	21%	100%
2024	20,314	4,374	6,780	31,468	65%	14%	22%	100%
2025	20,372	4,489	7,030	31,891	64%	14%	22%	100%
<b>2026</b>	<b>20,439</b>	<b>4,623</b>	<b>7,330</b>	<b>32,391</b>	<b>63%</b>	<b>14%</b>	<b>23%</b>	<b>100%</b>
2027	20,506	4,759	7,645	32,910	62%	14%	23%	100%
2028	20,575	4,897	7,965	33,437	62%	15%	24%	100%
2029	20,599	5,037	8,269	33,905	61%	15%	24%	100%
2030	20,623	5,132	8,625	34,380	60%	15%	25%	100%
<b>2031</b>	<b>20,647</b>	<b>5,204</b>	<b>9,011</b>	<b>34,862</b>	<b>59%</b>	<b>15%</b>	<b>26%</b>	<b>100%</b>

Source: Hemson Consulting Ltd., 2018

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APPENDIX A - TABLE 7

TOWN OF NEWMARKET  
GROWTH IN HOUSEHOLDS BY UNIT TYPE

Mid-Year	Annual Growth in Total Occupied Households				Shares by Unit Type			
	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied Dwellings	Singles & Semis	Rows & Other Multiples	Apartments	Total Occupied Dwellings
2017	204	31	231	466	44%	7%	50%	100%
2018	301	76	0	377	80%	20%	0%	100%
2019	83	125	0	209	40%	60%	0%	100%
2020	85	127	0	211	40%	60%	0%	100%
<b>2021</b>	<b>86</b>	<b>129</b>	<b>170</b>	<b>384</b>	<b>22%</b>	<b>33%</b>	<b>44%</b>	<b>100%</b>
2022	74	111	184	369	20%	30%	50%	100%
2023	75	112	200	387	19%	29%	52%	100%
2024	57	114	225	396	14%	29%	57%	100%
2025	58	115	250	423	14%	27%	59%	100%
<b>2026</b>	<b>67</b>	<b>134</b>	<b>300</b>	<b>501</b>	<b>13%</b>	<b>27%</b>	<b>60%</b>	<b>100%</b>
2027	68	136	315	519	13%	26%	61%	100%
2028	69	138	320	527	13%	26%	61%	100%
2029	23	140	304	467	5%	30%	65%	100%
2030	24	95	356	475	5%	20%	75%	100%
<b>2031</b>	<b>24</b>	<b>72</b>	<b>386</b>	<b>483</b>	<b>5%</b>	<b>15%</b>	<b>80%</b>	<b>100%</b>
Growth 2019-2028	720	1,240	1,964	3,924	18%	32%	50%	100%
Growth 2019-2031	792	1,547	3,010	5,349	15%	29%	56%	100%

Source: Hemson Consulting Ltd., 2018

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APPENDIX A - TABLE 8

TOWN OF NEWMARKET  
FORECAST POPULATION IN NEW HOUSEHOLD BY UNIT TYPE

Mid-Year	Singles & Semis	Rows & Other Multiples	Apartments	Total	Singles & Semis	Rows & Other Multiples	Apartments	Population in New Dwellings
<b>2016</b>	<b>3.54</b>	<b>2.78</b>	<b>1.68</b>	<b>2.56</b>				
2017	3.53	2.77	1.68	3.37	719	86	387	1,192
2018	3.52	2.76	1.68	3.07	1,061	210	0	1,271
2019	3.52	2.76	1.68	3.06	294	345	0	639
2020	3.52	2.76	1.68	2.45	297	350	0	647
<b>2021</b>	<b>3.51</b>	<b>2.75</b>	<b>1.68</b>	<b>2.37</b>	<b>301</b>	<b>354</b>	<b>285</b>	<b>940</b>
2022	3.50	2.74	1.68	2.34	258	304	309	871
2023	3.49	2.73	1.68	2.24	261	307	335	903
2024	3.47	2.73	1.68	2.21	197	310	377	884
2025	3.46	2.72	1.68	2.19	199	313	419	931
<b>2026</b>	<b>3.44</b>	<b>2.70</b>	<b>1.68</b>	<b>2.18</b>	<b>230</b>	<b>361</b>	<b>503</b>	<b>1,094</b>
2027	3.43	2.69	1.68	2.17	233	365	528	1,126
2028	3.41	2.67	1.68	2.06	235	369	537	1,141
2029	3.39	2.66	1.68	1.96	79	373	510	962
2030	3.37	2.64	1.68	1.91	80	251	597	928
<b>2031</b>	<b>3.35</b>	<b>2.63</b>	<b>1.68</b>	<b>2.29</b>	<b>81</b>	<b>191</b>	<b>648</b>	<b>920</b>
2019 - 2028	3.48	2.72	1.68	1.00	2,505	3,378	3,293	9,176
2019 - 2031	3.47	2.71	1.68	1.00	2,745	4,193	5,048	11,986

Source: Hemson Consulting Ltd., 2018

TOWN OF NEWMARKET  
FORECAST PLACE OF WORK EMPLOYMENT

Mid-Year	Population Related	Annual Growth	Employment Land	Annual Growth	Major Office	Annual Growth	Total for DC Study	Annual Growth	Work at Home Emp	Annual Growth	Total with Work at Home	Annual Growth
<b>2016</b>	<b>20,079</b>		<b>17,611</b>		<b>1,804</b>		<b>39,493</b>		<b>3,920</b>		<b>43,413</b>	
2017	20,304	225	17,809	197	1,824	20	39,936	443	3,964	44	43,900	487
2018	20,531	228	18,008	200	1,844	20	40,384	448	4,008	44	44,392	492
2019	20,761	230	18,210	202	1,865	21	40,836	452	4,053	45	44,889	497
2020	20,994	233	18,414	204	1,886	21	41,293	458	4,099	45	45,392	503
<b>2021</b>	<b>21,229</b>	<b>235</b>	<b>18,620</b>	<b>206</b>	<b>1,907</b>	<b>21</b>	<b>41,755</b>	<b>462</b>	<b>4,145</b>	<b>46</b>	<b>45,900</b>	<b>508</b>
2022	21,385	157	18,757	138	1,921	14	42,064	308	4,175	31	46,239	339
2023	21,543	158	18,896	138	1,935	14	42,374	310	4,206	31	46,580	341
2024	21,702	159	19,035	140	1,949	14	42,687	313	4,237	31	46,924	344
2025	21,862	160	19,176	140	1,964	14	43,002	315	4,268	31	47,270	346
<b>2026</b>	<b>22,024</b>	<b>161</b>	<b>19,317</b>	<b>142</b>	<b>1,978</b>	<b>14</b>	<b>43,319</b>	<b>317</b>	<b>4,300</b>	<b>32</b>	<b>47,619</b>	<b>349</b>
2027	22,186	162	19,460	142	1,993	15	43,639	319	4,331	32	47,970	351
2028	22,350	164	19,603	144	2,008	15	43,961	322	4,363	32	48,324	354
2029	22,514	165	19,748	144	2,022	15	44,284	324	4,396	32	48,680	356
2030	22,680	166	19,893	146	2,037	15	44,611	327	4,428	32	49,039	359
<b>2031</b>	<b>22,847</b>	<b>167</b>	<b>20,040</b>	<b>146</b>	<b>2,052</b>	<b>15</b>	<b>44,939</b>	<b>328</b>	<b>4,461</b>	<b>33</b>	<b>49,400</b>	<b>361</b>
2019 - 2028		1,819		1,595		163		3,577		355		3,932
2019 - 2031		2,316		2,032		208		4,556		452		5,008

Source: Hemson Consulting Ltd., 2018

## APPENDIX A - TABLE 10

**TOWN OF NEWMARKET  
FORECAST NON-RESIDENTIAL SPACE (SQUARE METRES OF GROSS FLOOR AREA)**

<b>Employment Density Floor Space per Worker (FSW)</b>	
Population-Related Employment	50.0 m <sup>2</sup> per employee
Employment Land Employment	65.0 m <sup>2</sup> per employee
Major Office Employment	23.0 m <sup>2</sup> per employee

<b>Mid-Year</b>	<b>Population-Related</b>	<b>Employment</b>	<b>Major</b>	<b>Total for DC Study</b>
2017	11,258	12,837	465	24,560
2018	11,377	12,973	470	24,821
2019	11,493	13,105	475	25,073
2020	11,632	13,263	481	25,376
<b>2021</b>	<b>11,747</b>	<b>13,395</b>	<b>485</b>	<b>25,628</b>
2022	7,839	8,939	324	17,102
2023	7,886	8,992	326	17,203
2024	7,955	9,071	329	17,354
2025	8,001	9,123	331	17,455
<b>2026</b>	<b>8,071</b>	<b>9,202</b>	<b>333</b>	<b>17,607</b>
2027	8,117	9,255	335	17,707
2028	8,186	9,334	338	17,859
2029	8,232	9,387	340	17,960
2030	8,302	9,466	343	18,111
<b>2031</b>	<b>8,348</b>	<b>9,519</b>	<b>345</b>	<b>18,212</b>
Growth 2019-2028	90,927	103,679	3,757	198,364
Growth 2019-2031	115,810	132,051	4,785	252,646

Source: Hemson Consulting Ltd., 2018

## **APPENDIX B**

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### ***GENERAL SERVICES TECHNICAL APPENDIX***

**APPENDIX B  
GENERAL SERVICES  
TECHNICAL APPENDIX**

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

Appendix B.1	General Government
Appendix B.2	Library
Appendix B.3	Fire Services
Appendix B.4	Parks & Recreation
Appendix B.5	Yards & Fleet
Appendix B.6	Municipal Parking
Appendix B.7	Waste Collection & Transfer

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

**TABLE 1      HISTORICAL SERVICE LEVELS**

Table 1 presents the data used to determine the ten-year historical service level. The DCA and *Ontario Regulation 82/98* (O.Reg. 82/98) require that development charges be set at a level no higher than the average service level provided in the municipality over the ten-year period immediately preceding the preparation of the background study, on a service by service basis. For the purpose of this study, the historical inventory period is defined as 2009–2018.

O. Reg. 82/98 requires that when defining and determining historical service levels, both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not

only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the municipality in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by Town staff in consultation with Hemson. This information is generally based on historical records and experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 1 also shows the calculation of the “maximum allowable” funding envelope, net of uncommitted excess capacity and the legislated 10 per cent reduction (for all applicable services). The maximum allowable is defined as the ten-year historical service level (expressed as either \$/capita or \$/population & employment) multiplied by the forecast increase in net population growth or net population and employment growth, over the future planning period. The resulting figure is the value of capital infrastructure that would have to be constructed for that particular service so that the ten-year 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 future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the DCA, and the associated capital cost is eligible for recovery. Should notional “uncommitted excess capacity” exist, and is determined to be available to service new development, appropriate adjustments are made to the calculations.

**TABLE 2      2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

In order to impose a development charge it is not sufficient to merely base the charge on historical service levels. The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the growth forecasts presented in Appendix A, Town staff, in collaboration with consultants, have developed a development-related capital program that sets out the projects required to service anticipated growth for the ten-year period from 2019–2028 for all services except Fire Services which is calculated over a longer time horizon to 2031.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, subsidies or other recoveries, “replacement” shares and benefit to existing shares, and the legislated “10 per cent reduction” for any eligible service.

A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The replacement share of the capital program is not 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.

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

The capital program less any replacement shares, benefit to existing shares and 10 per cent discounts 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 periods from 2019–2028 and 2019-2031. For some services, reserve fund balances may be available to fund a share of the program. In addition, for some services, a portion of the capital program may service growth occurring after 2028 and after 2031. This portion of the capital program is deemed “pre-built” service capacity and is considered committed excess capacity to be recovered under future development charges. The capital costs associated with pre-built service capacity are also removed from the development charge calculation.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable capital amount as calculated 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 2019–2028 and 2019-2031.

### **Calculation of the Unadjusted Development Charges Rates**

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

The first step in determining the unadjusted development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For General Government, Fire Services, Yards & Fleet and Municipal Parking, the development-related costs have been apportioned as 71 per cent residential and 29 per cent non-residential. This apportionment is based on the anticipated shares of population and employment growth over the ten-year forecast period.

The development-related costs associated with the Library, Parks & Recreation and Waste Collection & Transfer have been allocated 100 per cent to the residential sector, as the need for these services is generally driven by residential development.

The residential share of the 2019–2028 development charges eligible costs are then divided by the forecast population growth in new units. This gives the unadjusted residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential 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 development charge 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 non-residential development charges.

**APPENDIX B.1**

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***GENERAL GOVERNMENT***

## APPENDIX B.1

### GENERAL GOVERNMENT

The DCA allows the cost of development-related studies to be included in the calculation of the development charges as long as they are permitted under the legislation. Consistent with s.5(1)8 of the DCA, the eligible development-related capital costs for the provision of studies and permitted general government expenditures and are reduced by 10 per cent when calculating the development charges. The benefits of the General Government are considered to be Town-wide for the purpose of calculating the development charge.

**TABLE 1            2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGES**

As shown on Table 1, the 2019–2028 development-related gross cost for General Government is \$2.85 million. This provides for two development charges studies at a cost of \$56,000 each. The capital program also includes various other development-related studies such as the Official Plan review in 2021 and a Zoning By-law update in 2021. Other studies such as Fire Master Plans, Older Adults Strategy, and a Parks and Recreation Master Plan are also included in the program. Contributions and grants from the Region and the Town of Aurora (for Fire Master Plans) total \$222,500 and are removed from the total net municipal cost.

The legislated 10 per cent reduction, \$162,715 is removed from the capital costs. Another \$996,350 has been deemed a replacement or benefit to existing share and a further \$553,287 is available in the General Government development charges reserve fund. These shares have been removed from the development charges calculation.

The remaining amount of \$911,148 is eligible for development charges funding in the ten-year planning period. This amount is allocated 71 per cent to the residential sector and 29 per cent to the non-residential sector. The resulting unadjusted per capita residential charge is \$70.68 before cash flow adjustments. The non-residential unadjusted charge is \$1.32 per square metre.

**TABLE 2            CASH FLOW ANALYSIS**

After cash flow analysis, the residential charge increases to \$75.90 per capita and the non-residential charge to \$1.39 per square metre. This is a reflection of the timing of

the capital program and development charges revenues. The following table summarizes the calculation of the general government development charge.

<b>GENERAL GOVERNMENT SUMMARY</b>					
2019 - 2028		Unadjusted		Adjusted	
Development-Related Capital Program		Development Charge		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$2,846,000	\$911,148	\$70.67	\$1.32	<b>\$75.90</b>	<b>\$1.39</b>

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APPENDIX B.1  
TABLE 1

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
GENERAL GOVERNMENT

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>1.0 GENERAL GOVERNMENT</b>											
<b>1.1 Development-Related Studies (excl. Roads &amp; Water/Sewer)</b>											
1.1.1 Development Charges Study	2019 - 2019	\$ 56,000	\$ -	\$ 56,000	0%	\$ -	\$ 5,600	\$ 50,400	\$ 50,400	\$ -	\$ -
1.1.2 Green Energy Act Plan	2019 - 2019	\$ 89,000	\$ -	\$ 89,000	90%	\$ 80,100	\$ 890	\$ 8,010	\$ 8,010	\$ -	\$ -
1.1.3 Economic Development Plan Strategy	2019 - 2019	\$ 80,000	\$ -	\$ 80,000	50%	\$ 40,000	\$ 4,000	\$ 36,000	\$ 36,000	\$ -	\$ -
1.1.4 Woodlot Management Plan	2019 - 2019	\$ 75,000	\$ -	\$ 75,000	90%	\$ 67,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.5 Mulock GO Secondary Plan	2019 - 2019	\$ 250,000	\$ -	\$ 250,000	90%	\$ 225,000	\$ 2,500	\$ 22,500	\$ 22,500	\$ -	\$ -
1.1.6 Mulock Streetscaping Plan	2019 - 2019	\$ 200,000	\$ 100,000	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ 90,000	\$ -	\$ -
1.1.7 Heritage Conservation Study	2019 - 2019	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
1.1.8 Fire Master Plan	2019 - 2019	\$ 125,000	\$ 51,250	\$ 73,750	50%	\$ 36,875	\$ 3,688	\$ 33,188	\$ 33,188	\$ -	\$ -
1.1.9 IT Strategic Plan	2019 - 2019	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ 67,500	\$ -	\$ -
1.1.10 GIS/Data Strategy	2019 - 2020	\$ 125,000	\$ -	\$ 125,000	0%	\$ -	\$ 12,500	\$ 112,500	\$ 112,500	\$ -	\$ -
1.1.11 Technology Roadmap	2019 - 2020	\$ 75,000	\$ -	\$ 75,000	90%	\$ 67,500	\$ 750	\$ 6,750	\$ 6,750	\$ -	\$ -
1.1.12 Urban Centres Centreline Study	2019 - 2019	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ 67,500	\$ -	\$ -
1.1.13 Climate Change Risk Plan	2019 - 2019	\$ 40,000	\$ 20,000	\$ 20,000	0%	\$ -	\$ 2,000	\$ 18,000	\$ 7,190	\$ 10,810	\$ -
1.1.14 Disaster Recovery Plan	2020 - 2021	\$ 150,000	\$ -	\$ 150,000	90%	\$ 135,000	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
1.1.15 Community Physical Activity Plan	2020 - 2021	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.16 Sport Vision and Strategy	2020 - 2021	\$ 50,000	\$ -	\$ 50,000	50%	\$ 25,000	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.17 OP Review	2021 - 2021	\$ 250,000	\$ -	\$ 250,000	25%	\$ 62,500	\$ 18,750	\$ 168,750	\$ -	\$ 168,750	\$ -
1.1.18 Zoning By-law Update	2021 - 2021	\$ 300,000	\$ -	\$ 300,000	25%	\$ 75,000	\$ 22,500	\$ 202,500	\$ -	\$ 202,500	\$ -
1.1.19 Community Energy Plan Implementation	2021 - 2021	\$ 75,000	\$ -	\$ 75,000	90%	\$ 67,500	\$ 750	\$ 6,750	\$ -	\$ 6,750	\$ -
1.1.20 Parkland Dedication By-law	2021 - 2021	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.21 Older Adults Strategy	2022 - 2022	\$ 30,000	\$ -	\$ 30,000	50%	\$ 15,000	\$ 1,500	\$ 13,500	\$ -	\$ 13,500	\$ -
1.1.22 Development Charges Study	2023 - 2023	\$ 56,000	\$ -	\$ 56,000	0%	\$ -	\$ 5,600	\$ 50,400	\$ -	\$ 50,400	\$ -
1.1.23 Community Improvement Plan in Secondary Plan Area	2023 - 2023	\$ 220,000	\$ -	\$ 220,000	0%	\$ -	\$ 22,000	\$ 198,000	\$ -	\$ 198,000	\$ -
1.1.24 Parks and Recreation Master Plan	2023 - 2023	\$ 150,000	\$ -	\$ 150,000	25%	\$ 37,500	\$ 11,250	\$ 101,250	\$ -	\$ 101,250	\$ -
1.1.25 Parkland Dedication By-law	2024 - 2024	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
1.1.26 Fire Master Plan	2024 - 2024	\$ 125,000	\$ 51,250	\$ 73,750	50%	\$ 36,875	\$ 3,688	\$ 33,188	\$ -	\$ 33,188	\$ -
1.1.27 Parkland Dedication By-law	2027 - 2027	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 2,500	\$ 22,500	\$ -	\$ 22,500	\$ -
<b>TOTAL GENERAL GOVERNMENT</b>		<b>\$ 2,846,000</b>	<b>\$ 222,500</b>	<b>\$ 2,623,500</b>		<b>\$ 996,350</b>	<b>\$ 162,715</b>	<b>\$ 1,464,435</b>	<b>\$ 553,287</b>	<b>\$ 911,148</b>	<b>\$ -</b>

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$648,554
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		<b>\$70.68</b>
Non-Residential Development Charge Calculation		
Non-Res Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$262,594
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		<b>\$1.32</b>

Reserve Fund Balance	\$553,287
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**APPENDIX B.1  
TABLE 2**

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

<b>GENERAL GOVERNMENT</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.0	\$41.5	\$72.3	(\$175.9)	(\$124.5)	(\$332.0)	(\$319.4)	(\$256.0)	(\$173.0)	(\$99.7)	
<b>2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS</b>											
-General Government: Non Inflated	\$7.7	\$20.8	\$305.9	\$9.6	\$248.9	\$39.6	\$0.0	\$0.0	\$16.0	\$0.0	<b>\$648.6</b>
- General Government: Inflated	\$7.7	\$21.2	\$318.3	\$10.2	\$269.4	\$43.8	\$0.0	\$0.0	\$18.8	\$0.0	<b>\$689.3</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	<b>9,176</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$48.5	\$50.1	\$74.2	\$70.2	\$74.2	\$74.1	\$79.6	\$95.4	\$100.1	\$103.5	<b>\$769.8</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$1.5	\$2.5	(\$9.7)	(\$6.8)	(\$18.3)	(\$17.6)	(\$14.1)	(\$9.5)	(\$5.5)	<b>(\$77.4)</b>
- Interest on In-year Transactions	\$0.7	\$0.5	(\$6.7)	\$1.0	(\$5.4)	\$0.5	\$1.4	\$1.7	\$1.4	\$1.8	<b>(\$3.0)</b>
<b>TOTAL REVENUE</b>	<b>\$49.2</b>	<b>\$52.0</b>	<b>\$70.0</b>	<b>\$61.5</b>	<b>\$62.0</b>	<b>\$56.4</b>	<b>\$63.4</b>	<b>\$83.0</b>	<b>\$92.0</b>	<b>\$99.8</b>	<b>\$689.4</b>
CLOSING CASH BALANCE	\$41.5	\$72.3	(\$175.9)	(\$124.5)	(\$332.0)	(\$319.4)	(\$256.0)	(\$173.0)	(\$99.7)	\$0.1	

**2019 Adjusted Charge Per Capita**

**\$75.90**

**Allocation of Capital Program**

Residential Sector	71.2%
Non-Residential Sector	28.8%

**Rates for 2019**

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

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APPENDIX B.1  
TABLE 2

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

GENERAL GOVERNMENT	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$0.00	\$32.16	\$61.02	(\$31.31)	(\$11.65)	(\$97.87)	(\$94.28)	(\$71.77)	(\$47.21)	(\$28.30)	
2019 - 2028 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- General Government: Non Inflated	\$3.1	\$8.4	\$123.9	\$3.9	\$100.8	\$16.0	\$0.0	\$0.0	\$6.5	\$0.0	<b>\$262.6</b>
- General Government: Inflated	\$3.1	\$8.6	\$128.9	\$4.1	\$109.1	\$17.7	\$0.0	\$0.0	\$7.6	\$0.0	<b>\$279.1</b>
NEW NON-RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	25,073	25,376	25,628	17,102	17,203	17,354	17,455	17,607	17,707	17,859	<b>198,364</b>
REVENUE											
- DC Receipts: Inflated	\$34.7	\$35.8	\$36.9	\$25.1	\$25.8	\$26.5	\$27.2	\$28.0	\$28.7	\$29.6	<b>\$298.5</b>
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.1	\$2.1	(\$1.7)	(\$0.6)	(\$5.4)	(\$5.2)	(\$3.9)	(\$2.6)	(\$1.6)	<b>(\$17.8)</b>
- Interest on In-year Transactions	\$0.6	\$0.5	(\$2.5)	\$0.4	(\$2.3)	\$0.2	\$0.5	\$0.5	\$0.4	\$0.5	<b>(\$1.4)</b>
TOTAL REVENUE	\$35.3	\$37.5	\$36.5	\$23.8	\$22.9	\$21.3	\$22.5	\$24.6	\$26.5	\$28.5	<b>\$279.3</b>
CLOSING CASH BALANCE	\$32.2	\$61.0	(\$31.3)	(\$11.7)	(\$97.9)	(\$94.3)	(\$71.8)	(\$47.2)	(\$28.3)	\$0.2	

<b>2019 Adjusted Charge Per Square Metre</b>	<b>\$1.39</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

## APPENDIX B.2

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### *LIBRARY*

## APPENDIX B.2

### LIBRARY

The Newmarket Public Library currently operates out of the Central Library, which offers a wide array of education and personal growth activities for residents of the Town. The benefits of Library services are considered to be Town-wide for the purpose of calculating the development charge.

#### **TABLE 1      2009-2018 HISTORICAL SERVICE LEVELS**

Table 1 displays the Library's ten-year historical inventory for buildings, land and materials. The Town's Central Library is 35,600 square feet, which is valued at \$14.24 million. The library occupies approximately 0.50 acres of land worth \$550,000. In addition, the collection materials are valued at \$11.24 million. Finally, the associated fixtures, furniture and equipment have a value of \$1.65 million.

The 2018 full replacement value of the inventory of capital assets amounts to \$27.69 million and the ten-year historical average service level is \$327.87 per capita.

The historical service level multiplied by the ten-year forecast of net population growth results in a maximum allowable funding envelope of \$2.90 million. The library funding envelope must be reduced by 10 per cent as required under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$2.61 million.

#### **TABLE 2      2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The total gross cost of the Library capital program amounts to \$33.89 million. The program focuses on the acquisition of land and construction of a new library for a total cost of \$31.00 million, including land. The program also includes the cost of equipment and materials for the new library branch of \$2.89 million.

No grants, subsidies, or other recoveries are anticipated to fund any shares of the above mentioned projects and as such, the net cost to the municipality remains at \$33.89 million. A benefit to existing share in the amount of \$16.5 million is based on the replacement portion of the proposed building and has been deducted from the total development-related costs. As required by the DCA, a 10 per cent reduction has been applied to the new projects, and these shares amount to \$1.74 million. The net

municipal cost of this program is then netted down to \$15.65 million and this amount is deemed to be development charges eligible.

A portion of the development charges eligible costs, \$2.82 million, will be funded through the existing development charges reserve funds. Another portion, \$10.23 million, is deemed a post-period benefit and will not be recovered under this development charges by-law, but will be considered in future development charge studies, subject to service level restrictions.

The 2019–2028 development charges costs eligible for recovery amounts to \$2.61 million which is allocated entirely against future residential development in the Town of Newmarket. This results in an unadjusted development charge of \$284.02 per capita.

**TABLE 3 CASH FLOW AND RESERVE FUND ANALYSIS**

After cash flow, the residential calculated charge decreases to \$281.26 per capita. The decrease reflects the timing of expenditures versus the timing of receipt of development charges revenues. The following table summarizes the calculation of the Library development charge:

<b>LIBRARY SUMMARY</b>						
10-year Hist.	2019 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$327.87	\$33,890,000	\$2,606,173	\$284.02	\$0.00	<b>\$281.26</b>	<b>\$0.00</b>

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APPENDIX B.2  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
LIBRARY

BUILDINGS Branch	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Central Library (Park Ave)	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	35,610	\$400
<b>Total (sq.ft.)</b>	<b>35,610</b>											
<b>Total (\$000)</b>	<b>\$14,244.0</b>											

LAND Branch	# of Acres										UNIT COST (\$/acre)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Central Library (Park Ave)	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$1,100,000
<b>Total (acre)</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	<b>0.50</b>	
<b>Total (\$000)</b>	<b>\$550.0</b>	<b>\$550.0</b>	<b>\$550.0</b>	<b>\$550.0</b>	<b>550</b>	<b>\$550.0</b>	<b>\$550.0</b>	<b>\$550.0</b>	<b>\$550.0</b>	<b>\$550.0</b>	<b>\$550.0</b>	

MATERIALS Description	# of Materials										UNIT COST (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Books	174,037	176,085	176,621	179,821	183,632	219,119	192,096	192,917	197,011	199,047		\$49
Periodicals	263	273	284	279	270	264	256	224	214	215		\$100
Electronic Database Subscriptions	42	46	24	25	26	35	37	62	76	77		\$2,000
Audio Visual Material	11,418	10,882	12,084	12,261	13,170	14,503	15,262	15,370	15,725	15,867		\$65
Electronic Books						568	678	872	908	932		\$54
Electronic Devices	-	-	3	25	25	26	26	27	40	40		\$750
Integrated Library Systems	1	1	1	1	1	1	1	1	1	1		\$200,000
<b>Total (#)</b>	<b>185,761</b>	<b>187,287</b>	<b>189,017</b>	<b>192,412</b>	<b>197,124</b>	<b>234,516</b>	<b>208,356</b>	<b>209,473</b>	<b>213,975</b>	<b>216,179</b>		
<b>Total (\$000)</b>	<b>\$9,580.3</b>	<b>\$9,654.8</b>	<b>\$9,718.5</b>	<b>\$9,904.8</b>	<b>\$10,151.8</b>	<b>\$12,026.1</b>	<b>\$10,760.4</b>	<b>\$10,865.7</b>	<b>\$11,128.1</b>	<b>\$11,240.5</b>		

FURNITURE & EQUIPMENT Description	Value of Furniture and Equipment (\$)										
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Central Library (Park Ave)	\$1,504,500	\$1,553,100	\$1,579,900	\$1,590,700	\$1,615,600	\$1,615,600	\$1,624,500	\$1,642,025	\$1,650,915	\$1,650,915	
<b>Total (\$000)</b>	<b>\$1,504.5</b>	<b>\$1,553.1</b>	<b>\$1,579.9</b>	<b>\$1,590.7</b>	<b>\$1,615.6</b>	<b>\$1,615.6</b>	<b>\$1,624.5</b>	<b>\$1,642.0</b>	<b>\$1,650.9</b>	<b>\$1,650.9</b>	

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APPENDIX B.2  
TABLE 1

**TOWN OF NEWMARKET  
CALCULATION OF SERVICE LEVELS  
LIBRARY**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382

**INVENTORY SUMMARY (\$000)**

Buildings	\$14,244.0	\$14,244.0	\$14,244.0	\$14,244.0	\$14,244.0	\$14,244.0	\$14,244.0	\$14,244.0	\$14,244.0	\$14,244.0
Land	\$550.0	\$550.0	\$550.0	\$550.0	\$550.0	\$550.0	\$550.0	\$550.0	\$550.0	\$550.0
Materials	\$9,580.3	\$9,654.8	\$9,718.5	\$9,904.8	\$10,151.8	\$12,026.1	\$10,760.4	\$10,865.7	\$11,128.1	\$11,240.5
Furniture & Equipment	\$1,504.5	\$1,553.1	\$1,579.9	\$1,590.7	\$1,615.6	\$1,615.6	\$1,624.5	\$1,642.0	\$1,650.9	\$1,650.9
<b>Total (\$000)</b>	<b>\$25,878.8</b>	<b>\$26,001.9</b>	<b>\$26,092.4</b>	<b>\$26,289.5</b>	<b>\$26,561.4</b>	<b>\$28,435.7</b>	<b>\$27,178.9</b>	<b>\$27,301.7</b>	<b>\$27,573.0</b>	<b>\$27,685.4</b>

SERVICE LEVEL (\$/capita)											Average Service Level
Buildings	\$183.43	\$180.75	\$178.10	\$176.27	\$174.45	\$172.66	\$170.88	\$169.12	\$166.99	\$164.90	\$173.75
Land	\$7.08	\$6.98	\$6.88	\$6.81	\$6.74	\$6.67	\$6.60	\$6.53	\$6.45	\$6.37	\$6.71
Materials	\$123.37	\$122.51	\$121.52	\$122.57	\$124.33	\$145.77	\$129.09	\$129.01	\$130.46	\$130.13	\$127.88
Furniture & Equipment	\$19.37	\$19.71	\$19.75	\$19.68	\$19.79	\$19.58	\$19.49	\$19.50	\$19.36	\$19.11	\$19.53
<b>Total (\$/capita)</b>	<b>\$333.26</b>	<b>\$329.94</b>	<b>\$326.25</b>	<b>\$325.33</b>	<b>\$325.31</b>	<b>\$344.68</b>	<b>\$326.05</b>	<b>\$324.16</b>	<b>\$323.26</b>	<b>\$320.50</b>	<b>\$327.87</b>

**TOWN OF NEWMARKET  
CALCULATION OF MAXIMUM ALLOWABLE  
LIBRARY**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level (2009-2018)	\$327.87
Net Population Growth 2019-2028	8,832
Maximum Allowable Funding Envelope	\$2,895,748
Less: 10% Legislated Reduction	\$289,575
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$2,606,173</b>

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TABLE 2

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
LIBRARY

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019 - 2028	Post 2028
<b>2.0 LIBRARY</b>											
<b>2.1 Buildings, Land &amp; Furnishings</b>											
2.1.1 New Library - Land	2025 - 2025	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 100,000	\$ 900,000	\$ 900,000	\$ -	\$ -
2.1.2 New Library - Building (65,000 sq. ft.)	2025 - 2025	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 337,500	\$ 3,037,500	\$ 1,918,958	\$ 1,118,542	\$ -
2.1.3 New Library - Building (65,000 sq. ft.)	2026 - 2026	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 337,500	\$ 3,037,500	\$ -	\$ 1,487,631	\$ 1,549,869
2.1.4 New Library - Building (65,000 sq. ft.)	2027 - 2027	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 337,500	\$ 3,037,500	\$ -	\$ -	\$ 3,037,500
2.1.5 New Library - Building (65,000 sq. ft.)	2028 - 2028	\$ 7,500,000	\$ -	\$ 7,500,000	55%	\$ 4,125,000	\$ 337,500	\$ 3,037,500	\$ -	\$ -	\$ 3,037,500
Subtotal Buildings, Land & Furnishings		\$ 31,000,000	\$ -	\$ 31,000,000		\$ 16,500,000	\$ 1,450,000	\$ 13,050,000	\$ 2,818,958	\$ 2,606,173	\$ 7,624,869
<b>2.2 Equipment and Materials</b>											
2.2.1 New Library - Materials	2019 - 2028	\$ 2,890,000	\$ -	\$ 2,890,000	0%	\$ -	\$ 289,000	\$ 2,601,000	\$ -	\$ -	\$ 2,601,000
2.2.2		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -
Subtotal Equipment and Materials		\$ 2,890,000	\$ -	\$ 2,890,000		\$ -	\$ 289,000	\$ 2,601,000	\$ -	\$ -	\$ 2,601,000
<b>TOTAL LIBRARY</b>		\$ 33,890,000	\$ -	\$ 33,890,000		\$ 16,500,000	\$ 1,739,000	\$ 15,651,000	\$ 2,818,958	\$ 2,606,173	\$ 10,225,869

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	100%	\$2,606,173
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		\$284.02
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		\$0.00

2019 - 2028 Net Funding Envelope	\$2,606,173
Reserve Fund Balance	\$2,818,958

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TABLE 3

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

LIBRARY	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$0.0	\$182.9	\$378.1	\$671.3	\$959.3	\$1,272.6	\$1,596.4	\$661.0	(\$708.5)	(\$369.9)	
2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Library: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,118.5	\$1,487.6	\$0.0	\$0.0	\$2,606.2
- Library: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$1,259.7	\$1,708.8	\$0.0	\$0.0	\$2,968.5
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	9,176
REVENUE											
- DC Receipts: Inflated	\$179.7	\$185.6	\$275.1	\$260.0	\$274.9	\$274.5	\$294.9	\$353.5	\$371.1	\$383.5	\$2,852.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$6.4	\$13.2	\$23.5	\$33.6	\$44.5	\$55.9	\$23.1	(\$39.0)	(\$20.3)	\$140.9
- Interest on In-year Transactions	\$3.1	\$3.2	\$4.8	\$4.5	\$4.8	\$4.8	(\$26.5)	(\$37.3)	\$6.5	\$6.7	(\$25.2)
TOTAL REVENUE	\$182.9	\$195.3	\$293.1	\$288.0	\$313.3	\$323.9	\$324.2	\$339.3	\$338.6	\$369.9	\$2,968.5
CLOSING CASH BALANCE	\$182.9	\$378.1	\$671.3	\$959.3	\$1,272.6	\$1,596.4	\$661.0	(\$708.5)	(\$369.9)	\$0.0	

2019 Adjusted Charge Per Capita

\$281.26

**Allocation of Capital Program**

Residential Sector	100.0%
Non-Residential Sector	0.0%

**Rates for 2019**

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

## **APPENDIX B.3**

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### ***FIRE SERVICES***

## APPENDIX B.3

### FIRE SERVICES

Central York Fire Services is a consolidated service responsible for the provision of fire protection and prevention services across the Town of Newmarket and the Town of Aurora. The *Fire Protection and Prevention Act* defines fire protection services as “...fire suppression, fire prevention, fire safety education, communication, training of persons involved in the provision of fire protection services, rescue and emergency services and the delivery of all those services.” The Central York Fire Services is directed by a Joint Council Committee made up of three members from each Town Council in Newmarket and Aurora. Fire stations (buildings and land) are owned individually by each municipality whereas other capital expenditures are shared including the fire training facility. The Town of Newmarket is responsible for approximately 59 per cent of shared capital. The benefits of Fire services are considered to be Town-wide for the purpose of calculating the development charge.

#### TABLE 1 HISTORICAL SERVICE LEVELS

Table 1 displays the ten-year historical inventory for buildings, land, vehicles and equipment. Fire Services currently operates out of four stations plus a training centre, office and storage building. The total building area for all fire-related buildings is approximately 59,710 square feet with a replacement value of \$22.25 million, of which \$13.13 million is Newmarket’s share.

The land associated with the fire stations totals 13.55 acres worth \$17.58 million, of which \$9.13 million is Newmarket’s share. The 2018 fleet totals 23 vehicles, and Newmarket’s share of the replacement value totals \$5.18 million. Newmarket’s share of the furniture and equipment in all stations is valued at approximately \$2.12 million.

The Town of Newmarket’s share of the 2018 total replacement value of the inventory of capital assets for Fire Services is \$29.56 million, resulting in a ten-year historical average service level of \$217.69 per population and employment. The historical service level, multiplied by the ten-year forecast net population and employment results in a maximum allowable funding envelope of \$3.45 million.

**TABLE 2      2019 – 2031 DEVELOPMENT-RELATED CAPITAL PROGRAM &  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The first project in Fire Services capital program is for the recovery of a \$1.24 million negative reserve fund balance.

The majority of the capital program relates to the addition of several new fire stations. Over the 13-year forecast period, Central York Fire Services is expected to add three new stations in Newmarket and Aurora, as well as replace the existing training centre. The gross cost to acquire land and construct these stations totals \$20.80 million. A deduction of \$8.53 million is made to account for Aurora's share of the new facilities.

Various vehicles and equipment are also included in the capital program. The acquisition of a pumper is anticipated in 2019 with a cost of \$1.00 million. In addition, new vehicles and bunker gear are required for the new stations, which amounts to a combined cost of \$2.54 million. Two other small vehicles are also included in the capital program for a cost of \$32,500 each. A share of \$1.44 million for vehicles and equipment has been deducted from the gross project cost to reflect the Town of Aurora's share of the projects.

Altogether, the 13-year gross capital program for Fire Services amounts to \$25.64 million, of which \$15.68 million is Newmarket's share. A deduction of \$2.60 million is made to account for replacement shares associated with the replacement of the existing training centre. A portion of the capital program, \$9.63 million, is deemed to benefit development post-2031, and will be considered for recovery in subsequent development charge by-laws.

The remaining \$3.45 million is related to development in the 2019-2031 planning period and is eligible for development charges recovery in this period. The DCA does not require a 10 per cent statutory discount for fire and protection services.

The development-related net capital cost is allocated 71 per cent to residential development and 29 per cent to non-residential development. The residential share of the net development-related capital cost is divided by the 13-year forecast growth in population in new units to derive an unadjusted charge of \$204.99 per capita. The non-residential share of the net development-related capital cost is divided by the 13-year forecast growth in floor space, resulting in an unadjusted charge of \$3.93 per square metre.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow consideration, the residential calculated charge increases to \$251.92 per capita and the non-residential charge increases to \$4.69 per square metre.

<b>FIRE SERVICES SUMMARY</b>						
10-year Hist. Service Level per pop & emp	2019 - 2031		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge		Development Charge	
			\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$217.69	\$25,643,447	\$3,448,922	\$204.99	\$3.93	<b>\$251.92</b>	<b>\$4.69</b>

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

BUILDINGS Station Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Station 4-1 Headquarters	12,090	12,090	12,090	12,090	12,090	12,090	12,090	12,090	12,090	12,090	12,090	\$400
Station 4-2 McCaffrey Station	9,010	9,010	9,010	9,010	9,010	9,010	9,010	9,010	9,010	9,010	9,010	\$400
Station 4-3 Edward Street	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	15,000	\$400
Station 4-4 Wellington Street	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	8,500	\$400
Training Centre Office - 623 Timothy Street	-	-	14,630	14,630	14,630	14,630	14,630	14,630	14,630	14,630	14,630	\$300
Training Centre Storage - 623 Timothy Street	-	-	480	480	480	480	480	480	480	480	480	\$40
<b>Total (sq.ft.)</b>	<b>44,600</b>	<b>44,600</b>	<b>59,710</b>									
<b>Total (\$000)</b>	<b>\$17,840.0</b>	<b>\$17,840.0</b>	<b>\$22,248.2</b>									
<b>Newmarket Share of Total (\$000)*</b>	<b>\$10,525.6</b>	<b>\$10,525.6</b>	<b>\$13,126.4</b>	<b>\$13,126.44</b>								

LAND Station Name	# of Acres										UNIT COST (\$/acres)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Station 4-1 Headquarters	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	2.25	\$1,291,942
Station 4-2 McCaffrey Station	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	1.49	\$1,680,898
Station 4-3 Edward Street	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	1.64	\$1,322,290
Station 4-4 Wellington Street	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$1,322,290
Training Centre - 623 Timothy Street	-	-	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	\$941,572
New Fire Station 4-5	-	-	-	-	-	-	-	-	-	4.00	4.00	\$1,100,000
<i>Committed Excess Capacity</i>											(1.1)	\$1,100,000
<b>Total (acre)</b>	<b>6.98</b>	<b>6.98</b>	<b>10.68</b>	<b>14.68</b>	<b>13.55</b>							
<b>Total (\$000)</b>	<b>\$9,698.0</b>	<b>\$9,698.0</b>	<b>\$13,181.8</b>	<b>\$17,581.8</b>	<b>\$17,581.8</b>							
<b>Newmarket Share of Total (\$000)*</b>	<b>\$5,721.8</b>	<b>\$5,721.8</b>	<b>\$7,777.3</b>	<b>\$10,373.3</b>	<b>\$9,132.13</b>							

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APPENDIX B.3  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

FURNITURE & EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Bunker Gear and Personal Equipment	\$1,296,000	\$1,296,000	\$1,296,000	\$1,296,000	\$1,296,000	\$1,296,000	\$1,296,000	\$1,320,000	\$1,344,000	\$1,368,000
Defibrillator Equipment	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200	\$43,200
Thermal Imaging Cameras	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$81,000	\$95,000	\$95,000
Heavy Hydraulic Rescue Equipment	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$110,000	\$220,000	\$220,000	\$220,000	\$220,000
Breathing Air Compressor	\$150,000	\$150,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000	\$225,000
Radio Equipment	\$243,600	\$243,600	\$243,600	\$243,600	\$243,600	\$243,600	\$243,600	\$243,600	\$243,600	\$248,000
Radio Infrastructure	\$280,800	\$280,800	\$280,800	\$280,800	\$280,800	\$280,800	\$280,800	\$280,800	\$280,800	\$280,800
Minor Equipment	\$86,400	\$86,400	\$86,400	\$86,400	\$86,400	\$86,400	\$86,400	\$86,400	\$86,400	\$100,000
Hazmat Handling Equipment	\$15,100	\$15,100	\$15,100	\$18,400	\$18,400	\$18,400	\$18,400	\$18,400	\$43,400	\$43,400
Self Contained Breathing Apparatus (SCBA)	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$720,000	\$900,000	\$900,000
Mobile Data Terminals (MDT)	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000	\$72,000
<b>Total (\$000)</b>	<b>\$3,098.1</b>	<b>\$3,098.1</b>	<b>\$3,173.1</b>	<b>\$3,176.4</b>	<b>\$3,176.4</b>	<b>\$3,176.4</b>	<b>\$3,286.4</b>	<b>\$3,310.4</b>	<b>\$3,553.4</b>	<b>\$3,595.4</b>
<b>Newmarket Share of Total (\$000)*</b>	<b>\$1,827.9</b>	<b>\$1,827.9</b>	<b>\$1,872.1</b>	<b>\$1,874.1</b>	<b>\$1,874.1</b>	<b>\$1,874.1</b>	<b>\$1,939.0</b>	<b>\$1,953.1</b>	<b>\$2,096.5</b>	<b>\$2,121.3</b>

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
FIRE SERVICES

VEHICLES Vehicle Type	# of Vehicles										UNIT COST
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	(\$/unit)
Fire Truck - MR686P (Pumper)	1	1	1	1	1	-	-	-	-	-	\$185,600
Fire Truck Cargo 8000 (Telesquirt)	1	1	1	-	-	-	-	-	-	-	\$232,000
Fire Truck - Volvo (Tanker/GMC Chassis)	1	1	1	1	-	-	-	-	-	-	\$139,200
Fire Truck FL80 (Telesquirt)	1	1	1	1	1	1	1	1	-	-	\$406,000
Fire Truck - Superior (E-One)	1	1	1	1	1	1	1	1	1	1	\$481,200
Fire Truck FL80 - Freightliner (Pumper)	1	-	-	-	-	-	-	-	-	-	\$308,200
Fire Truck FL80 (Rescue)	1	1	1	1	1	1	1	1	1	1	\$310,000
Fire Truck FL80 (Pumper)	1	1	1	1	1	1	1	1	1	1	\$353,900
2500 4x4 Pickup w/plow (Sierra)	1	1	1	1	1	1	-	-	-	-	\$55,900
Pumper Rescue - Eagle 14804ZS	1	1	1	1	1	1	1	1	1	1	\$615,300
Pumper Rescue - Eagle 14804ZS	1	1	1	1	1	1	1	1	1	1	\$623,200
Fire Truck - MODEL E148064S (Aerial)	1	1	1	-	-	-	-	-	-	-	\$1,342,400
Tahoe	1	1	1	1	1	1	1	1	-	-	\$64,500
Pumper Truck, Stainless SM #C-802-CC 134266	-	1	1	1	1	1	1	1	1	1	\$552,300
Ford Fusion Hybrid White (Light Vehicle Fleet)	-	1	1	1	1	1	1	1	1	1	\$38,100
Ford Fusion White (Light Vehicle Fleet)	-	1	1	1	1	1	1	1	1	1	\$24,300
Ford Fusion White (Light Vehicle Fleet)	-	1	1	1	1	1	1	1	1	1	\$23,700
Ford Fusion White (Light Vehicle Fleet)	-	1	1	1	1	1	1	1	1	1	\$23,700
Ford Pick up Truck F150 (Light Vehicle Fleet)	-	1	1	1	1	1	1	1	1	1	\$30,500
Ford Explorer XLT 4WD White Suede	-	-	1	1	1	1	1	1	1	1	\$39,300
Ford F250 4X4 Super XL Oxford White w. Plow attachment	-	-	1	1	1	1	1	1	1	1	\$43,300
Ford Expedition SSV Max, Oxford White	-	-	-	1	1	1	1	1	1	1	\$73,000
Crimson Heavy Duty Pumper truck	-	-	-	1	1	1	1	1	1	1	\$595,300
Spartan Gladiator Custom Pumper Tanker truck	-	-	-	1	1	1	1	1	1	1	\$545,000
Spartan Gladiator Chassis, 30m Quint Rear Mount Aerial	-	-	-	1	1	1	1	1	1	1	\$917,000
Spartan Gladiator Platform truck	-	-	-	-	1	1	1	1	1	1	\$1,301,000
Spartan ERV Heavy Duty Pumper truck	-	-	-	-	-	1	1	1	1	1	\$718,200
Ford F350 Pickup Supercab Oxford White	-	-	-	-	-	-	1	1	1	1	\$44,700
Ford Expedition SSV Max, Oxford	-	-	-	-	-	-	-	1	1	1	\$48,000
BullEx Inv#87354 PO 29869	-	-	-	-	-	-	-	1	1	1	\$99,300
55' Rearmount Aerial Ladder Truck	-	-	-	-	-	-	-	-	1	1	\$1,283,000
<b>Total (#)</b>	<b>13</b>	<b>18</b>	<b>20</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>22</b>	<b>24</b>	<b>23</b>	<b>23</b>	
<b>Total (\$000)</b>	<b>\$5,117.4</b>	<b>\$5,501.8</b>	<b>\$5,584.4</b>	<b>\$6,140.3</b>	<b>\$7,302.1</b>	<b>\$7,834.7</b>	<b>\$7,823.5</b>	<b>\$7,970.8</b>	<b>\$8,783.3</b>	<b>\$8,783.3</b>	
<b>Newmarket Share of Total (\$000)</b>	<b>\$3,019.3</b>	<b>\$3,246.1</b>	<b>\$3,294.8</b>	<b>\$3,622.8</b>	<b>\$4,308.2</b>	<b>\$4,622.5</b>	<b>\$4,615.9</b>	<b>\$4,702.8</b>	<b>\$5,182.1</b>	<b>\$5,182.1</b>	

\* Fire Services is jointly shared with Aurora, Newmarket's share is 59%

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TABLE 1

TOWN OF NEWMARKET  
CALCULATION OF SERVICE LEVELS  
FIRE SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382
Historical Employment	<u>39,249</u>	<u>38,974</u>	<u>38,722</u>	<u>38,873</u>	<u>39,026</u>	<u>39,180</u>	<u>39,335</u>	<u>39,493</u>	<u>39,936</u>	<u>40,384</u>
Total Historical Population & Employment	116,903	117,781	118,700	119,683	120,676	121,679	122,692	123,717	125,232	126,766

INVENTORY SUMMARY (\$000)

Buildings	\$10,525.6	\$10,525.6	\$13,126.4	\$13,126.4	\$13,126.4	\$13,126.4	\$13,126.4	\$13,126.4	\$13,126.4	\$13,126.4
Land	\$5,721.8	\$5,721.8	\$7,777.3	\$7,777.3	\$7,777.3	\$7,777.3	\$7,777.3	\$7,777.3	\$10,373.3	\$9,132.1
Furniture & Equipment	\$1,827.9	\$1,827.9	\$1,872.1	\$1,874.1	\$1,874.1	\$1,874.1	\$1,939.0	\$1,953.1	\$2,096.5	\$2,121.3
Vehicles	\$3,019.3	\$3,246.1	\$3,294.8	\$3,622.8	\$4,308.2	\$4,622.5	\$4,615.9	\$4,702.8	\$5,182.1	\$5,182.1
<b>Total (\$000)</b>	<b>\$21,094.6</b>	<b>\$21,321.4</b>	<b>\$26,070.6</b>	<b>\$26,400.6</b>	<b>\$27,086.0</b>	<b>\$27,400.3</b>	<b>\$27,458.5</b>	<b>\$27,559.6</b>	<b>\$30,778.4</b>	<b>\$29,562.0</b>

SERVICE LEVEL (\$/pop & emp)

											Average Service Level	
Buildings	\$90.04	\$89.37	\$110.59	\$109.68	\$108.77	\$107.88	\$106.99	\$106.10	\$104.82	\$103.55	\$103.78	
Land	\$48.94	\$48.58	\$65.52	\$64.98	\$64.45	\$63.92	\$63.39	\$	63	\$82.83	\$72.04	\$63.75
Furniture & Equipment	\$15.64	\$15.52	\$15.77	\$15.66	\$15.53	\$15.40	\$15.80	\$15.79	\$16.74	\$16.73	\$15.86	
Vehicles	\$25.83	\$27.56	\$27.76	\$30.27	\$35.70	\$37.99	\$37.62	\$38.01	\$41.38	\$40.88	\$34.30	
<b>Total (\$/pop &amp; emp)</b>	<b>\$180.44</b>	<b>\$181.03</b>	<b>\$219.63</b>	<b>\$220.59</b>	<b>\$224.45</b>	<b>\$225.18</b>	<b>\$223.80</b>	<b>\$222.76</b>	<b>\$245.77</b>	<b>\$233.20</b>	<b>\$217.69</b>	

TOWN OF NEWMARKET  
CALCULATION OF MAXIMUM ALLOWABLE  
FIRE SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2009 - 2018	\$217.69
Net Population & Employment Growth 2019 - 2031	15,843
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$3,448,922</b>

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APPENDIX B.3  
TABLE 2

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
FIRE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2031	Post 2031
<b>3.0 FIRE SERVICES</b>											
<b>3.1 Recovery of Negative Reserve Fund Balance</b>											
3.1.1 Recovery of Negative Reserve Fund Balance	2019 - 2019	\$ 1,241,130	\$ -	\$ 1,241,130	0%	\$ -	\$ -	\$ 1,241,130	\$ -	\$ 1,241,130	\$ -
<b>3.2 Buildings, Land and Furnishings</b>											
3.2.1 New Fire Station 4-5 incl. Training - Building	2019 - 2020	\$ 8,797,317	\$ 3,606,900	\$ 5,190,417	50%	\$ 2,600,838	\$ -	\$ 2,589,579	\$ -	\$ 2,207,791	\$ 381,788
3.2.2 New North Station 4-6 - Land	2023 - 2023	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
3.2.3 New North Station 4-6 - Building	2024 - 2024	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
3.2.4 New North Station 4-6 - Building	2025 - 2025	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
3.2.5 New South Station 4-7 - Land	2029 - 2029	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
3.2.6 New South Station 4-7 - Building	2030 - 2030	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
3.2.7 New South Station 4-7 - Building	2031 - 2031	\$ 2,000,000	\$ 820,000	\$ 1,180,000	0%	\$ -	\$ -	\$ 1,180,000	\$ -	\$ -	\$ 1,180,000
Subtotal Buildings, Land and Furnishings		\$ 20,797,317	\$ 8,526,900	\$ 12,270,417		\$ 2,600,838	\$ -	\$ 9,669,579	\$ -	\$ 2,207,791	\$ 7,461,788
<b>3.3 Vehicles and Equipment</b>											
3.3.1 Pumper for Station 4-5	2019 - 2019	\$ 1,000,000	\$ 410,000	\$ 590,000	0%	\$ -	\$ -	\$ 590,000	\$ -	\$ -	\$ 590,000
3.3.2 Station 4-5 Bunker Gear and Station Wear for New Crew	2020 - 2020	\$ 180,000	\$ 73,800	\$ 106,200	0%	\$ -	\$ -	\$ 106,200	\$ -	\$ -	\$ 106,200
3.3.3 Smaller Vehicles	2020 - 2020	\$ 32,500	\$ 13,325	\$ 19,175	0%	\$ -	\$ -	\$ 19,175	\$ -	\$ -	\$ 19,175
3.3.4 Smaller Vehicles	2021 - 2021	\$ 32,500	\$ 13,325	\$ 19,175	0%	\$ -	\$ -	\$ 19,175	\$ -	\$ -	\$ 19,175
3.3.5 New North Station 4-6 - Vehicle	2025 - 2025	\$ 1,000,000	\$ 410,000	\$ 590,000	0%	\$ -	\$ -	\$ 590,000	\$ -	\$ -	\$ 590,000
3.3.6 Station 4-6 - Bunker Gear and Station Wear for New Crew	2025 - 2025	\$ 180,000	\$ 73,800	\$ 106,200	0%	\$ -	\$ -	\$ 106,200	\$ -	\$ -	\$ 106,200
3.3.7 New South Station 4-7 - Vehicle	2030 - 2030	\$ 1,000,000	\$ 410,000	\$ 590,000	0%	\$ -	\$ -	\$ 590,000	\$ -	\$ -	\$ 590,000
3.3.8 Station 4-7 - Bunker Gear and Station Wear for New Crew	2031 - 2031	\$ 180,000	\$ 32,800	\$ 147,200	0%	\$ -	\$ -	\$ 147,200	\$ -	\$ -	\$ 147,200
Subtotal Vehicles and Equipment		\$ 3,605,000	\$ 1,437,050	\$ 2,167,950		\$ -	\$ -	\$ 2,167,950	\$ -	\$ -	\$ 2,167,950
<b>TOTAL FIRE SERVICES</b>		<b>\$ 25,643,447</b>	<b>\$ 9,963,950</b>	<b>\$ 15,679,497</b>		<b>\$ 2,600,838</b>	<b>\$ -</b>	<b>\$ 13,078,659</b>	<b>\$ -</b>	<b>\$ 3,448,922</b>	<b>\$ 9,629,738</b>

Residential Development Charge Calculation		
Residential Share of 2019-2031 Discounted Growth-Related Capital Program	71%	\$2,457,035
13 Year Growth in Population in New Units		11,986
Unadjusted Development Charge Per Capita (\$)		<b>\$204.99</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2031 Discounted Growth-Related Capital Program	29%	\$991,887
13 Year Growth in Square Metres		252,646
Unadjusted Development Charge Per sq. m (\$)		<b>\$3.93</b>

2019 - 2028 Net Funding Envelope	\$3,448,922
Reserve Fund Balance	(\$1,241,130)

APPENDIX B.3  
TABLE 3

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

FIRE SERVICES	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	TOTAL
OPENING CASH BALANCE	\$0.0	(\$1,551.2)	(\$2,289.8)	(\$2,165.1)	(\$2,047.3)	(\$1,909.3)	(\$1,764.1)	(\$1,592.4)	(\$1,357.9)	(\$1,094.4)	(\$805.1)	(\$548.8)	(\$283.2)	
2019 - 2031 RESIDENTIAL FUNDING REQUIREMENTS														
- Fire Services: Non Inflated	\$1,670.6	\$786.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,457.0
- Fire Services: Inflated	\$1,670.6	\$802.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$2,472.8
NEW RESIDENTIAL DEVELOPMENT														
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	962	928	920	11,986
REVENUE														
- DC Receipts: Inflated	\$161.0	\$166.3	\$246.4	\$232.9	\$246.2	\$245.9	\$264.1	\$316.6	\$332.4	\$343.5	\$295.4	\$290.7	\$293.9	\$3,435.2
INTEREST														
- Interest on Opening Balance	\$0.0	(\$85.3)	(\$125.9)	(\$119.1)	(\$112.6)	(\$105.0)	(\$97.0)	(\$87.6)	(\$74.7)	(\$60.2)	(\$44.3)	(\$30.2)	(\$15.6)	(\$957.5)
- Interest on In-year Transactions	(\$41.5)	(\$17.5)	\$4.3	\$4.1	\$4.3	\$4.3	\$4.6	\$5.5	\$5.8	\$6.0	\$5.2	\$5.1	\$5.1	(\$4.6)
TOTAL REVENUE	\$119.5	\$63.5	\$124.7	\$117.8	\$137.9	\$145.2	\$171.7	\$234.5	\$263.5	\$289.3	\$256.3	\$265.6	\$283.5	\$2,473.1
CLOSING CASH BALANCE	(\$1,551.2)	(\$2,289.8)	(\$2,165.1)	(\$2,047.3)	(\$1,909.3)	(\$1,764.1)	(\$1,592.4)	(\$1,357.9)	(\$1,094.4)	(\$805.1)	(\$548.8)	(\$283.2)	\$0.3	

2019 Adjusted Charge Per Capita

\$251.92

Allocation of Capital Program

Residential Sector	71.2%
Non-Residential Sector	28.8%

Rates for 2019

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

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APPENDIX B.3  
TABLE 3

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

<b>FIRE SERVICES</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>2029</b>	<b>2030</b>	<b>2031</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$572.26)	(\$811.87)	(\$729.42)	(\$683.02)	(\$631.82)	(\$575.23)	(\$513.16)	(\$444.98)	(\$370.55)	(\$289.19)	(\$200.73)	(\$104.43)	
<b>2019 - 2031 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>														
- Fire Services: Non Inflated	\$674.4	\$317.5	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$991.9</b>
- Fire Services: Inflated	\$674.4	\$323.8	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$998.2</b>
<b>NEW NON-RESIDENTIAL DEVELOPMENT</b>														
- Growth in Square Metres	25,073	25,376	25,628	17,102	17,203	17,354	17,455	17,607	17,707	17,859	17,960	18,111	18,212	<b>252,646</b>
<b>REVENUE</b>														
- DC Receipts: Inflated	\$117.5	\$121.3	\$124.9	\$85.0	\$87.2	\$89.8	\$92.1	\$94.8	\$97.2	\$100.0	\$102.6	\$105.5	\$108.2	<b>\$1,326.0</b>
<b>INTEREST</b>														
- Interest on Opening Balance	\$0.0	(\$31.5)	(\$44.7)	(\$40.1)	(\$37.6)	(\$34.8)	(\$31.6)	(\$28.2)	(\$24.5)	(\$20.4)	(\$15.9)	(\$11.0)	(\$5.7)	<b>(\$326.0)</b>
- Interest on In-year Transactions	(\$15.3)	(\$5.6)	\$2.2	\$1.5	\$1.5	\$1.6	\$1.6	\$1.7	\$1.7	\$1.7	\$1.8	\$1.8	\$1.9	<b>(\$1.9)</b>
<b>TOTAL REVENUE</b>	<b>\$102.2</b>	<b>\$84.2</b>	<b>\$82.5</b>	<b>\$46.4</b>	<b>\$51.2</b>	<b>\$56.6</b>	<b>\$62.1</b>	<b>\$68.2</b>	<b>\$74.4</b>	<b>\$81.4</b>	<b>\$88.5</b>	<b>\$96.3</b>	<b>\$104.4</b>	<b>\$998.2</b>
CLOSING CASH BALANCE	(\$572.3)	(\$811.9)	(\$729.4)	(\$683.0)	(\$631.8)	(\$575.2)	(\$513.2)	(\$445.0)	(\$370.6)	(\$289.2)	(\$200.7)	(\$104.4)	(\$0.1)	

<b>2019 Adjusted Charge Per Square Metre</b>	<b>\$4.69</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.4**

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***PARKS & RECREATION***

## APPENDIX B.4

### PARKS & RECREATION

The Recreation and Culture Department is responsible for the provision of Parks & Recreation services in the Town of Newmarket. Recreation services are delivered through a variety of indoor facilities including community centres, arenas, youth and senior centres as well as various recreation fleet and equipment. The Town also maintains various parks and trail systems which provide playfields such as softball diamonds, basketball courts, tennis courts, soccer fields, playgrounds etc. as well as park maintenance facilities and park fleet. Cultural facilities are not eligible to be recovered through development charges and are excluded from this study. The benefits of Parks & Recreation services are considered Town-wide for the purpose of calculating the development charge.

#### TABLE 1 HISTORICAL SERVICE LEVELS

The Town operates 23 indoor recreation facilities such as community centres, arenas, skate parks, lawn bowling clubs, and recreation centres. These facilities total 489,800 square feet, with a value of \$206.46 million. The land associated with these facilities totals 34.52 acres, and is valued at \$37.97 million.

The Town owns various fleet vehicles and equipment used to provide recreation services. This includes zambonis, vans, ice edgers, generators and miscellaneous minor tools and equipment. The total replacement value of all recreation facilities equipment in 2018 was \$1.05 million.

The Town operates 522.63 acres of neighbourhood parks and 229.21 acres of open space parks with a replacement value of \$70.49 million and \$5.32 million, respectively. Additional maintenance area parks total 18.49 acres with a value of \$214,200. In addition, the Town also operates several woodlots, park trails and walkways, which add an additional \$6.90 million to the inventory.

The Town of Newmarket also provides playfields to the local population, including soccer fields, softball diamonds, tennis courts, lawn bowling fields, wading pools, playgrounds and various play equipment. In addition, several washroom and change room structures are also provided in the Town. The total value of these facilities and structures in 2018 was \$51.76 million. Also included in the inventory are park maintenance facility structures, which are valued at \$5.72 million and are situated on 2.88 acres of land valued at \$3.00 million.

Finally, the outdoor recreation parks fleet inventory includes 102 vehicles that are valued at approximately \$4.05 million.

The combined value of capital assets for Parks & Recreation in 2018 is \$392.94 million. The ten-year historical average service level is \$4,628.82 per capita, and this, multiplied by the ten-year forecast of net population growth, results in a maximum allowable funding envelope of \$40.88 million.

Parks & Recreation is a service for which development-related capital costs must be reduced by 10 per cent under the DCA. The resulting net maximum allowable funding envelope brought forward to the development charges calculation is \$36.79 million.

**TABLE 2      2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM &  
CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE**

The 2019-2028 development-related capital program for Parks & Recreation includes debt recovery for the remaining payments related to the construction of the Magna Centre and Youth Centre. These debt payments for the ten-year period amount to \$12.40 million for the Magna Centre and \$244,130 for the Youth Centre. In addition, there is a 25 per cent share of recovery for the Operation Centre debt, which totals \$2.01 million.

Another part of the capital program provides for the recreation facility in the Mulock Estate Development (Phase 2), which will amount to \$25.00 million between 2021 and 2024. In addition, community-wide parkland development expenses for capital assets such as pickleball courts, splash pads, irrigation, and a skate park totals \$5.93 million. Trail connection expenses will total \$10.95 million over ten years. Lastly, provisions for furniture and parks fleet and equipment total another \$1.87 million.

In total, the ten-year capital program for Parks & Recreation totals \$58.40 million, none of which is to be funded by grants or alternative sources. No replacement or benefit to existing share have been identified for this service. The legislated 10 per cent discount totals \$5.84 million and is netted off of the net municipal costs, leaving \$52.56 million as the total development-related costs. The Parks & Recreation development charges reserve fund balance of \$15.49 million is available to fund development-related projects. An amount of \$276,693 represents the portion of the development-related cost which exceeds the maximum allowable funding envelope and is deemed to benefit growth beyond the 2019-2028 period. This share can be recovered through subsequent development charges studies.

The 2019-2028 development charges costs eligible for recovery amount to \$36.79 million, which is allocated entirely against future residential development in the Town. This results in an unadjusted development charge of \$4,009.76 per capita.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow consideration, the residential calculated charge increases to \$4,459.44 per capita. The following table summarizes the calculation of the Parks & Recreation development charge.

<b>PARKS &amp; RECREATION SUMMARY</b>						
10-year Hist. Service Level per capita	2019 - 2028		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$4,628.82	\$58,400,098	\$36,793,564	\$4,009.76	\$0.00	<b>\$4,459.44</b>	<b>\$0.00</b>

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APPENDIX B.4  
TABLE 1

**TOWN OF NEWMARKET  
RECREATION FACILITIES  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION FACILITIES**

BUILDINGS Facility Name	# of Square Feet										UNIT COST (\$/sq.ft.)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
A. Ferguson Clubhouse	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	1,472	\$240
Armitage Recreation Centre	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	1,953	\$180
Community Ctr / Arena	40,012	7,626	7,626	7,626	7,626	7,626	7,626	7,626	7,626	7,626	\$450
Crossland Recreation Centre	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	1,976	\$180
Denne Recreation Centre	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	2,600	\$180
Civic Arena (Hollingsworth)	44,087	44,087	44,087	44,087	44,087	44,087	44,087	44,087	44,087	44,087	\$450
Gorman Pool / Lion's Outdoor Rink	10,416	10,416	10,416	10,416	10,416	10,416	10,416	10,416	10,416	10,416	\$310
Municipal Offices	4,926	4,926	4,926	4,926	4,926	4,926	4,926	4,926	4,926	4,926	\$320
Newmarket Theatre	15,923	15,923	15,923	15,923	15,923	15,923	15,923	15,923	15,923	15,923	\$440
Old Town Hall	7,296	7,296	7,296	-	-	-	-	6,458	6,458	6,458	\$430
Ray J Twinney Recreation Complex (Arena)	110,957	110,957	110,957	110,957	110,957	110,957	110,957	110,957	110,957	110,957	\$450
St. Nicholas Recreation Centre	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	1,998	\$180
Youth Centre/ Skate Park	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	23,285	\$310
Seniors' Centre	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	15,200	\$310
Old Fire Hall	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	3,078	\$210
Old Train Station	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	2,139	\$430
Doane House	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	2,458	\$430
Keith Davis Tennis Clubhouse	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$240
Magna Centre	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	216,000	\$450
Hollingshead House	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	1,149	\$430
Scout Hall	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	3,772	-	\$290
Lawn Bowling Club	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	5,056	\$240
Summer Camp Facilities	7,700	7,700	7,700	7,700	7,700	7,700	7,700	7,700	8,400	9,600	\$310
<b>Total (sq.ft.)</b>	<b>524,893</b>	<b>492,507</b>	<b>492,507</b>	<b>485,211</b>	<b>485,211</b>	<b>485,211</b>	<b>485,211</b>	<b>491,669</b>	<b>492,369</b>	<b>489,797</b>	
<b>Total (\$000)</b>	<b>\$221,899.5</b>	<b>\$207,325.8</b>	<b>\$207,325.8</b>	<b>\$204,188.5</b>	<b>\$204,188.5</b>	<b>\$204,188.5</b>	<b>\$204,188.5</b>	<b>\$206,965.4</b>	<b>\$207,182.4</b>	<b>\$206,460.5</b>	

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TABLE 1

TOWN OF NEWMARKET  
RECREATION FACILITIES  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION FACILITIES

LAND Facility Name	# of Acres										UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
A. Ferguson Clubhouse	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$1,100,000
Community Ctr / Arena	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Civic Arena (Hollingsworth)	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Gorman Pool / Lion's Outdoor Rink	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$1,100,000
Lion's Amphitheatre	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,100,000
Municipal Offices	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$1,100,000
Old Town Hall	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Quaker Pool	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Ray J Twinney Recreation Complex	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$1,100,000
Youth Centre	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	2.66	\$1,100,000
Seniors Centre	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$1,100,000
Old Fire Hall	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$1,100,000
Old Train Station	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$1,100,000
Doane House	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$1,100,000
Keith Davis Tennis Clubhouse	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$1,100,000
Magna Centre	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	4.98	\$1,100,000
Scout Hall	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	-	\$1,100,000
Lawn Bowling Club	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	0.55	\$1,100,000
Summer Camp Facilities	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.42	0.48	\$1,100,000
<b>Total (acres)</b>	<b>36.43</b>	<b>36.46</b>	<b>34.52</b>								
<b>Total (\$000)</b>	<b>\$40,068.0</b>	<b>\$40,106.5</b>	<b>\$37,972.5</b>								

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TABLE 1

TOWN OF NEWMARKET  
RECREATION FACILITIES  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION FACILITIES

RECREATION FLEET AND EQUIPMENT Description	# of Vehicles										UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
033 F3501Ton ExtCab Pickup 4x4	-	-	-	1	1	1	1	1	1	1	\$34,224
061 3/4 Ton Van 2500	-	-	-	-	1	1	1	1	1	1	\$29,039
061 3/4 Ton Van 2500	-	-	-	-	1	1	1	1	1	1	\$29,039
061 E 250 Cargo Van White	-	-	-	1	1	1	1	1	1	1	\$29,411
061 Transit 250 Extended Van	-	-	-	-	-	-	1	1	1	1	\$36,904
061 TRANSIT XL VAN	-	-	-	-	-	-	-	-	1	1	\$48,673
062 1 Ton Cube Van E350	-	-	-	-	1	1	1	1	1	1	\$58,000
10.5 HP Power Edger Elec Start	-	-	1	1	1	-	-	-	-	-	\$4,500
10.5 HP Power Edger Elec.Start	-	-	1	1	1	1	1	-	-	-	\$4,500
10.5 HP Power Edger Elec.Start	-	-	1	1	1	1	-	-	-	-	\$4,500
10.5 Hp Propane Ice Edger	-	-	-	-	-	1	1	1	-	-	\$4,715
10.5 Hp Propane Ice Edger	-	-	-	-	-	-	-	1	1	1	\$4,880
10.5 Hp Propane Ice Edger	-	-	-	-	-	-	-	1	1	1	\$4,880
10.5 HP Propane Ice Edger	-	-	-	-	1	1	1	1	1	-	\$4,715
10.5 HP Propane Ice Edger	-	-	-	-	-	1	1	1	-	-	\$4,715
10.5 HP Propane Power Edger	-	-	-	-	1	1	1	1	1	1	\$5,379
101 6410 EZE LiftTandemTrailer	-	-	-	-	1	1	1	1	1	1	\$12,989
101 Tandem Ax HighSidedTrailer	-	-	1	1	1	1	1	1	1	1	\$8,854
105 Hp Propane Power Edger	1	1	1	-	-	-	-	-	-	-	\$5,000
105 Hp Propane Power Edger	1	1	1	1	-	-	-	-	-	-	\$5,000
105 Hp Propane Power Edger	1	1	1	1	-	-	-	-	-	-	\$5,000
3/4 Ton 2500 Ext Cab 4x4	-	-	-	1	1	1	1	1	1	1	\$28,477
3/4 Ton Ext Pickup 2500 White	1	1	-	-	-	-	-	-	-	-	\$38,299
3/4 Ton Ext Pickup 2500 White	1	1	1	-	-	-	-	-	-	-	\$40,815
3/4 Ton Ext Van 2500 White	1	1	1	1	1	1	-	-	-	-	\$27,484
3/4 Ton Van 2500	1	1	1	1	-	-	-	-	-	-	\$27,548
3/4 Ton Van 2500	1	1	1	1	-	-	-	-	-	-	\$32,119
46 Ft. Elec Boom Lift.	1	1	1	1	1	1	1	1	1	-	\$48,999
5000 Watt Generator EM3500x	1	1	1	1	1	-	-	-	-	-	\$1,903
5000 Watt Generator EZ5000C	1	1	1	1	1	1	1	1	1	-	\$2,127
6 Cu Ft Mortor Mixer MM658H	-	-	-	-	1	1	1	1	1	-	\$2,500
9HP LPG Power Edger Elec.Start	1	1	-	-	-	-	-	-	-	-	\$4,153
9HP LPG Power Edger Elec.Start	1	1	1	-	-	-	-	-	-	-	\$4,153
Electric Edger EZ 36V	-	-	-	-	-	1	1	1	1	-	\$5,305
Electric Edger EZ111 36V	-	-	-	-	-	-	-	1	1	1	\$5,305
Electric Edger EZ111 36V	-	-	-	-	-	-	-	1	1	1	\$5,305

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TABLE 1

TOWN OF NEWMARKET  
RECREATION FACILITIES  
INVENTORY OF CAPITAL ASSETS  
INDOOR RECREATION FACILITIES

RECREATION FLEET AND EQUIPMENT CONTINUED Description	# of Vehicles										UNIT COST (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Genie Lift	1	-	-	-	-	-	-	-	-	-	-	\$46,064
Hyster 50XT Propane Fork Lift	-	-	-	-	-	-	-	-	-	1	1	\$38,831
Propane Fork Lift FG25T-12	1	1	1	1	-	-	-	-	-	-	-	\$31,722
Propane Fork Lift FG25T-16	1	1	1	1	1	1	1	-	-	-	-	\$27,967
Red Snowblower HS724TC	1	1	1	1	1	1	1	1	1	1	-	\$2,727
S10	1	1	1	-	-	-	-	-	-	-	-	\$12,342
Scissor Lift / Electrical	1	1	1	1	1	1	1	1	1	1	-	\$17,400
Scissor Lift/Elec SJ1113226	-	-	-	1	1	1	1	1	1	1	1	\$17,418
UtilityTruck \Spray Applicator	1	1	1	1	1	1	1	1	1	-	-	\$24,300
Zamboni 445	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Zamboni 445	1	1	1	1	1	1	1	1	1	1	1	\$78,000
Zamboni 445	-	-	1	1	1	1	1	1	1	1	1	\$81,490
Zamboni 520	1	1	1	1	1	-	-	-	-	-	-	\$69,444
Zamboni 520	1	1	1	1	1	1	-	-	-	-	-	\$78,934
Zamboni 520	1	1	1	1	1	1	1	-	-	-	-	\$79,094
Zamboni 525	1	1	1	1	1	1	1	1	1	1	1	\$85,000
Zamboni 525	1	1	1	1	1	1	1	1	1	1	-	\$85,000
Zamboni 525	-	-	-	-	-	1	1	1	1	1	1	\$86,495
Zamboni 526	-	-	-	-	-	-	1	1	1	1	1	\$88,000
Zamboni 526	-	-	-	-	-	-	-	1	1	1	1	\$79,094
Zamboni 526	-	-	-	-	-	-	-	-	-	-	1	\$79,094
Zamboni Edger 8.5	1	-	-	-	-	-	-	-	-	-	-	\$3,918
<b>Total (#)</b>	<b>2,037.00</b>	<b>2,036.00</b>	<b>2,040.00</b>	<b>2,041.00</b>	<b>2,044.00</b>	<b>2,046.00</b>	<b>2,046.00</b>	<b>2,049.00</b>	<b>2,049.00</b>	<b>2,043.00</b>		
<b>Total (\$000)</b>	<b>\$962.5</b>	<b>\$912.5</b>	<b>\$973.9</b>	<b>\$1,021.1</b>	<b>\$1,061.4</b>	<b>\$1,086.8</b>	<b>\$1,100.8</b>	<b>\$1,088.7</b>	<b>\$1,142.5</b>	<b>\$1,052.8</b>		

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARK DEVELOPMENT

NEIGHBORHOOD PARKS Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
All Our Kids Playpark	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	12.28	\$127,500
Armstrong Park	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	8.75	\$127,500
Arnhem Park (Formerly Legresley & Bondi Parks)	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$127,500
Art Ferguson Park	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	5.79	\$127,500
Audrey Sanderson Park	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	9.76	\$127,500
Bailey Ecological Park	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	68.80	\$127,500
Barrington Park	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$127,500
Best Family Parkette	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	2.08	\$127,500
Beswick Park	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	4.22	\$127,500
Bonshaw Avenue Park	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	8.71	\$127,500
Cardinal Parkette	-	-	-	-	-	-	-	-	-	0.63	\$127,500
Charles Boyd Park	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$127,500
Clare Salisbury Parkette	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	1.23	\$127,500
College Manor Park	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	12.18	\$127,500
Comfort Lane Parkette	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$127,500
Community Centre and Riverwalk Commons	-	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	1.69	\$127,500
Dennis Park	-	-	-	-	-	-	-	11.83	11.83	11.83	\$127,500
Dr. Margaret Arkinstall Park	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	4.76	\$127,500
Drew Doak Park	-	-	-	-	-	4.60	4.60	4.60	4.60	4.60	\$127,500
Environmental Park	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	\$127,500
Evanslea Parkette	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	1.15	\$127,500
Fairgrounds Park	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	12.13	\$127,500
Foxtail Ridge Parkette	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	1.99	\$127,500
Frank Stronach Park	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	7.28	\$127,500
George Luesby Park	-	-	-	-	-	-	2.47	2.47	2.47	2.47	\$127,500
George Richardson Park	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	49.92	\$157,200
Global Pet Foods Dog Park	-	-	-	-	-	-	1.08	1.08	1.08	1.08	\$127,500
Haskett Park	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	20.14	\$157,200
Heritage Farm & Community Garden	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	20.99	\$127,500
Jacarandah Parkette	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	3.86	\$127,500
Jim Bond Park	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	3.52	\$127,500
Joe Persechini Park	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	8.19	\$127,500
John Georgas Park	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$127,500

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARK DEVELOPMENT

NEIGHBORHOOD PARKS CONTINUED Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Keffer Parkette	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$127,500
Ken Sturgeon Park	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	8.01	\$127,500
Kirby Crescent Park	-	-	-	-	-	4.45	4.45	4.45	4.45	4.45	\$127,500
Laurelwood Gate Parkette	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	0.54	\$127,500
Lawton Bros Parkette	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	1.21	\$127,500
Leslie Valley Park	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	4.29	\$127,500
Lions Park	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	\$127,500
M J Stiles Park	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.31	3.09	\$127,500
Magna Centre	-	21.14	21.14	21.14	21.14	21.14	21.14	21.14	21.14	21.14	\$127,500
Marilyn Powell Park	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	5.00	\$127,500
Marsh Park	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	1.91	\$127,500
Mosaik Park	-	-	-	-	-	-	-	-	-	3.32	\$127,500
Newmarket Heights Community Parkette	-	-	-	-	-	-	0.59	0.59	0.59	0.59	\$127,500
Paul Semple Park	-	12.60	12.60	12.60	12.60	12.60	12.60	12.60	12.60	12.60	\$127,500
Philmore Hamilton Park	-	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	1.56	\$127,500
Proctor Park	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	6.14	\$127,500
Quaker Hill Park	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	4.92	\$127,500
Ray Twinney Recreation Complex	-	31.48	31.48	31.48	31.48	31.48	31.48	31.48	31.48	31.48	\$127,500
Rene Bray Park	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	\$127,500
Riverwalk Commons	-	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	1.61	\$127,500
Rogers Park	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	6.78	\$127,500
Sandford Parkette	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$127,500
Seneca Cook Parkette	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	1.08	\$127,500
Sunnyhill Park	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	0.86	\$127,500
Unnamed Park (Poppy Lane)	-	-	-	-	0.80	0.80	0.80	0.80	0.80	0.80	\$127,500
Unnamed Park (Hilton Byrne Court)	-	-	-	-	2.59	2.59	2.59	2.59	2.59	2.59	\$127,500
Whipper Billy Watson Park	13.80	13.80	13.80	13.80	13.80	13.80	13.80	13.80	13.80	13.70	\$127,500
Willowick Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	3.03	\$127,500
Woodland Hills Labyrinth Park	-	7.57	7.57	7.57	7.57	7.57	7.57	7.57	7.57	7.57	\$127,500
<b>Town Maintained Other</b>											
Fairy Lake	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	55.00	\$157,200
Mabel Davis Conservation Area	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	4.74	\$157,200
<b>Total (acres)</b>	<b>411.41</b>	<b>489.07</b>	<b>489.07</b>	<b>489.07</b>	<b>492.46</b>	<b>501.51</b>	<b>505.65</b>	<b>517.48</b>	<b>517.48</b>	<b>522.63</b>	
<b>Total (\$000)</b>	<b>\$56,310.0</b>	<b>\$66,211.2</b>	<b>\$66,211.2</b>	<b>\$66,211.2</b>	<b>\$66,643.5</b>	<b>\$67,797.7</b>	<b>\$68,324.9</b>	<b>\$69,833.8</b>	<b>\$69,833.8</b>	<b>\$70,490.8</b>	

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TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARK DEVELOPMENT

OPEN SPACE Park Name	# of Acres of Open Space										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
BAYVIEW AVENUE OPEN SPACE	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	3.77	\$23,200
BAYVIEW PARKWAY OPEN SPACE	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	33.95	\$23,200
BONDI AVE OPEN SPACE	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	0.05	\$23,200
COLLEGE MANOR DRIVE OPEN SPACE	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	3.62	\$23,200
ELGIN STREET OPEN SPACE	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$23,200
FOXTAIL RIDGE REAR	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	34.94	\$23,200
GORHAM STREET OPEN SPACE	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	0.22	\$23,200
KINRARA COURT OPEN SPACE	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	7.13	\$23,200
LESLIE VALLEY DRIVE OPEN SPACE	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	5.42	\$23,200
LESLIE VALLEY PARK OPEN SPACE	5.16	5.16	5.16	5.16	5.16	5.16	5.16	5.16	5.16	5.16	\$23,200
LEWIS DRIVE OPEN SPACE	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	0.31	\$23,200
LORNE AVENUE OPEN SPACE	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	0.53	\$23,200
MAGNOLIA OPEN SPACE	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	0.17	\$23,200
NIAGARA STREET OPEN SPACE	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	0.15	\$23,200
ADDITIONAL OPEN SPACE	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	95.79	\$23,200
PREMIER PLACE OPEN SPACE	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	5.63	\$23,200
RED DEER STREET OPEN SPACE	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	3.64	\$23,200
ROXBOROUGH ROAD OPEN SPACE	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$23,200
SRIGLEY STREET OPEN SPACE	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	2.64	\$23,200
ST ELIZABETH SETON SCHOOL OPEN SPACE	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	\$23,200
WARATAH OPEN SPACE	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	3.59	\$23,200
WELLINGTON STREET OPEN SPACE	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$23,200
WILLIAM THOMAS MULOCK PARK	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	18.06	\$23,200
<b>Total (acres)</b>	<b>229.20</b>	<b>229.20</b>	<b>229.20</b>	<b>229.20</b>	<b>229.20</b>	<b>229.20</b>	<b>229.20</b>	<b>229.20</b>	<b>229.20</b>	<b>229.21</b>	
<b>Total (\$000)</b>	<b>5,317.52</b>	<b>\$5,317.5</b>	<b>\$5,317.6</b>								

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TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARK DEVELOPMENT

ADDITIONAL MAINTENANCE AREA Park Name	# of Acres of Developed Land										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
CENOTAPH	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	0.48	\$11,580
ELMAN CAMPBELL MUSEUM	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$11,580
GORMAN OUTDOOR POOL	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	\$11,580
HOLLINGSWORTH CIVIC ARENA	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	1.45	\$11,580
KEITH DAVIS TENNIS CENTRE	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	2.28	\$11,580
LAWN BOWLING CLUB	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	0.87	\$11,580
MUNICIPAL OFFICES	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	5.60	\$11,580
NEWMARKET SENIORS MEETING PLACE	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	4.40	\$11,580
NEWMARKET THEATRE	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$11,580
PIONEER BURYING GROUND	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	1.07	\$11,580
QUAKER HILL CEMETERY	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	1.37	\$11,580
<b>Total (acres)</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	<b>18.49</b>	
<b>Total (\$000)</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	<b>\$214.2</b>	

WOODLOTS Park Name	# of Acres of Woodlot										Development Cost (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
CHARLES VAN ZANT WOODLOT	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	12.42	\$11,580
DENNE WOODLOT	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	11.52	\$11,580
NORTH WEST QUADRANT WOODLOT	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	160.41	\$11,580
<b>Total (acres)</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	<b>184.35</b>	
<b>Total (\$000)</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	<b>\$2,134.8</b>	

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TOWN OF NEWMARKET  
 INVENTORY OF CAPITAL ASSETS  
 OUTDOOR RECREATION  
 PARK DEVELOPMENT

PARK TRAILS AND WALKWAYS Surface Type	# of Metres of Trails and Walkways										Development Cost (\$/m)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Asphalt	37,930	38,050	38,170	38,290	38,410	38,530	38,650	38,770	38,890	38,890	\$69
Asphalt / Stone	195	196	196	197	198	198	199	199	200	200	\$221
Bridge	78	78	79	79	79	79	80	80	80	80	\$2,450
Concrete	888	890	893	896	899	902	904	907	910	910	\$98
Granular	595	597	599	601	602	604	606	608	610	610	\$49
Granular / Asphalt	1,317	1,321	1,325	1,329	1,333	1,338	1,342	1,346	1,350	1,350	\$49
Limestone	917	920	923	926	928	931	934	937	940	940	\$221
Natural	322	323	324	325	326	327	328	329	330	330	\$49
Street	1,122	1,125	1,129	1,132	1,136	1,139	1,143	1,146	1,150	1,150	\$69
Woodchip	634	636	638	640	642	644	646	648	650	650	\$49
Trail Lighting	5,500	5,850	6,200	6,550	6,900	7,250	7,600	7,950	8,100	8,280	\$160
<b>Total (m)</b>	<b>43,997</b>	<b>44,136</b>	<b>44,275</b>	<b>44,414</b>	<b>44,554</b>	<b>44,693</b>	<b>44,832</b>	<b>44,971</b>	<b>45,110</b>	<b>45,110</b>	
<b>Total (\$000)</b>	<b>\$4,239.0</b>	<b>\$4,305.6</b>	<b>\$4,372.2</b>	<b>\$4,438.8</b>	<b>\$4,505.5</b>	<b>\$4,572.1</b>	<b>\$4,638.7</b>	<b>\$4,705.3</b>	<b>\$4,739.9</b>	<b>\$4,768.7</b>	

Additional Maintenance Areas, Open Space are calculated by subtracting Park Features (ie - Ball Diamonds, soccer fields, playgrounds, etc.) and buildings from overall area of the park

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PLAY FIELDS

BALL DIAMONDS Description	# of Facilities										Development Cost (\$/unit)		
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018			
<b>Diamonds</b>													
Softball Diamonds (unlit)	12	12	12	12	12	12	12	12	12	12	12	\$270,000	
Softball Diamonds (lit)	7	7	7	7	7	7	7	7	7	7	7	\$460,000	
Softball Diamonds (lit) (340'x310')	2	2	2	2	2	2	2	2	2	2	2	\$575,000	
<b>Batting Cages</b>													
Concrete	-	-	-	-	-	-	-	-	-	-	-	1	\$145,000
Gravel	2	2	2	2	2	2	2	2	2	2	2	\$125,000	
<b>Total (#)</b>	<b>23.0</b>	<b>24.0</b>											
<b>Total (\$000)</b>	<b>\$7,860.0</b>	<b>\$8,005.0</b>											

BASKETBALL COURTS Park Name	# of Courts										Development Cost (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Art Ferguson	1	1	1	1	1	1	1	1	1	1	1	\$75,000
Max Stiles	-	1	1	1	1	1	1	1	1	1	1	\$75,000
Arnhem	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Bonshaw	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Clare Salisbury	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Rene Bray	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Whipper Watson	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Audrie Sanderson	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Orsi	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Lions/ Gormal Pool	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Ken Sturgeon	1	1	1	1	1	1	1	1	1	1	1	\$392,000
Arkininstall	1	1	1	1	1	1	1	1	1	1	1	\$500,000
<b>Total (#)</b>	<b>11.0</b>	<b>12.0</b>										
<b>Total (\$000)</b>	<b>\$2,567.0</b>	<b>\$2,642.0</b>										

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TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PLAY FIELDS

TENNIS COURTS Park Name	# of Courts										Development Cost (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Charles Van Zant	1	1	1	1	1	1	1	1	1	1	\$170,000
Haskett	1	1	1	1	1	1	1	1	1	1	\$170,000
Joe Persechini	1	1	1	1	1	1	1	1	1	1	\$190,000
Drew Doak	-	-	-	-	-	1	1	1	1	1	\$210,000
Art Ferguson	1	1	1	1	1	1	1	1	1	1	\$300,000
Lions	-	-	-	-	-	-	-	1	1	1	\$400,000
Keith Davis	1	1	1	1	1	1	1	1	1	1	\$830,000
<b>Total (#)</b>	<b>5.0</b>	<b>5.0</b>	<b>5.0</b>	<b>5.0</b>	<b>5.0</b>	<b>6.0</b>	<b>6.0</b>	<b>7.0</b>	<b>7.0</b>	<b>7.0</b>	
<b>Total (\$000)</b>	<b>\$1,660.0</b>	<b>\$1,660.0</b>	<b>\$1,660.0</b>	<b>\$1,660.0</b>	<b>\$1,660.0</b>	<b>\$1,870.0</b>	<b>\$1,870.0</b>	<b>\$2,270.0</b>	<b>\$2,270.0</b>	<b>\$2,270.0</b>	

SOCCER FIELDS Description	# of Fields										Development Cost (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Micro/Mini (unlit)	21	21	21	21	21	21	21	21	21	21	\$183,000
Full Size (unlit) (unirrigated)	7	7	7	7	7	7	7	7	7	7	\$174,000
Full Size (lit) (irrigated)	9	9	9	10	10	10	10	10	10	10	\$390,000
Artificial Turf	-	-	-	-	-	-	-	-	-	1	\$1,250,000
<b>Total (#)</b>	<b>37.0</b>	<b>37.0</b>	<b>37.0</b>	<b>38.0</b>	<b>38.0</b>	<b>38.0</b>	<b>38.0</b>	<b>38.0</b>	<b>38.0</b>	<b>39.0</b>	
<b>Total (\$000)</b>	<b>\$8,571.0</b>	<b>\$8,571.0</b>	<b>\$8,571.0</b>	<b>\$8,961.0</b>	<b>\$8,961.0</b>	<b>\$8,961.0</b>	<b>\$8,961.0</b>	<b>\$8,961.0</b>	<b>\$8,961.0</b>	<b>\$10,211.0</b>	

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TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PLAY FIELDS

PLAYGROUNDS AND RELATED Description	# of Units										Development Cost (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Category 1	3	3	3	3	3	3	3	3	3	3	3	\$100,000
Category 2	3	3	3	3	3	3	3	3	3	3	3	\$125,000
Category 3	6	6	6	6	6	6	6	6	6	6	6	\$150,000
Category 4	5	5	5	5	5	5	5	5	5	5	5	\$175,000
Category 5	5	6	6	6	6	6	6	6	6	6	6	\$225,000
Category 6	9	9	9	9	9	9	9	9	9	9	9	\$250,000
Category 7	5	5	5	5	5	5	5	5	5	5	5	\$275,000
Category 8	12	12	12	12	12	12	12	12	12	13	13	\$321,000
Category 9	4	4	4	4	5	5	5	5	5	5	5	\$480,000
Swings	6	10	14	16	22	28	33	37	41	44	44	\$640
<b>Total (#)</b>	<b>58.0</b>	<b>63.0</b>	<b>67.0</b>	<b>69.0</b>	<b>76.0</b>	<b>82.0</b>	<b>87.0</b>	<b>91.0</b>	<b>96.0</b>	<b>99.0</b>		
<b>Total (\$000)</b>	<b>\$12,975.8</b>	<b>\$13,203.4</b>	<b>\$13,206.0</b>	<b>\$13,207.2</b>	<b>\$13,691.1</b>	<b>\$13,694.9</b>	<b>\$13,698.1</b>	<b>\$13,700.7</b>	<b>\$14,024.2</b>	<b>\$14,026.2</b>		

OTHER FACILITIES Description	# of Facilities										Development Cost (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
<b>Lawn Bowling</b>												
Lawn Bowling (indoor)	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Lawn Bowling (outdoor)	1	1	1	1	1	1	1	1	1	1	1	\$375,000
<b>Pickle Ball</b>												
Quaker (6 courts)	-	-	-	-	-	-	-	1	1	1	1	\$190,000
<b>Splash Pads</b>												
Frank Stronach	-	-	-	-	-	-	-	-	-	-	1	\$1,300,000
Rogers Park	-	-	-	-	1	1	1	1	1	1	1	\$450,000
<b>Outdoor Skating</b>												
Riverwalk Commons	-	-	-	-	-	-	1	1	1	1	1	\$1,000,000
Gorman Pool/ Outdoor Skating	-	-	-	-	-	-	-	-	-	-	1	\$1,000,000
Whipper Watson	-	-	-	-	-	-	-	1	1	1	1	\$1,000,000
Ken Sturgeon	-	-	-	-	-	-	1	1	1	1	1	\$1,000,000
<b>Outdoor Pool</b>												
Gorman Pool	1	1	1	1	1	1	1	1	1	1	1	\$1,300,000
<b>Total (#)</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>3.0</b>	<b>4.0</b>	<b>4.0</b>	<b>6.0</b>	<b>8.0</b>	<b>8.0</b>	<b>10.0</b>		
<b>Total (\$000)</b>	<b>\$1,875.0</b>	<b>\$1,875.0</b>	<b>\$1,875.0</b>	<b>\$1,875.0</b>	<b>\$2,325.0</b>	<b>\$2,325.0</b>	<b>\$4,325.0</b>	<b>\$5,515.0</b>	<b>\$5,515.0</b>	<b>\$7,815.0</b>		

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TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PLAY FIELDS

FACILITIES Park Name	Total Value of Park Facilities (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
<b>Washrooms</b>										
Shared Stalls (various locations)	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500	\$643,500
Whipper Watson	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300	\$157,300
Complex	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500	\$219,500
George Richardson	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400
Haskett	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700	\$457,700
Fairy Lake	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600	\$500,600
Fairgrounds	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800	\$1,817,800
Art Ferguson	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400	\$252,400
<b>Other Facilities</b>										
Pavilions	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000	\$360,000
Gazebos	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000	\$900,000
Stage with Seating	\$575,000	\$575,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000	\$925,000
Pergola	\$75,000	\$140,000	\$140,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000	\$185,000
Shade Shelter	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$14,000	\$21,000
Toth (Labyrinth)	\$0	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000	\$100,000
<b>Total (\$000)</b>	<b>\$6,211.2</b>	<b>\$6,376.2</b>	<b>\$6,726.2</b>	<b>\$6,771.2</b>	<b>\$6,771.2</b>	<b>\$6,771.2</b>	<b>\$6,771.2</b>	<b>\$6,771.2</b>	<b>\$6,785.2</b>	<b>\$6,792.2</b>

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS MAINTENANCE FACILITIES

PARKS MAINTENANCE FACILITIES Type of Structure	Total Value of Park Maintenance Facilities (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Greenhouse	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000	\$57,000
Newmarket Lawnbowling Storage	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300	\$13,300
Newmarket Lawnbowling Utility Shed	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600	\$39,600
Scout Hall Storage Building	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600	\$26,600
Seniors Centre Garage	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200	\$60,200
Seniors Centre Storage Building	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000	\$17,000
Parks Shop	\$686,900	\$686,900	\$686,900	\$686,900	\$686,900	\$686,900	\$686,900	\$0	\$0	\$0
Operation Centre - Building (Parks Share)	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$4,898,750	\$4,898,750	\$4,898,750
Operation Centre - Greenhouse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$605,000	\$605,000	\$605,000
<b>Total (\$000)</b>	<b>\$900.6</b>	<b>\$900.6</b>	<b>\$900.6</b>	<b>\$900.6</b>	<b>\$900.6</b>	<b>\$900.6</b>	<b>\$900.6</b>	<b>\$5,717.5</b>	<b>\$5,717.5</b>	<b>\$5,717.5</b>

LAND Facility Name	# of Acres										UNIT COST (\$/acre)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Works Yard	0.95	0.95	0.95	0.95	0.95	0.95	0.95	-	-	-	\$1,042,100
Operations Centre	-	-	-	-	-	-	-	2.88	2.88	2.88	\$1,042,100
<b>Total (acre)</b>	<b>0.95</b>	<b>2.88</b>	<b>2.88</b>	<b>2.88</b>							
<b>Total (\$000)</b>	<b>\$990.0</b>	<b>\$2,996.0</b>	<b>\$2,996.0</b>	<b>\$2,996.0</b>							

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS FLEET

PARKS FLEET Description	# of Vehicles and Equipment										UNIT COST (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
5420	1	1	-	-	-	-	-	-	-	-	-	\$49,973
2 Ton Dump F450	1	-	-	-	-	-	-	-	-	-	-	\$45,172
Aerator Pro Core SR70-S	-	-	1	1	1	1	1	1	1	1	1	\$19,310
Ton Dump Truck White	1	1	1	1	1	1	-	-	-	-	-	\$57,267
017 1/2 Ton Pickup 4x4 Ext	-	-	1	1	1	1	1	1	1	1	1	\$30,000
023 3/4 Ton Pickup F250 4X4	-	-	-	-	-	-	-	-	1	1	1	\$55,479
023 3/4T Pickup 4x4 Excab F250	-	1	1	1	1	1	1	1	1	1	1	\$33,918
023 3/4t pickup 4x4Extcab F250	-	1	1	1	1	1	1	1	1	1	1	\$33,346
025 3/4 Ton Pickup Crew F250	-	-	-	-	-	1	1	1	1	1	1	\$38,299
035 1 T 350 CrewCab 4x4 Pickup	-	-	-	1	1	1	1	1	1	1	1	\$31,968
035 3500 Pickup Crewcab 4x4	-	1	1	1	1	1	1	1	1	1	1	\$41,459
035 F550 Crew Cab	-	-	-	-	-	-	-	-	1	1	1	\$62,213
035 F550 Crew Cab PlatformBody	-	-	-	-	-	-	-	-	1	1	1	\$69,931
036 3 Ton Dump Truck F550	-	-	-	1	1	1	1	1	1	1	1	\$53,249
037 1 Ton Dump 3500 HD	-	-	-	-	1	1	1	1	1	1	1	\$43,034
037 1 Ton Dump F350	-	-	-	1	1	1	1	1	1	1	1	\$53,635
052 1T F550 Garbage Truck	-	-	1	1	1	1	1	1	1	1	1	\$155,864
052 3 Ton Dump F550	-	-	-	-	-	-	-	1	1	1	1	\$56,975
052 3 Ton Dump Truck F550	1	1	1	1	1	1	1	1	1	1	1	\$58,765
052 3 Ton SwapLoader F550	-	-	-	-	-	-	-	-	1	1	1	\$115,283
054 F550 3 Ton Truck	-	-	-	-	-	-	1	1	1	1	1	\$64,950
061 E250 Cargo Van-White	-	-	-	1	1	1	1	1	1	1	1	\$32,323
080 Escape Hybrid SportUtility	1	1	1	1	1	1	1	1	1	1	-	\$33,585
090 Compact RaV4 LE SUV	-	-	-	-	-	-	1	1	1	1	1	\$25,129
1/2 Ton	1	1	-	-	-	-	-	-	-	-	-	\$21,298
100 Single Axle Enclosed	-	-	1	1	1	1	1	1	1	1	1	\$4,492
100 Single Axle UtilityTrailer	1	1	1	1	1	1	1	1	1	1	1	\$4,300

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS FLEET

PARKS FLEET CONTINUED Description	# of Vehicles and Equipment										UNIT COST
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	(\$/unit)
101 Tandem Axle Bobcat Trailer	1	1	1	1	1	1	1	1	1	1	\$7,700
101 Tandem Axle EncloseTrailer	-	-	1	1	1	1	1	1	1	1	\$4,995
101 Tandem AxleEnclosedTrailer	-	-	1	1	1	1	1	1	1	1	\$5,000
101 Tandem AxleLandscapeTrail	1	1	1	1	1	1	1	1	1	1	\$6,800
101 Tandem Enclosed Trailer	-	-	-	-	-	-	-	1	1	1	\$9,006
101 Trailer Deckover 2 axles	1	1	1	1	1	1	1	1	1	1	\$10,154
101 Trailer Deckover 2 axles	1	1	1	1	1	1	1	1	1	1	\$10,154
101 Trailer Deckover 2 axles	1	1	1	1	1	1	1	1	1	1	\$10,154
102 Mobile Show Trailer Encore	1	1	1	1	1	1	1	1	1	1	\$119,218
105 Mini Express Train Trailer	1	1	1	1	1	1	1	1	1	-	\$9,500
15-05 3 Ton SwapLoader F550	-	-	-	-	-	1	1	1	1	1	\$103,627
16' Mower 580d	1	1	1	-	-	-	-	-	-	-	\$88,245
16' Mower 5900 4WD	-	-	-	-	-	-	1	1	1	1	\$94,864
16' Mower 5910 Grounds Master	-	-	-	1	1	1	1	1	1	1	\$77,494
16' Mower HR-9016 Turbo	-	1	1	1	1	1	1	1	1	1	\$75,759
16" Mower 5900 4WD	-	-	-	-	-	-	1	1	1	1	\$94,864
2 Ton Dump F350 White	1	1	1	1	1	1	-	-	-	-	\$47,852
205 Yard Slide In Sander Elect	-	-	-	-	-	1	1	1	1	1	\$7,550
2500 Pickup White 4x4	1	1	1	1	1	1	1	-	-	-	\$27,593
2W Drive Tractor W Snow Plow	1	1	1	1	1	1	1	1	-	-	\$44,162
3 Yard Slid In Sander 9300-H	1	1	1	1	-	-	-	-	-	-	\$8,316
3/4 Ton 2wd	1	1	-	-	-	-	-	-	-	-	\$32,163
3/4 Ton Van	1	-	-	-	-	-	-	-	-	-	\$25,416
3/4tonpickup 4x4 Extcab 2500	1	-	-	-	-	-	-	-	-	-	\$39,302
3/4tonpickup 4x4 Extcab 2500	1	-	-	-	-	-	-	-	-	-	\$42,578

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS FLEET

PARKS FLEET CONTINUED Description	# of Vehicles and Equipment										UNIT COST
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	(\$/unit)
3033R Sidewalk Tractor	-	-	-	-	-	-	1	1	1	1	\$40,856
3033R Sidewalk Tractor	-	-	-	-	-	-	-	-	-	1	\$40,856
3300 Series Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	\$41,500
3300 Series Sidewalk Tractor	1	1	1	1	1	1	1	1	1	1	\$41,500
3320 Sidewalk Tractor	-	-	1	1	1	1	1	1	1	1	\$41,980
3500 Pickup White 4Door	1	1	1	1	1	1	1	-	-	-	\$42,784
3500 Pickup White 4Door	1	1	1	1	1	1	1	-	-	-	\$42,784
36" Zero Turn Mower S50X	-	1	1	1	1	1	1	1	1	-	\$5,456
4 Wheel Drive Tractor	1	1	1	1	1	1	1	1	1	1	\$60,000
42" Zero Turn Mower SS4235	-	-	-	1	1	1	1	-	-	-	\$3,164
48" Rough Cut Mower RC 1048	1	1	1	1	1	1	1	1	1	1	\$2,000
4x4 Die C.Cab	1	-	-	-	-	-	-	-	-	-	\$37,233
5 Ton Dump White F180	1	-	-	-	-	-	-	-	-	-	\$154,158
50 FT Boom LIFT TZ-50 HDC	-	-	-	1	1	1	1	1	1	1	\$45,247
60" Mower-ZeroTurn ATZ	-	-	-	-	-	-	1	1	1	1	\$15,759
60" Mower-ZeroTurn ATZ	-	-	-	-	-	-	1	1	1	1	\$15,759
60hp Case Tractor	-	-	-	-	-	-	-	-	-	1	\$72,885
7' Aerator	1	1	1	1	1	-	-	-	-	-	\$8,000
72" Mower Zero Turn	-	-	-	-	1	1	1	1	1	1	\$15,404
72" Mower Zero Turn	-	-	-	-	1	1	1	1	1	1	\$15,404
7H17 Walk Behind Mower	1	1	1	1	1	1	1	-	-	-	\$5,386
8 Ft Slide In Sander Hyd	1	1	1	1	1	1	1	-	-	-	\$6,000
8" Disc Brush Chipper RC814c	-	-	-	1	1	1	1	1	1	-	\$29,095
A5 60" Power Angle Blade	1	1	1	1	-	-	-	-	-	-	\$5,000
AB 55 Blade Harness	1	1	1	1	1	1	-	-	-	-	\$4,000
Aerator BA-600-FT-R	-	1	1	1	1	1	1	1	1	1	\$6,169
Aerator Procore 648	-	-	-	-	-	-	-	1	1	1	\$36,262
Air Raider 544874C	1	1	1	1	-	-	-	-	-	-	\$5,544
Air Sweeper / Green Machine	-	-	-	1	1	1	1	1	1	1	\$131,144
Aquacide Weeder	1	1	-	-	-	-	-	-	-	-	\$18,315
Articulating Tractor MT6	-	-	-	-	-	-	1	1	1	1	\$126,907

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS FLEET

PARKS FLEET CONTINUED Description	# of Vehicles and Equipment										UNIT COST
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	(\$/unit)
Articulating Tractor MT6	-	-	-	-	-	-	1	1	1	1	\$134,904
Articulating Tractor MV4	-	-	-	-	-	-	-	-	-	1	\$120,887
Articulating Tractor MV4	-	-	-	-	-	-	-	-	-	1	\$120,887
Articulating Tractor Plow Fold	-	-	-	-	-	-	-	-	-	1	\$7,474
Articulating Tractor Plow Fold	-	-	-	-	-	-	-	-	-	1	\$7,474
Articulating Tractor Sander	-	-	-	-	-	-	-	-	-	1	\$7,474
Articulating Tractor Sander	-	-	-	-	-	-	-	-	-	1	\$7,474
Articulating TractorSnowblower	-	-	-	-	-	-	-	-	-	1	\$7,474
Articulating TractorSnowblower	-	-	-	-	-	-	-	-	-	1	\$7,474
B3 51" Snowblower	1	1	1	1	1	1	1	-	-	-	\$8,000
Ball Diamond Dragger	1	1	1	1	-	-	-	-	-	-	\$9,239
Ball Diamond Dragger	1	1	1	1	-	-	-	-	-	-	\$5,691
Blower B3	1	1	-	-	-	-	-	-	-	-	\$8,000
Cat Skidsteer 262CXPS	1	1	1	-	-	-	-	-	-	-	\$66,906
Compact Wheel Loader	-	-	-	-	-	-	-	-	1	1	\$101,282
Compact Wheel Loader 906 H2	-	-	-	-	1	1	1	1	1	1	\$123,710
Disc Spreader DBC 3 Point	-	-	-	-	-	1	1	1	1	1	\$4,835
F350 1 Ton Pickup White	1	1	1	-	-	-	-	-	-	-	\$41,740
F350 1 Ton Pickup White	1	1	1	-	-	-	-	-	-	-	\$41,936
Field Lazer Sprayer	-	-	1	1	-	-	-	-	-	-	\$5,000
Field Lazer Sprayer S100	-	-	-	-	1	1	1	-	-	-	\$2,017
Field Lazer Sprayer S100	-	-	-	-	-	1	1	1	1	1	\$2,500
Field Lazer Sprayer S100	-	-	-	-	-	-	1	1	1	1	\$2,543
Field Sweeper 77-100-BH	1	1	1	1	-	-	-	-	-	-	\$29,781
Fieldlazer Sprayer S100	-	-	-	-	-	-	1	1	1	1	\$2,543
Garbage Dump	1	-	-	-	-	-	-	-	-	-	\$86,743
Greensmower	1	1	-	-	-	-	-	-	-	-	\$15,453
Greensmower \ Eclipse 126 Batt	1	1	1	1	1	1	1	-	-	-	\$12,000
Greensmower Gas	-	-	-	-	-	-	-	-	-	1	\$12,000
Husqvarna 700 DRT Roto Tiller	1	1	1	1	1	1	1	1	1	-	\$5,000
Husqvarna Lth 130	1	-	-	-	-	-	-	-	-	-	\$2,816

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS FLEET

PARKS FLEET CONTINUED Description	# of Vehicles and Equipment										UNIT COST (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Jacobsen 16' Mower	1	-	-	-	-	-	-	-	-	-	-	\$86,025
Jacobsen 16' Mower	1	1	1	1	1	1	1	-	-	-	-	\$73,931
Jacobson Tri King 1900D Mower	1	1	1	1	1	1	1	-	-	-	-	\$10,000
John Deere 3320 #2	1	1	1	1	1	1	1	1	1	1	-	\$31,594
John Deere 4300	1	1	-	-	-	-	-	-	-	-	-	\$35,000
John Deere 72" Mower	1	1	1	1	-	-	-	-	-	-	-	\$14,839
John Deere 72" Mower	1	1	1	1	-	-	-	-	-	-	-	\$14,839
JR Sod Cutter 12"	1	1	1	1	1	1	1	1	1	-	-	\$5,130
Kubota Diesel Zero Turn Mower	1	1	1	1	1	1	1	1	1	-	-	\$12,320
Kubota Model RTV 900-T	1	1	1	1	-	-	-	-	-	-	-	\$21,595
Mini Express Train	1	1	1	1	1	1	1	1	1	1	-	\$55,080
Mower Lazer Z 60"	1	1	1	1	1	1	1	1	-	-	-	\$15,000
MT F4 74" Flail Mower	1	1	1	1	-	-	-	-	-	-	-	\$9,720
MTS Salt & Sand Spreader	1	1	-	-	-	-	-	-	-	-	-	\$9,720
Municipal Tractor MV2	-	-	1	1	1	1	1	1	1	1	1	\$126,905
Municipal Tractor MV2	-	-	1	1	1	1	1	1	1	1	1	\$126,905
Nolte Sand Cleaner	1	1	-	-	-	-	-	-	-	-	-	\$16,644
Portable Welder Ranger 250	1	1	1	-	-	-	-	-	-	-	-	\$5,317
Procore 1298 Aerator	-	-	-	-	-	-	-	1	1	1	1	\$38,275
Procore 880 Aerator	1	1	1	1	1	1	-	-	-	-	-	\$24,813
Propane Fork Lift FG25T-14	1	1	1	1	1	1	-	-	-	-	-	\$28,002
Ram 2500 Pickup White	1	1	1	1	1	1	-	-	-	-	-	\$47,165
Ram ST 4x4 3500	1	1	1	1	1	1	-	-	-	-	-	\$42,888
Ren-O-Thin-IV	1	1	1	-	-	-	-	-	-	-	-	\$2,178
Ride On Field Paint Liner	-	-	-	-	-	-	-	-	1	1	1	\$2,543
Rotary Blade Grinder	1	1	1	1	1	1	1	1	1	1	1	\$19,435
Salt Spreader Mts	1	1	-	-	-	-	-	-	-	-	-	\$5,000
Slope Mower 4500Z	-	-	-	-	-	-	-	1	1	1	1	\$46,090

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS FLEET

PARKS FLEET CONTINUED Description	# of Vehicles and Equipment										UNIT COST	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	(\$/unit)	
Snow Blade Ab55	1	1	-	-	-	-	-	-	-	-	-	\$5,000
Snow Blower Model 120R	1	-	-	-	-	-	-	-	-	-	-	\$1,877
Snowblower 327P	-	-	-	-	-	-	1	1	1	1	1	\$1,800
Snowblower HS 1132	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Snowblower HS 1132	-	1	1	1	1	1	1	1	1	1	1	\$4,169
Snowblower HS 1132	-	1	1	1	1	1	1	1	1	1	1	\$4,169
Snowblower HS 724TC	1	1	1	1	1	1	1	1	1	1	-	\$2,727
Snowblower ST327T	-	-	-	-	-	-	1	1	1	1	1	\$2,727
Soil Renovator Model RD150	1	1	-	-	-	-	-	-	-	-	-	\$24,920
Sweeper As5	1	1	-	-	-	-	-	-	-	-	-	\$5,000
Top Dresser Meter-Matic XL	-	-	-	-	-	-	1	1	1	1	1	\$19,493
Top Dresser Td460	1	-	-	-	-	-	-	-	-	-	-	\$4,603
Trackless Mt5t Articulating	1	1	-	-	-	-	-	-	-	-	-	\$78,866
Trackless MT5TD Articulating	1	1	1	1	1	1	-	-	-	-	-	\$134,253
Trackless MT5TD Articulating	1	1	1	1	1	1	1	1	-	-	-	\$107,239
Tractor 4x4 With Loader T4030	-	-	-	1	1	1	1	1	1	1	1	\$56,782
Trencher Model 612	1	1	1	1	-	-	-	-	-	-	-	\$7,518
Triwave 60 Seeder, 3pt Mount	-	-	-	1	1	1	1	1	1	1	1	\$18,131
Tuff Vac 4000 Gas	-	-	-	-	-	-	1	1	1	1	1	\$26,363
Turf Roller B-TR-6	1	1	1	1	1	1	1	1	1	1	1	\$4,000
Utility Vehicle / Workman MDX	-	-	1	1	1	1	1	1	1	1	-	\$9,950
Utility Wheel Loader	1	1	1	1	1	1	1	1	-	-	-	\$54,277
Utility Wheel Loader ToolCat	-	-	-	1	1	1	1	1	1	1	1	\$74,622
V3 48" V Blade	1	1	1	1	1	1	1	-	-	-	-	\$9,720
Van Transit Connect	-	1	1	1	1	1	1	1	1	1	1	\$29,713
Veemer BC1400 XL WoodChipper	1	1	1	-	-	-	-	-	-	-	-	\$37,435
Walk Behind Sand Cleaner BA850	-	-	1	1	1	1	1	1	1	1	1	\$10,735
Welder	1	1	1	-	-	-	-	-	-	-	-	\$5,317

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APPENDIX B.4  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
OUTDOOR RECREATION  
PARKS FLEET

PARKS FLEET CONTINUED Description	# of Vehicles and Equipment										UNIT COST (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Wood Chipper - 90XP	-	-	-	-	-	-	-	-	-	-	1	\$29,095
Wood Chipper-BC1500	1	1	1	1	1	1	1	1	1	1	1	\$50,900
Workman 3300D	1	1	1	1	1	1	1	1	1	1	-	\$31,212
Zero Turn Mower 48"	-	-	-	-	-	-	-	-	1	1	1	\$12,988
Zero Turn Mower 60"	-	-	-	-	-	-	-	-	1	1	1	\$14,916
Zero Turn Mower Super Z 60"	-	-	-	-	-	-	-	1	1	1	1	\$15,759
090 Sub Compact SUV Escape	-	-	-	1	1	1	1	1	1	1	1	\$25,187
090 Sub Compact SUV Escape	-	-	-	1	1	1	1	1	1	1	1	\$25,176
090 Sub Compact SUV Escape	-	-	-	-	-	-	1	1	1	1	1	\$29,039
090 Sub Compact SUV Escape	-	-	-	-	-	-	1	1	1	1	1	\$29,039
106 Speed Board DisplayTrailer	1	1	1	1	1	1	1	1	1	1	1	\$22,333
36" Power Broom	-	-	-	-	1	1	1	1	1	1	1	\$4,000
Pickup Ranger B2300	1	1	-	-	-	-	-	-	-	-	-	\$19,536
Pickup White Canyon	1	1	1	-	-	-	-	-	-	-	-	\$20,370
Sidewalk Sweeper	1	1	1	1	1	1	1	1	-	-	-	\$4,315
Smart C7 Car	1	1	1	-	-	-	-	-	-	-	-	\$20,562
Snowblower Track ST330T	-	-	-	-	-	-	1	1	1	1	1	\$3,390
Speed Board Sign	1	1	1	1	1	1	1	1	-	-	-	\$7,020
Speed Sign LED Display	1	1	-	-	-	-	-	-	-	-	-	\$15,000
Sub Compact Pickup Canyon	-	-	1	1	1	1	1	1	1	1	-	\$15,248
SUV Chev Equinox	-	-	-	-	-	-	-	-	-	-	1	\$29,039
White Ranger Short Box Pickup	1	1	1	1	1	1	-	-	-	-	-	\$17,959
<b>Total (#)</b>	<b>12,154</b>	<b>12,158</b>	<b>12,161</b>	<b>12,171</b>	<b>12,171</b>	<b>12,180</b>	<b>12,198</b>	<b>12,201</b>	<b>12,202</b>	<b>12,210</b>		
<b>Total (\$000)</b>	<b>\$2,889.4</b>	<b>\$2,597.6</b>	<b>\$2,794.1</b>	<b>\$3,121.3</b>	<b>\$3,187.8</b>	<b>\$3,311.8</b>	<b>\$3,736.5</b>	<b>\$3,886.4</b>	<b>\$3,807.5</b>	<b>\$4,049.5</b>		

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APPENDIX B.4  
TABLE 1

**TOWN OF NEWMARKET  
CALCULATION OF SERVICE LEVELS  
PARKS & RECREATION**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382

**INVENTORY SUMMARY (\$000)**

Buildings	\$221,899.5	\$207,325.8	\$207,325.8	\$204,188.5	\$204,188.5	\$204,188.5	\$204,188.5	\$206,965.4	\$207,182.4	\$206,460.5
Land	\$40,068.0	\$40,068.0	\$40,068.0	\$40,068.0	\$40,068.0	\$40,068.0	\$40,068.0	\$40,068.0	\$40,106.5	\$37,972.5
Recreation Fleet And Equipment	\$962.5	\$912.5	\$973.9	\$1,021.1	\$1,061.4	\$1,086.8	\$1,100.8	\$1,088.7	\$1,142.5	\$1,052.8
Park Development	\$68,215.4	\$78,183.3	\$78,249.9	\$78,316.5	\$78,815.4	\$80,036.2	\$80,630.1	\$82,205.6	\$82,240.2	\$82,926.1
Play Fields	\$41,720.0	\$42,187.6	\$42,540.2	\$42,976.4	\$43,910.3	\$44,124.1	\$46,127.3	\$47,719.9	\$48,057.4	\$51,761.4
Parks Maintenance Facilities	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$1,890.6	\$8,713.5	\$8,713.5	\$8,713.5
Parks Fleet	\$2,889.4	\$2,597.6	\$2,794.1	\$3,121.3	\$3,187.8	\$3,311.8	\$3,736.5	\$3,886.4	\$3,807.5	\$4,049.5
<b>Total (\$000)</b>	<b>\$377,645.4</b>	<b>\$373,165.4</b>	<b>\$373,842.5</b>	<b>\$371,582.5</b>	<b>\$373,122.0</b>	<b>\$374,706.1</b>	<b>\$377,741.8</b>	<b>\$390,647.5</b>	<b>\$391,250.1</b>	<b>\$392,936.4</b>

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

**Average  
Service  
Level**

Buildings	\$2,857.54	\$2,630.8	\$2,592.3	\$2,526.8	\$2,500.8	\$2,475.0	\$2,449.6	\$2,457.3	\$2,429.0	\$2,390.1	\$2,530.9
Land	\$515.98	\$508.4	\$501.0	\$495.8	\$490.7	\$485.7	\$480.7	\$475.7	\$470.2	\$439.6	\$486.4
Recreation Fleet And Equipment	\$12.39	\$11.6	\$12.2	\$12.6	\$13.0	\$13.2	\$13.2	\$12.9	\$13.4	\$12.2	\$12.7
Park Development	\$878.5	\$992.1	\$978.4	\$969.1	\$965.3	\$970.1	\$967.3	\$976.0	\$964.2	\$960.0	\$962.1
Play Fields	\$537.3	\$535.3	\$531.9	\$531.8	\$537.8	\$534.8	\$553.4	\$566.6	\$563.4	\$599.2	\$549.2
Parks Maintenance Facilities	\$24.3	\$24.0	\$23.6	\$23.4	\$23.2	\$22.9	\$22.7	\$103.5	\$102.2	\$100.9	\$47.1
Parks Fleet	\$37.2	\$33.0	\$34.9	\$38.6	\$39.0	\$40.1	\$44.8	\$46.1	\$44.6	\$46.9	\$40.5
<b>Total (\$/capita)</b>	<b>\$4,863.18</b>	<b>\$4,735.18</b>	<b>\$4,674.32</b>	<b>\$4,598.22</b>	<b>\$4,569.77</b>	<b>\$4,541.95</b>	<b>\$4,531.61</b>	<b>\$4,638.20</b>	<b>\$4,586.97</b>	<b>\$4,548.82</b>	<b>\$4,628.82</b>

**TOWN OF NEWMARKET  
CALCULATION OF MAXIMUM ALLOWABLE  
PARKS & RECREATION**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2009 - 2018	\$4,628.82
Net Population Growth 2019 - 2028	8,832
Maximum Allowable Funding Envelope	\$40,881,738
Less: 10% Legislated Reduction	\$4,088,174
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$36,793,564</b>

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>4.0 PARKS &amp; RECREATION</b>											
<b>4.1 Recreation Buildings</b>											
4.1.1 Provision for Mulock Estate Development (Phase 2)	2021 - 2021	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
4.1.2 Provision for Mulock Estate Development (Phase 2)	2022 - 2022	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
4.1.3 Provision for Mulock Estate Development (Phase 2)	2023 - 2023	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
4.1.4 Provision for Mulock Estate Development (Phase 2)	2024 - 2024	\$ 6,250,000	\$ -	\$ 6,250,000	0%	\$ -	\$ 625,000	\$ 5,625,000	\$ 3,872,458	\$ 1,752,542	\$ -
Subtotal Recreation Buildings		\$ 25,000,000	\$ -	\$ 25,000,000		\$ -	\$ 2,500,000	\$ 22,500,000	\$ 15,489,831	\$ 7,010,169	\$ -
<b>4.2 Recreation Furniture &amp; Equipment</b>											
4.2.1 Provision for Additional Furniture	2019 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
Subtotal Recreation Furniture & Equipment		\$ 300,000	\$ -	\$ 300,000		\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 270,000	\$ -
<b>4.3 Debenture Payments Magna (Principal)</b>											
4.3.1 Debt for Magna Centre	2019 - 2019	\$ 1,508,202	\$ -	\$ 1,508,202	0%	\$ -	\$ 150,820	\$ 1,357,382	\$ -	\$ 1,357,382	\$ -
4.3.2 Debt for Magna Centre	2020 - 2020	\$ 1,584,425	\$ -	\$ 1,584,425	0%	\$ -	\$ 158,442	\$ 1,425,982	\$ -	\$ 1,425,982	\$ -
4.3.3 Debt for Magna Centre	2021 - 2021	\$ 1,664,509	\$ -	\$ 1,664,509	0%	\$ -	\$ 166,451	\$ 1,498,058	\$ -	\$ 1,498,058	\$ -
4.3.4 Debt for Magna Centre	2022 - 2022	\$ 1,748,651	\$ -	\$ 1,748,651	0%	\$ -	\$ 174,865	\$ 1,573,786	\$ -	\$ 1,573,786	\$ -
4.3.5 Debt for Magna Centre	2023 - 2023	\$ 1,837,058	\$ -	\$ 1,837,058	0%	\$ -	\$ 183,706	\$ 1,653,352	\$ -	\$ 1,653,352	\$ -
4.3.6 Debt for Magna Centre	2024 - 2024	\$ 1,929,945	\$ -	\$ 1,929,945	0%	\$ -	\$ 192,994	\$ 1,736,950	\$ -	\$ 1,736,950	\$ -
4.3.7 Debt for Magna Centre	2025 - 2025	\$ 1,038,760	\$ -	\$ 1,038,760	0%	\$ -	\$ 103,876	\$ 934,884	\$ -	\$ 934,884	\$ -
4.3.8 Debt for Magna Centre	2026 - 2026	\$ 1,088,751	\$ -	\$ 1,088,751	0%	\$ -	\$ 108,875	\$ 979,876	\$ -	\$ 979,876	\$ -
Subtotal Debenture Payments Magna (Principal)		\$ 12,400,301	\$ -	\$ 12,400,301		\$ -	\$ 1,240,030	\$ 11,160,271	\$ -	\$ 11,160,271	\$ -
<b>4.4 Debenture Payments Youth Centre (Principal)</b>											
4.4.1 Youth Centre Debt	2019 - 2019	\$ 35,170	\$ -	\$ 35,170	0%	\$ -	\$ 3,517	\$ 31,653	\$ -	\$ 31,653	\$ -
4.4.2 Youth Centre Debt	2020 - 2020	\$ 37,212	\$ -	\$ 37,212	0%	\$ -	\$ 3,721	\$ 33,491	\$ -	\$ 33,491	\$ -
4.4.3 Youth Centre Debt	2021 - 2021	\$ 39,373	\$ -	\$ 39,373	0%	\$ -	\$ 3,937	\$ 35,435	\$ -	\$ 35,435	\$ -
4.4.4 Youth Centre Debt	2022 - 2022	\$ 41,659	\$ -	\$ 41,659	0%	\$ -	\$ 4,166	\$ 37,493	\$ -	\$ 37,493	\$ -
4.4.5 Youth Centre Debt	2023 - 2023	\$ 44,077	\$ -	\$ 44,077	0%	\$ -	\$ 4,408	\$ 39,670	\$ -	\$ 39,670	\$ -
4.4.6 Youth Centre Debt	2024 - 2024	\$ 46,636	\$ -	\$ 46,636	0%	\$ -	\$ 4,664	\$ 41,973	\$ -	\$ 41,973	\$ -
Subtotal Debenture Payments Youth Centre (Principal)		\$ 244,128	\$ -	\$ 244,128		\$ -	\$ 24,413	\$ 219,715	\$ -	\$ 219,715	\$ -

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>4.0 PARKS &amp; RECREATION</b>											
<b>4.5 Community-Wide Parkland Development</b>											
4.5.1 Pickleball Courts	2020 - 2020	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.5.2 Skate Park	2022 - 2022	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 150,000	\$ 1,350,000	\$ -	\$ 1,350,000	\$ -
4.5.3 Splash Pads	2021 - 2021	\$ 1,666,667	\$ -	\$ 1,666,667	0%	\$ -	\$ 166,667	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
4.5.4 Splash Pads	2022 - 2022	\$ 1,666,667	\$ -	\$ 1,666,667	0%	\$ -	\$ 166,667	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
4.5.5 Field Irrigation	2019 - 2028	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
4.5.6 Park Policy Manual Implementation of Trails in Parks	2019 - 2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
Subtotal Community-Wide Parkland Development		\$ 5,933,333	\$ -	\$ 5,933,333		\$ -	\$ 593,333	\$ 5,340,000	\$ -	\$ 5,340,000	\$ -
<b>4.6 Trail Connections</b>											
4.6.1 Haskett Park Trail connection to Davis	2019 - 2019	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 40,000	\$ 360,000	\$ -	\$ 360,000	\$ -
4.6.2 Goldstein/Trinison East Trail Extension	2024 - 2024	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.6.3 Magna/Rodeo Homes South to Stonehaven Ave Connection	2024 - 2024	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
4.6.4 South West - Oak Tree Cres to Yonge Street	2024 - 2024	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 75,000	\$ 675,000	\$ -	\$ 675,000	\$ -
4.6.5 Active Transportation Off Road Network	2019 - 2024	\$ 7,000,000	\$ -	\$ 7,000,000	0%	\$ -	\$ 700,000	\$ 6,300,000	\$ -	\$ 6,300,000	\$ -
4.6.6 Bayview St. South of Stonehaven	2019 - 2028	\$ 1,300,000	\$ -	\$ 1,300,000	0%	\$ -	\$ 130,000	\$ 1,170,000	\$ -	\$ 1,170,000	\$ -
4.6.7 Leslie St. North of Mulock Dr.	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 50,000	\$ 450,000	\$ -	\$ 450,000	\$ -
Subtotal Trail Connections		\$ 10,950,000	\$ -	\$ 10,950,000		\$ -	\$ 1,095,000	\$ 9,855,000	\$ -	\$ 9,855,000	\$ -

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
PARKS & RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>4.0 PARKS &amp; RECREATION</b>											
<b>4.7 Parks Fleet and Equipment</b>											
4.7.1 Bucket Truck	2019 - 2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 20,000	\$ 180,000	\$ -	\$ 180,000	\$ -
4.7.2 Chipper	2019 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
4.7.3 1 x Grass Cutter Large	2019 - 2028	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ 108,000	\$ -
4.7.4 1 x Grass Cutter Medium	2019 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
4.7.5 2 x Grass Cutter Small @ 25000	2019 - 2028	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 5,000	\$ 45,000	\$ -	\$ 45,000	\$ -
4.7.6 3 X Sidewalk Tractor @130000	2019 - 2028	\$ 390,000	\$ -	\$ 390,000	0%	\$ -	\$ 39,000	\$ 351,000	\$ -	\$ 351,000	\$ -
4.7.7 5 x Pickups @ 50000	2019 - 2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 25,000	\$ 225,000	\$ -	\$ 225,000	\$ -
4.7.8 4 Ton Pickup	2019 - 2028	\$ 120,000	\$ -	\$ 120,000	0%	\$ -	\$ 12,000	\$ 108,000	\$ -	\$ 108,000	\$ -
4.7.9 2 x Trailer @ 15000	2019 - 2028	\$ 30,000	\$ -	\$ 30,000	0%	\$ -	\$ 3,000	\$ 27,000	\$ -	\$ 27,000	\$ -
4.7.10 Synthetic Field Groomer	2019 - 2028	\$ 20,000	\$ -	\$ 20,000	0%	\$ -	\$ 2,000	\$ 18,000	\$ -	\$ 18,000	\$ -
4.7.11 Synthetic Field Sanitizer	2019 - 2028	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 4,000	\$ 36,000	\$ -	\$ 36,000	\$ -
4.7.12 Trails Tractor	2019 - 2028	\$ 60,000	\$ -	\$ 60,000	0%	\$ -	\$ 6,000	\$ 54,000	\$ -	\$ 54,000	\$ -
4.7.13 Multi-function Utility CAT	2019 - 2028	\$ 75,000	\$ -	\$ 75,000	0%	\$ -	\$ 7,500	\$ 67,500	\$ -	\$ 67,500	\$ -
4.7.14 Ice Resurfacers	2019 - 2028	\$ 90,000	\$ -	\$ 90,000	0%	\$ -	\$ 9,000	\$ 81,000	\$ -	\$ 81,000	\$ -
Subtotal Parks Fleet and Equipment		\$ 1,565,000	\$ -	\$ 1,565,000		\$ -	\$ 156,500	\$ 1,408,500	\$ -	\$ 1,408,500	\$ -
<b>4.8 Operations Centre Debt (25%)</b>											
4.8.1 Operations Centre Debt (25%)	2019 - 2019	\$ 2,007,336	\$ -	\$ 2,007,336	0%	\$ -	\$ 200,734	\$ 1,806,602	\$ -	\$ 1,529,909	\$ 276,693
Subtotal Operations Centre Debt (25%)		\$ 2,007,336	\$ -	\$ 2,007,336		\$ -	\$ 200,734	\$ 1,806,602	\$ -	\$ 1,529,909	\$ 276,693
<b>TOTAL PARKS &amp; RECREATION</b>		<b>\$ 58,400,098</b>	<b>\$ -</b>	<b>\$ 58,400,098</b>		<b>\$ -</b>	<b>\$ 5,840,010</b>	<b>\$ 52,560,088</b>	<b>\$ 15,489,831</b>	<b>\$ 36,793,564</b>	<b>\$ 276,693</b>

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	100%	\$36,793,564
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		<b>\$4,009.76</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		<b>\$0.00</b>

2019 - 2028 Net Funding Envelope	\$36,793,564
Reserve Fund Balance	\$15,489,831

**APPENDIX B.4  
TABLE 3**

**TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
PARKS & RECREATION  
RESIDENTIAL DEVELOPMENT CHARGE**

<b>PARKS &amp; RECREATION</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$2,537.24)	(\$3,592.09)	(\$6,275.06)	(\$10,915.27)	(\$12,520.30)	(\$16,070.08)	(\$13,536.10)	(\$9,971.57)	(\$5,474.19)	
<b>2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Recreation Facilities: Non Inflated	\$1,748.9	\$1,838.9	\$4,641.4	\$5,991.4	\$3,141.4	\$4,716.4	\$338.9	\$338.9	\$788.9	\$338.9	<b>\$23,883.7</b>
- Debt Magna: Not Inflated	\$1,357.4	\$1,426.0	\$1,498.1	\$1,573.8	\$1,653.4	\$1,737.0	\$934.9	\$979.9	\$0.0	\$0.0	<b>\$11,160.3</b>
- Debt Youth Centre: Not Inflated	\$31.7	\$33.5	\$35.4	\$37.5	\$39.7	\$42.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$219.7</b>
- Debt Operations Debt: Not Inflated (1)	\$1,529.9	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$1,529.9</b>
- Parks & Recreation: Inflated	\$4,667.8	\$3,335.1	\$6,362.4	\$7,969.4	\$5,093.4	\$6,986.2	\$1,316.5	\$1,369.1	\$924.3	\$405.0	<b>\$38,429.1</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	<b>9,176</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$2,849.6	\$2,943.0	\$4,361.2	\$4,121.9	\$4,358.8	\$4,352.5	\$4,675.5	\$5,604.0	\$5,883.3	\$6,080.9	<b>\$45,230.7</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$139.5)	(\$197.6)	(\$345.1)	(\$600.3)	(\$688.6)	(\$883.9)	(\$744.5)	(\$548.4)	(\$301.1)	<b>(\$4,449.1)</b>
- Interest on In-year Transactions	(\$50.0)	(\$10.8)	(\$55.0)	(\$105.8)	(\$20.2)	(\$72.4)	\$58.8	\$74.1	\$86.8	\$99.3	<b>\$4.8</b>
- Debt Magna: Not Inflated	(\$579.1)	(\$502.0)	(\$421.1)	(\$336.0)	(\$246.6)	(\$155.0)	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$2,239.7)</b>
- Debt Youth Centre: Not Inflated	(\$12.5)	(\$10.4)	(\$8.2)	(\$5.8)	(\$3.3)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$40.1)</b>
- Debt Operations Debt: Not Inflated (1)	(\$77.5)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$77.5)</b>
<b>TOTAL REVENUE</b>	<b>\$2,130.6</b>	<b>\$2,280.3</b>	<b>\$3,679.4</b>	<b>\$3,329.2</b>	<b>\$3,488.3</b>	<b>\$3,436.4</b>	<b>\$3,850.5</b>	<b>\$4,933.6</b>	<b>\$5,421.6</b>	<b>\$5,879.1</b>	<b>\$38,429.1</b>
CLOSING CASH BALANCE	(\$2,537.2)	(\$3,592.1)	(\$6,275.1)	(\$10,915.3)	(\$12,520.3)	(\$16,070.1)	(\$13,536.1)	(\$9,971.6)	(\$5,474.2)	\$0.0	

(1) Parks share of 25% of the debt brought forward

**2019 Adjusted Charge Per Capita** **\$4,459.44**

<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2019</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.5**

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***YARDS AND FLEET***

## APPENDIX B.5

### YARDS AND FLEET

This appendix discusses the yards and fleet components of the Town's public works. The Public Works Services Department is responsible for maintaining the infrastructure within the Town and ensuring that the health and safety of the public is upheld. Information regarding Town-Wide Engineering infrastructure can be found in Appendix C. Only engineering-related fleet and equipment are included in this service.

#### TABLE 1 HISTORICAL SERVICE LEVELS

Public Works operate out of various facilities throughout the Town. The current inventory of capital assets for Yards and Fleet includes the Public Works share of the Operations Centre, storage space and salt domes with a replacement value of \$18.89 million. The 7.78 acres of land associated with the Operation Centre facility is valued at \$8.56 million, while the furniture and equipment associated with these facilities totals \$3.60 million. The 52 vehicles add an additional \$3.42 million to the value of the capital assets.

The total value of Yards and Fleet capital inventory is \$34.47 million. The ten-year historical average service level is \$242.15 per population and employment, and this, multiplied by the ten-year forecast growth in net population and employment, results in a maximum allowable funding envelope of \$3.00 million. The services and capital assets of Yards and Fleet are considered to be related to engineering and are not subject to the 10 per cent reduction, therefore the full amount is brought forward to the development charges calculation.

#### TABLE 2 2019 – 2028 DEVELOPMENT-RELATED CAPITAL PROGRAM & CALCULATION OF THE UNADJUSTED DEVELOPMENT CHARGE

The first project in the Yards and Fleet capital program is for the Operations Centre modifications in the amount of \$500,000. Construction of the Western Staging Facility for Operations, which also includes the acquisition of land adds a further \$500,000. In addition, the construction of a new snow dump amounts to \$250,000.

A significant portion of the capital program relates to debt recovery for the Operations Centre. An estimated 75 per cent of the total debt payments is allocated to Yards and

Fleet, while 25 per cent is allocated to Parks & Recreation. The total Yards and Fleet portion amounts to \$6.02 million.

The capital program also provides for the acquisition of various other engineering related fleet and equipment such as trailers, trucks, and sidewalk plows, which adds \$1.60 million to the gross cost of the capital program.

The ten-year capital program for Yards and Fleet totals \$8.87 million. No government grants or subsidies or replacement shares are anticipated to offset the cost of the program. The total available development charges reserves for Yards and Fleet amount to \$216,006 and must be deducted from the eligible costs. In addition, \$5.65 million related to the Operations Centre debt is deemed to benefit growth beyond 2028 and can be recovered through subsequent development charges studies.

After deductions, the total 2019-2028 capital costs eligible for recovery total to \$3.00 million. This development related cost is allocated 71 per cent against new residential development and 29 per cent against non-residential development. This yields an unadjusted residential development charge of \$233.07 per capita and \$4.37 per square metre of new non-residential development.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow consideration, the residential calculated charge increases to \$243.30 per capita and the non-residential charge increases to \$4.45 per square metre. The following table summarizes the calculation of the Yards and Fleet development charge.

10-year Hist. Service Level per pop & emp	YARDS & FLEET					
	2019 - 2028		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge		Development Charge	
			\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$242.15	\$8,867,007	\$3,004,597	\$233.07	\$4.37	<b>\$243.30</b>	<b>\$4.45</b>

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APPENDIX B.5  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
YARDS & FLEET

BUILDINGS Facility Name	Total Value of Public Works Buildings (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Works Storage (West)	\$788,900	\$788,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Works / Office	\$1,640,900	\$1,640,900	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Mechanic Shop / Vehicle Storage	\$1,030,800	\$1,030,800	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Salt Dome	\$325,800	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300	\$547,300
Operations Centre - Building	\$0	\$0	\$18,378,200	\$18,378,200	\$18,378,200	\$18,378,200	\$18,378,200	\$18,378,200	\$18,378,200	\$18,378,200
Operations Centre - Excess Capacity	\$0	\$0	(\$1,789,900)	(\$1,789,900)	(\$1,789,900)	(\$1,789,900)	(\$1,789,900)	(\$1,789,900)	(\$1,789,900)	(\$1,789,900)
Operations Centre - Salt Dome	\$0	\$0	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700	\$1,750,700
<b>Total (\$000)</b>	<b>\$3,786.4</b>	<b>\$4,007.9</b>	<b>\$18,886.3</b>							

LAND Facility Name	# of Acres										UNIT COST (\$/acre)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Works Yard	2.85	2.85	-	-	-	-	-	-	-	-	-	\$1,100,000
Operations Centre	-	-	8.63	8.63	8.63	8.63	8.63	8.63	8.63	8.63	8.63	\$1,100,000
Operations Centre - Excess Capacity Land	-	-	(0.84)	(0.84)	(0.84)	(0.84)	(0.84)	(0.84)	(0.84)	(0.84)	(0.84)	\$1,100,000
<b>Total (acre)</b>	<b>2.85</b>	<b>2.85</b>	<b>7.78</b>									
<b>Total (\$000)</b>	<b>\$3,135.0</b>	<b>\$3,135.0</b>	<b>\$8,563.5</b>									

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APPENDIX B.5  
TABLE 1

**TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
YARDS & FLEET**

FURNITURE & EQUIPMENT Description	Total Value of Furniture & Equipment (\$)									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
2 Fuel Tanks & 1 Oil Disposal Tank-Aboveground	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700	\$52,700
94-01 Culvert Steamer	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300	\$11,300
1988 Hydraulic Boring Machine	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100
07-06 Portable Sewage Pump	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300	\$63,300
2001 Paint Striper & Trailer Linelazer 2 - 3900	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500	\$12,500
Chainsaws, Wackers, etc	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100	\$29,100
CCTV, Tracing Equip, Post pounder, misc items	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900	\$63,900
07-10 Speed Board Sign and Trailer	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700
99-41 Speed Board Sign and Trailer	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700	\$24,700
06-08 Asphalt Hot Box	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600	\$25,600
Mechanics Bay Air Exhaust System - 2003	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600	\$22,600
Steel Trench Box - 1998	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800	\$18,800
PVC Trench Box -2004	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500	\$7,500
Video Inspection System - Ratech Camera 2004	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300	\$16,300
03-13 Rigid J 1600 Jet Washer/Sprayer	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600	\$9,600
Locating and Leak Detection Units	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300	\$22,300
Mechanics Misc Equipment	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900	\$43,900
GPS Equipment	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100	\$25,100
Operations Plotter/Printer - 2007	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900	\$22,900
<b>Total (\$000)</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>	<b>\$525.9</b>

SNOW PLOWS	Total Equipment (#)										UNIT COST (\$/unit)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
Casher Trucks	2	2	2	2	2	2	2	4	4	2	\$170,000
Special Equipment	1	1	1	1	1	1	1	1	1	1	\$50,000
Contractor Trucks	-	-	-	-	-	-	-	4	4	6	\$100,000
In-house Road Plows	4	4	6	6	6	6	6	6	6	7	\$173,335
Contracted Road Plows	4	4	5	5	5	5	5	5	5	5	\$173,335
<b>Total (#)</b>	<b>11</b>	<b>11</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>14</b>	<b>20</b>	<b>20</b>	<b>21</b>	
<b>Total (\$000)</b>	<b>\$1,776.7</b>	<b>\$1,776.7</b>	<b>\$2,296.7</b>	<b>\$2,296.7</b>	<b>\$2,296.7</b>	<b>\$2,296.7</b>	<b>\$2,296.7</b>	<b>\$3,036.7</b>	<b>\$3,036.7</b>	<b>\$3,070.0</b>	

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APPENDIX B.5  
TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
YARDS & FLEET

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382
Historical Employment	<u>39,249</u>	<u>38,974</u>	<u>38,722</u>	<u>38,873</u>	<u>39,026</u>	<u>39,180</u>	<u>39,335</u>	<u>39,493</u>	<u>39,936</u>	<u>40,384</u>
Total Historical Population & Employment	116,903	117,781	118,700	119,683	120,676	121,679	122,692	123,717	125,232	126,766

INVENTORY SUMMARY (\$000)

Buildings	\$3,786.4	\$4,007.9	\$18,886.3	\$18,886.3	\$18,886.3	\$18,886.3	\$18,886.3	\$18,886.3	\$18,886.3	\$18,886.3
Land	\$3,135.0	\$3,135.0	\$8,563.5	\$8,563.5	\$8,563.5	\$8,563.5	\$8,563.5	\$8,563.5	\$8,563.5	\$8,563.5
Furniture & Equipment	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9	\$525.9
Snow Plows	\$1,776.7	\$1,776.7	\$2,296.7	\$2,296.7	\$2,296.7	\$2,296.7	\$2,296.7	\$3,036.7	\$3,036.7	\$3,070.0
Fleet	\$2,850.3	\$2,643.5	\$3,082.9	\$3,268.3	\$3,286.4	\$3,339.9	\$3,608.5	\$3,623.9	\$3,053.4	\$3,419.5
<b>Total (\$000)</b>	<b>\$12,074.3</b>	<b>\$12,089.0</b>	<b>\$33,355.3</b>	<b>\$33,540.7</b>	<b>\$33,558.8</b>	<b>\$33,612.3</b>	<b>\$33,880.9</b>	<b>\$34,636.3</b>	<b>\$34,065.8</b>	<b>\$34,465.2</b>

SERVICE LEVEL (\$/pop & emp)

Average  
Service  
Level

Buildings	\$32.39	\$34.03	\$159.11	\$157.80	\$156.50	\$155.21	\$153.93	\$152.66	\$150.81	\$148.99	\$130.14
Land	\$26.82	\$26.62	\$72.14	\$71.55	\$70.96	\$70.38	\$69.80	\$69.22	\$68.38	\$67.55	\$61.34
Furniture & Equipment	\$4.50	\$4.47	\$4.43	\$4.39	\$4.36	\$4.32	\$4.29	\$4.25	\$4.20	\$4.15	\$4.34
Snow Plows	\$15.20	\$15.08	\$19.35	\$19.19	\$19.03	\$18.87	\$18.72	\$24.55	\$24.25	\$24.22	\$19.85
Fleet	\$24.38	\$22.44	\$25.97	\$27.31	\$27.23	\$27.45	\$29.41	\$29.29	\$24.38	\$26.97	\$26.48
<b>Total (\$/pop &amp; emp)</b>	<b>\$103.28</b>	<b>\$102.64</b>	<b>\$281.01</b>	<b>\$280.25</b>	<b>\$278.09</b>	<b>\$276.24</b>	<b>\$276.15</b>	<b>\$279.96</b>	<b>\$272.02</b>	<b>\$271.88</b>	<b>\$242.15</b>

TOWN OF NEWMARKET  
CALCULATION OF MAXIMUM ALLOWABLE  
YARDS & FLEET

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2009 - 2018	\$242.15
Net Population & Employment Growth 2019 - 2028	12,408
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$3,004,597</b>

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
YARDS & FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>5.0 YARDS &amp; FLEET</b>											
<b>5.1 Buildings</b>											
5.1.1 Operations Centre Modifications	2019 - 2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ 216,006	\$ 283,994	\$ -
5.1.2 Western Staging Facility for Operations (incl. land)	2019 - 2028	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
5.1.3 Snow Dump	2019 - 2028	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -
Subtotal Buildings		\$ 1,250,000	\$ -	\$ 1,250,000		\$ -	\$ -	\$ 1,250,000	\$ 216,006	\$ 1,033,994	\$ -
<b>5.2 Roads Fleet and Equipment</b>											
5.2.1 3 Ton	2019 - 2028	\$ 90,000	\$ -	\$ 90,000	0%	\$ -	\$ -	\$ 90,000	\$ -	\$ 90,000	\$ -
5.2.2 6 Ton	2019 - 2028	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
5.2.3 Hot Box Trailer	2019 - 2028	\$ 80,000	\$ -	\$ 80,000	0%	\$ -	\$ -	\$ 80,000	\$ -	\$ 80,000	\$ -
5.2.4 Loader	2019 - 2028	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -
5.2.5 7 x Pickup/Vans	2019 - 2028	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
5.2.6 2 x Sidewalk Plows/Tractors	2019 - 2028	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ -	\$ 200,000	\$ -	\$ 200,000	\$ -
5.2.7 Miscellaneous Minor Equipment	2019 - 2028	\$ 275,000	\$ -	\$ 275,000	0%	\$ -	\$ -	\$ 275,000	\$ -	\$ 275,000	\$ -
Subtotal Roads Fleet and Equipment		\$ 1,595,000	\$ -	\$ 1,595,000		\$ -	\$ -	\$ 1,595,000	\$ -	\$ 1,595,000	\$ -
<b>5.3 Operations Centre Debt (75%)</b>											
5.3.1 Operations Centre Debt (75%)	2019 - 2019	\$ 6,022,007	\$ -	\$ 6,022,007	0%	\$ -	\$ -	\$ 6,022,007	\$ -	\$ 375,603	\$ 5,646,405
Subtotal Operations Centre Debt (75%)		\$ 6,022,007	\$ -	\$ 6,022,007		\$ -	\$ -	\$ 6,022,007	\$ -	\$ 375,603	\$ 5,646,405
<b>TOTAL YARDS &amp; FLEET</b>		<b>\$ 8,867,007</b>	<b>\$ -</b>	<b>\$ 8,867,007</b>		<b>\$ -</b>	<b>\$ -</b>	<b>\$ 8,867,007</b>	<b>\$ 216,006</b>	<b>\$ 3,004,597</b>	<b>\$ 5,646,405</b>

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$2,138,669
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		<b>\$233.07</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$865,928
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		<b>\$4.37</b>

2019 - 2028 Net Funding Envelope	\$3,004,597
Reserve Fund Balance	\$216,006

**APPENDIX B.6  
TABLE 3**

**TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
YARDS & FLEET  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>YARDS &amp; FLEET</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$317.56)	(\$366.17)	(\$342.30)	(\$334.37)	(\$316.89)	(\$302.92)	(\$274.46)	(\$197.18)	(\$104.51)	
<b>2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Op Centre Debt Principal: Not Inflated (1)	\$267.4	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$267.4</b>
- Yards & Fleet: Non Inflated	\$187.1	\$187.1	\$187.1	\$187.1	\$187.1	\$187.1	\$187.1	\$187.1	\$187.1	\$187.1	<b>\$1,871.3</b>
- Yards & Fleet: Inflated	\$454.5	\$190.9	\$194.7	\$198.6	\$202.6	\$206.6	\$210.7	\$215.0	\$219.3	\$223.6	<b>\$2,316.4</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	<b>9,176</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$155.5	\$160.6	\$237.9	\$224.9	\$237.8	\$237.5	\$255.1	\$305.7	\$321.0	\$331.8	<b>\$2,467.7</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$17.5)	(\$20.1)	(\$18.8)	(\$18.4)	(\$17.4)	(\$16.7)	(\$15.1)	(\$10.8)	(\$5.7)	<b>(\$140.6)</b>
- Interest on In-year Transactions	(\$8.2)	(\$0.8)	\$0.8	\$0.5	\$0.6	\$0.5	\$0.8	\$1.6	\$1.8	\$1.9	<b>(\$0.6)</b>
- Op Centre Debt Interest (1)	(\$10.3)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$10.3)</b>
<b>TOTAL REVENUE</b>	<b>\$136.9</b>	<b>\$142.3</b>	<b>\$218.6</b>	<b>\$206.5</b>	<b>\$220.0</b>	<b>\$220.6</b>	<b>\$239.2</b>	<b>\$292.2</b>	<b>\$311.9</b>	<b>\$327.9</b>	<b>\$2,316.1</b>
CLOSING CASH BALANCE	(\$317.6)	(\$366.2)	(\$342.3)	(\$334.4)	(\$316.9)	(\$302.9)	(\$274.5)	(\$197.2)	(\$104.5)	(\$0.2)	

(1) Yards & Fleet share of 75% of the debt brought forward. Only In-period share of the interest payment related to the principal.

<b>2019 Adjusted Charge Per Capita</b>	<b>\$243.30</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 3

TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
YARDS & FLEET  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

YARDS & FLEET	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$0.00	(\$83.37)	(\$49.48)	(\$11.77)	(\$12.11)	(\$11.98)	(\$11.06)	(\$9.55)	(\$7.12)	(\$3.97)	
2019 - 2028 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Debt Principal: Not Inflated	\$108.2	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$108.2
- Yards & Fleet: Non Inflated	\$75.8	\$75.8	\$75.8	\$75.8	\$75.8	\$75.8	\$75.8	\$75.8	\$75.8	\$75.8	\$757.7
- Yards & Fleet: Inflated	\$184.0	\$77.3	\$78.8	\$80.4	\$82.0	\$83.7	\$85.3	\$87.0	\$88.8	\$90.5	\$937.9
NON-RESIDENTIAL SPACE GROWTH											
- Growth in Square Metres	25,073	25,376	25,628	17,102	17,203	17,354	17,455	17,607	17,707	17,859	198,364
REVENUE											
- DC Receipts: Inflated	\$111.5	\$115.1	\$118.6	\$80.7	\$82.8	\$85.2	\$87.4	\$89.9	\$92.3	\$94.9	\$958.4
INTEREST											
- Interest on Opening Balance	\$0.0	(\$4.6)	(\$2.7)	(\$0.6)	(\$0.7)	(\$0.7)	(\$0.6)	(\$0.5)	(\$0.4)	(\$0.2)	(\$11.0)
- Interest on In-year Transactions	(\$2.0)	\$0.7	\$0.7	\$0.0	\$0.0	\$0.0	\$0.0	\$0.1	\$0.1	\$0.1	(\$0.4)
- Debt Interest	(\$8.8)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	(\$8.8)
TOTAL REVENUE	\$100.7	\$111.2	\$116.5	\$80.1	\$82.2	\$84.6	\$86.8	\$89.5	\$91.9	\$94.8	\$938.1
CLOSING CASH BALANCE	(\$83.4)	(\$49.5)	(\$11.8)	(\$12.1)	(\$12.0)	(\$11.1)	(\$9.5)	(\$7.1)	(\$4.0)	\$0.2	

2019 Adjusted Charge Per Square Metre	\$4.45
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.6**

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***MUNICIPAL PARKING***

## APPENDIX B.6

### MUNICIPAL PARKING

The Town of Newmarket owns and operates various paved and gravel municipal parking lots. The benefit of Municipal Parking facilities are considered to be Town-wide for the purpose of calculating the development charge.

#### TABLE 1 HISTORICAL SERVICE LEVELS

The current inventory of capital assets for Municipal Parking includes approximately 148,310 square metres of asphalt and 17,030 square metres of gravel parking lots.

The current total value of parking capital infrastructure is estimated to be \$18.19 million. This infrastructure has provided the Town with a ten-year average service level of \$147.16 per population and employment. The service level, when multiplied by the ten-year net population and employment growth in the Town, results in a maximum allowable funding envelope of \$1.83 million. The resulting development charge eligible for Municipal Parking capital costs must be reduced by 10 per cent under the DCA, resulting in a discounted maximum allowable funding envelope of \$1.64 million.

#### TABLE 2 2019–2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The ten-year development-related capital program for Municipal Parking includes the construction of a new downtown parking structure with approximately 250 spaces at a cost of \$10.00 million. The capital program also includes a long range parking plan for Downtown Newmarket with a cost of \$100,000.

The ten-year capital program for Municipal Parking amounts to \$10.10 million. The replacement and benefit to existing share amounts to \$5.05 million, and this amount will not be recovered from development charges. The 10 per cent reduction required by the DCA amounts to \$505,000. Further, \$1.71 million is available in the Municipal Parking development charges reserve fund and \$1.20 million is deemed to be a post-2028 benefit.

The remaining \$1.64 million development-related cost is eligible for recovery in the 2019-2028 planning period. The development related cost is allocated 71 per cent against new residential development, and 29 per cent against non-residential

development. This yields an unadjusted residential development charge of \$127.48 per capita and \$2.39 per square metre of new non-residential development.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow consideration, the residential charge increases to \$129.66 per capita and the non-residential calculated decreases to \$2.38 per square metre. The following table summarizes the calculation of the Municipal Parking development charge.

<b>MUNICIPAL PARKING SUMMARY</b>						
10-year Hist.	2019 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$147.16	\$10,100,000	\$1,643,365	\$127.48	\$2.39	<b>\$129.66</b>	<b>\$2.38</b>

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL PARKING

ASPHALT PARKING LOTS Description	# of Square Metres										Development
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Cost (\$/sq.m)
ALL OUR KIDS PLAY PARK	980	980	980	980	980	980	980	980	980	980	\$110
ARMSTRONG PARK	660	660	660	660	660	660	660	660	660	660	\$120
ART FERGUSON PARK	940	940	940	940	940	940	940	940	940	940	\$120
AUDRIE SANDERSON PARK	900	900	900	900	900	900	900	900	900	900	\$110
BONSHAW AVENUE PARK	760	760	760	760	760	760	760	760	760	760	\$110
CHARLES ST HOSPITAL STAFF PARKING	10,020	10,020	10,020	10,020	10,020	10,020	10,020	10,020	10,020	10,020	\$130
COLLEGE MANOR PARK	540	540	540	540	540	540	540	540	540	540	\$100
COMMUNITY CENTRE & RIVERWALK COMMONS	120	120	120	120	120	120	120	120	120	120	\$180
COMMUNITY CENTRE & RIVERWALK COMMONS	130	130	130	130	130	130	130	130	130	130	\$180
COMMUNITY CENTRE & RIVERWALK COMMONS	-	-	240	240	240	240	240	240	240	240	\$140
COMMUNITY CENTRE & RIVERWALK COMMONS	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	1,240	\$110
COMMUNITY CENTRE & RIVERWALK COMMONS	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	3,220	\$120
COMMUNITY CENTRE & RIVERWALK COMMONS	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	4,100	\$120
CURLING CLUB	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	2,630	\$100
CYFS TRAINING CENTRE	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	5,670	\$100
DR MARGARET ARKINSTALL PARK	590	590	590	590	590	590	590	590	590	590	\$100
ELMAN CAMPBELL MUSEUM	110	110	110	110	110	110	110	110	110	110	\$100
FAIRY LAKE	-	-	-	-	-	-	-	-	120	120	\$180
FAIRY LAKE	750	750	750	750	750	750	750	750	750	750	\$100
FAIRY LAKE	790	790	790	790	790	790	790	790	790	790	\$100
FAIRY LAKE	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$100
FAIRY LAKE	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	1,380	\$100
FAIRY LAKE	-	-	-	-	120	120	120	120	120	120	\$180
FAIRY LAKE	430	430	430	430	430	430	430	430	430	430	\$100
GEORGE RICHARDSON PARK	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	\$100
GEORGE RICHARDSON PARK	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	1,750	\$100
GEORGE RICHARDSON PARK	2,960	2,960	2,960	2,960	2,960	2,960	2,960	2,960	2,960	2,960	\$100
GEORGE RICHARDSON PARK	2,370	2,370	2,370	2,370	2,370	2,370	2,370	2,370	2,370	2,370	\$100
GORHAM FIRE HALL	920	920	920	920	920	920	920	920	920	920	\$120
GORHAM FIRE HALL	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	1,850	\$110

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL PARKING

ASPHALT PARKING LOTS CONTINUED Description	# of Square Metres										Development
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Cost (\$/sq.m)
HABITAT FOR HUMANITY OFFICE	270	270	270	270	270	270	270	270	270	270	\$140
HOLLINGSWORTH CIVIC ARENA	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	2,570	\$110
JOE PERSECHINI PARK	530	530	530	530	530	530	530	530	530	530	\$100
KEN STURGEON PARK	790	790	790	790	790	790	790	790	790	790	\$100
LAWN BOWLING CLUB	540	540	540	540	540	540	540	540	540	540	\$100
LIONS PARK/GORMAN POOL	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	1,340	\$110
M J STILES PARK	890	890	890	890	890	890	890	890	890	890	\$100
MAGNA CENTRE	280	280	280	280	280	280	280	280	280	280	\$140
MAGNA CENTRE	990	990	990	990	990	990	990	990	990	990	\$110
MAGNA CENTRE	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	1,080	\$110
MAGNA CENTRE	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	1,300	\$110
MAGNA CENTRE	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	2,200	\$140
MAGNA CENTRE	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	2,610	\$120
MAGNA CENTRE	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	6,050	\$100
MARILYN POWELL PARK	490	490	490	490	490	490	490	490	490	490	\$100
MARKET SQUARE	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	2,660	\$110
MCCAFFREY FIRE HALL	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	\$120
MUNICIPAL OFFICES	630	630	630	630	630	630	630	630	630	630	\$130
MUNICIPAL OFFICES	870	870	870	870	870	870	870	870	870	870	\$120
MUNICIPAL OFFICES	690	690	690	690	690	690	690	690	690	690	\$130
MUNICIPAL OFFICES	70	70	70	70	70	70	70	70	70	70	\$130
MUNICIPAL OFFICES	80	80	80	80	80	80	80	80	80	80	\$120
MUNICIPAL OFFICES	320	320	320	320	320	320	320	320	320	320	\$130
MUNICIPAL OFFICES	330	330	330	330	330	330	330	330	330	330	\$130
MUNICIPAL OFFICES	350	350	350	350	350	350	350	350	350	350	\$130
MUNICIPAL OFFICES	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	2,700	\$140
NEWMARKET PUBLIC LIBRARY	620	620	620	620	620	620	620	620	620	620	\$130
NEWMARKET PUBLIC LIBRARY	200	200	200	200	200	200	200	200	200	200	\$140
NEWMARKET SENIOR'S MEETING PLACE	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	3,310	\$110
NEWMARKET THEATRE	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	\$110

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL PARKING

ASPHALT PARKING LOTS CONTINUED Description	# of Square Metres										Development Cost (\$/sq.m)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
OLD HYDRO	770	770	770	770	770	770	770	770	770	770	\$130
OPERATIONS CENTRE	-	14,710	14,710	14,710	14,710	14,710	14,710	14,710	14,710	14,710	\$120
OPERATIONS CENTRE	-	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	3,450	\$120
PAUL SEMPLE PARK	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	1,010	\$100
PROCTOR PARK	950	950	950	950	950	950	950	950	950	950	\$100
QUAKER HILL PARK	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	1,510	\$110
RAY TWINNEY COMPLEX	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	1,130	\$120
RAY TWINNEY COMPLEX	15,910	15,910	15,910	15,910	15,910	15,910	15,910	15,910	15,910	15,910	\$100
RAY TWINNEY COMPLEX	200	200	200	200	200	200	200	200	200	200	\$120
RAY TWINNEY COMPLEX	13,150	13,150	13,150	13,150	13,150	13,150	13,150	13,150	13,150	13,150	\$110
RENE BRAY PARK	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	1,070	\$100
RIVERWALK COMMONS	470	470	470	470	470	470	470	470	470	470	\$120
RIVERWALK COMMONS	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	1,020	\$110
RIVERWALK COMMONS	1,110	1,110	1,110	1,110	1,110	1,110	1,110	1,110	1,110	1,110	\$110
TIMOTHY ST	250	250	250	250	250	250	250	250	250	250	\$140
WALKER FARMHOUSE/FERNBANK PARK	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$110
WHIPPER BILLY WATSON PARK	850	850	850	850	850	850	850	850	850	850	\$120
YORK REGION SEWAGE PLANT	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	1,810	\$110
YOUTH CENTRE	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	2,130	\$180
<b>Total (sq.m)</b>	<b>133,688</b>	<b>151,850</b>	<b>152,092</b>	<b>152,094</b>	<b>152,216</b>	<b>152,218</b>	<b>152,220</b>	<b>152,222</b>	<b>152,344</b>	<b>152,346</b>	
<b>Total (\$000)</b>	<b>\$14,551.4</b>	<b>\$16,730.6</b>	<b>\$16,764.2</b>	<b>\$16,764.2</b>	<b>\$16,785.8</b>	<b>\$16,785.8</b>	<b>\$16,785.8</b>	<b>\$16,785.8</b>	<b>\$16,807.4</b>	<b>\$16,807.4</b>	

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
MUNICIPAL PARKING

GRANULAR / GRAVEL PARKING LOTS Description	# of Square Metres										Development Cost (\$/sq.m)
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	
DENNIS PARK	910	910	910	910	910	910	910	910	910	910	\$60
HASKETT PARK	360	360	360	360	360	360	360	360	360	360	\$60
HASKETT PARK	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	2,290	\$60
CYFS TRAINING CENTRE	4,220	4,220	4,220	4,220	4,220	4,220	4,220	4,220	4,220	4,220	\$60
ENVIRONMENTAL PARK	-	520	520	520	520	520	520	520	520	520	\$60
FAIRGROUNDS	660	660	660	660	660	660	660	660	660	660	\$60
FAIRGROUNDS (TON)	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	1,140	\$60
OPERATIONS CENTRE	-	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	5,990	\$120
SCOUTS HALL	940	940	940	940	940	940	940	940	940	940	\$60
<b>Total (sq.m)</b>	<b>10,520</b>	<b>17,030</b>									
<b>Total (\$000)</b>	<b>\$631.2</b>	<b>\$1,381.2</b>									

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TABLE 1

TOWN OF NEWMARKET  
CALCULATION OF SERVICE LEVELS  
MUNICIPAL PARKING

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382
Historical Employment	<u>39,249</u>	<u>38,974</u>	<u>38,722</u>	<u>38,873</u>	<u>39,026</u>	<u>39,180</u>	<u>39,335</u>	<u>39,493</u>	<u>39,936</u>	<u>40,384</u>
Total Historical Population & Employment	116,903	117,781	118,700	119,683	120,676	121,679	122,692	123,717	125,232	126,766

INVENTORY SUMMARY (\$000)

Asphalt Parking Lots	\$14,551.4	\$16,730.6	\$16,764.2	\$16,764.2	\$16,785.8	\$16,785.8	\$16,785.8	\$16,785.8	\$16,807.4	\$16,807.4
Granular / Gravel Parking Lots	\$631.2	\$1,381.2	\$1,381.2	\$1,381.2	\$1,381.2	\$1,381.2	\$1,381.2	\$1,381.2	\$1,381.2	\$1,381.2
<b>Total (\$000)</b>	<b>\$15,182.6</b>	<b>\$18,111.8</b>	<b>\$18,145.4</b>	<b>\$18,145.4</b>	<b>\$18,167.0</b>	<b>\$18,167.0</b>	<b>\$18,167.0</b>	<b>\$18,167.0</b>	<b>\$18,188.6</b>	<b>\$18,188.6</b>

SERVICE LEVEL (\$/pop & emp)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average Service Level
Asphalt Parking Lots	\$124.5	\$142.05	\$141.23	\$140.07	\$139.10	\$137.95	\$136.81	\$135.68	\$134.21	\$132.59	\$136.42
Granular / Gravel Parking Lots	\$5.40	\$11.73	\$11.64	\$11.54	\$11.45	\$11.35	\$11.26	\$11.16	\$11.03	\$10.90	\$10.74
<b>Total (\$/pop &amp; emp)</b>	<b>\$129.87</b>	<b>\$153.78</b>	<b>\$152.87</b>	<b>\$151.61</b>	<b>\$150.54</b>	<b>\$149.30</b>	<b>\$148.07</b>	<b>\$146.84</b>	<b>\$145.24</b>	<b>\$143.48</b>	<b>\$147.16</b>

TOWN OF NEWMARKET  
CALCULATION OF MAXIMUM ALLOWABLE  
MUNICIPAL PARKING

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2009 - 2018	\$147.16
Net Population & Employment Growth 2019 - 2028	12,408
Maximum Allowable Funding Envelope	\$1,825,961
Less: 10% Legislated Reduction	\$182,596
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$1,643,365</b>

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
MUNICIPAL PARKING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019 & 2028	Post 2028
<b>6.0 MUNICIPAL PARKING</b>											
<b>6.1 Buildings, Land &amp; Furnishings</b>											
6.1.1 Parking Structure incl land - Downtown (250 spaces)	2019 - 2028	\$ 10,000,000	\$ -	\$ 10,000,000	50%	\$ 5,000,000	\$ 500,000	\$ 4,500,000	\$ 1,660,473	\$ 1,643,365	\$ 1,196,162
Subtotal Buildings, Land & Furnishings		\$ 10,000,000	\$ -	\$ 10,000,000		\$ 5,000,000	\$ 500,000	\$ 4,500,000	\$ 1,660,473	\$ 1,643,365	\$ 1,196,162
<b>6.2 Studies</b>											
6.2.1 Long Range Parking Plan for Downtown Newmarket	2022 - 2022	\$ 100,000	\$ -	\$ 100,000	50%	\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
Subtotal Studies		\$ 100,000	\$ -	\$ 100,000		\$ 50,000	\$ 5,000	\$ 45,000	\$ 45,000	\$ -	\$ -
<b>TOTAL MUNICIPAL PARKING</b>		<b>\$ 10,100,000</b>	<b>\$ -</b>	<b>\$ 10,100,000</b>		<b>\$ 5,050,000</b>	<b>\$ 505,000</b>	<b>\$ 4,545,000</b>	<b>\$ 1,705,473</b>	<b>\$ 1,643,365</b>	<b>\$ 1,196,162</b>

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$1,169,745
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		<b>\$127.48</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$473,620
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		<b>\$2.39</b>

2019 - 2028 Net Funding Envelope	\$1,643,365
Reserve Fund Balance	\$1,705,473

**APPENDIX B.7  
TABLE 3**

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

<b>MUNICIPAL PARKING</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	(\$35.06)	(\$71.66)	(\$70.41)	(\$78.69)	(\$82.90)	(\$90.13)	(\$90.80)	(\$66.72)	(\$35.79)	
<b>2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Municipal Parking: Non Inflated	\$117.0	\$117.0	\$117.0	\$117.0	\$117.0	\$117.0	\$117.0	\$117.0	\$117.0	\$117.0	\$1,169.7
- Municipal Parking: Inflated	\$117.0	\$119.3	\$121.7	\$124.1	\$126.6	\$129.1	\$131.7	\$134.4	\$137.1	\$139.8	\$1,280.8
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	9,176
<b>REVENUE</b>											
- DC Receipts: Inflated	\$82.9	\$85.6	\$126.8	\$119.8	\$126.7	\$126.5	\$135.9	\$162.9	\$171.1	\$176.8	\$1,315.1
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	(\$1.9)	(\$3.9)	(\$3.9)	(\$4.3)	(\$4.6)	(\$5.0)	(\$5.0)	(\$3.7)	(\$2.0)	(\$34.2)
- Interest on In-year Transactions	(\$0.9)	(\$0.9)	\$0.1	(\$0.1)	\$0.0	(\$0.1)	\$0.1	\$0.5	\$0.6	\$0.6	(\$0.1)
<b>TOTAL REVENUE</b>	\$81.9	\$82.7	\$123.0	\$115.9	\$122.4	\$121.9	\$131.1	\$158.4	\$168.0	\$175.5	\$1,280.7
CLOSING CASH BALANCE	(\$35.1)	(\$71.7)	(\$70.4)	(\$78.7)	(\$82.9)	(\$90.1)	(\$90.8)	(\$66.7)	(\$35.8)	(\$0.1)	

**2019 Adjusted Charge Per Capita** **\$129.66**

**Allocation of Capital Program**

Residential Sector 71.2%  
Non-Residential Sector 28.8%

**Rates for 2019**

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

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TABLE 3

TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
MUNICIPAL PARKING  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

MUNICIPAL PARKING	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL	
OPENING CASH BALANCE	\$0.00	\$12.46	\$26.35	\$41.63	\$35.78	\$29.84	\$23.96	\$18.01	\$12.14	\$6.23		
2019 - 2028 NON-RESIDENTIAL FUNDING REQUIREMENTS												
- Municipal Parking: Non Inflated	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	\$47.4	<b>\$473.6</b>
- Municipal Parking: Inflated	\$47.4	\$48.3	\$49.3	\$50.3	\$51.3	\$52.3	\$53.3	\$54.4	\$55.5	\$56.6	<b>\$518.6</b>	
NON-RESIDENTIAL SPACE GROWTH												
- Growth in Square Metres	25,073	25,376	25,628	17,102	17,203	17,354	17,455	17,607	17,707	17,859	<b>198,364</b>	
REVENUE												
- DC Receipts: Inflated	\$59.6	\$61.5	\$63.4	\$43.1	\$44.3	\$45.6	\$46.7	\$48.1	\$49.3	\$50.7	<b>\$512.4</b>	
INTEREST												
- Interest on Opening Balance	\$0.0	\$0.4	\$0.9	\$1.5	\$1.3	\$1.0	\$0.8	\$0.6	\$0.4	\$0.2	<b>\$7.2</b>	
- Interest on In-year Transactions	\$0.2	\$0.2	\$0.2	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	(\$0.2)	<b>(\$0.6)</b>	
TOTAL REVENUE	\$59.8	\$62.2	\$64.6	\$44.4	\$45.3	\$46.4	\$47.4	\$48.5	\$49.6	\$50.8	<b>\$519.0</b>	
CLOSING CASH BALANCE	\$12.5	\$26.4	\$41.6	\$35.8	\$29.8	\$24.0	\$18.0	\$12.1	\$6.2	\$0.4		

<b>2019 Adjusted Charge Per Square Metre</b>	<b>\$2.38</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

**APPENDIX B.7**

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***WASTE COLLECTION & TRANSFER***

## APPENDIX B.7

### WASTE COLLECTION & TRANSFER

As of January 1, 2016, the *Development Charges Act* permits the inclusion of capital costs associated with all waste management operations with the exception of incineration and landfill activities. Facilities, land, vehicles and equipment associated with the latter have been removed from the development charges calculation, both in the historical service level calculation and the development-related capital program. The northern six municipalities in York Region; Towns of Aurora, East Gwillimbury, Georgina, Newmarket and Whitchurch-Stouffville and the Township of King have jointly contracted Green for Life for the delivery of waste collection services. Newmarket's share of the contract value is approximately 28 per cent. The benefits of the Waste Collection & Transfer services are considered to be Town-wide for the purpose of calculating the development charge.

#### TABLE 1 HISTORICAL SERVICE LEVELS

The Town of Newmarket's Waste Collection & Transfer inventory includes one 62,000 square foot recycling facility valued at \$21.70 million, of which \$6.08 million is Newmarket's share. This building sits on approximately 28.66 acres; the Town's share of the land is valued at \$5.62 million. In addition, there are four vehicles in the Waste Collection & Transfer fleet worth \$1.20 million; the Town's share is valued at \$336,000.

The total value of Waste Collection & Transfer capital infrastructure is estimated to be \$12.03 million. This infrastructure has provided the Town with a ten-year average service level of \$146.74 per capita. The service level, when multiplied by the ten-year net population growth in the Town, results in a maximum allowable funding envelope of \$1.30 million. The envelope must be reduced by 10 per cent under the DCA, resulting in a discounted maximum allowable funding envelope of \$1.17 million.

#### TABLE 2 2019–2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES

The ten-year development-related capital program for Waste Collection & Transfer includes a provision for a \$622,000 development-related facilities in 2024 and development-related vehicles worth \$300,000. The total capital program is \$922,000, and there are no replacement or benefit to existing shares.

The 10 per cent reduction required by the DCA amounts to \$92,200. Half of the total \$829,800 in development-related capital costs is deemed to be a post-period benefit and will be considered for recovery in future DC by-laws.

The remaining \$414,900 development-related cost is eligible for recovery in the 2019-2028 planning period. The development related cost is allocated 100 per cent against residential development, resulting in an unadjusted development charge of \$45.22 per capita.

**TABLE 3 CASH FLOW ANALYSIS**

After cash flow consideration, the residential charge increases to \$46.57 per capita. The following table summarizes the calculation of the Waste Collection & Transfer development charge:

10-year Hist. Service Level per pop & emp	<b>WASTE COLLECTION &amp; TRANSFER SUMMARY</b>					
	2019 - 2028		Unadjusted		Adjusted	
	Development-Related Capital Program Total	Net DC Recoverable	Development Charge \$/capita	\$/sq.m	Development Charge \$/capita	\$/sq.m
\$146.74	\$922,000	\$414,900	\$45.22	\$0.00	<b>\$46.57</b>	<b>\$0.00</b>

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
WASTE MANAGEMENT

BUILDINGS Name	# of Square Feet										UNIT COST (\$/sq. ft.)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Recycling Facility	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	62,000	\$350
<b>Total (sq.ft.)</b>	<b>62,000</b>											
<b>Total (\$000)</b>	<b>\$21,700.0</b>											
<b>Newmarket Share of Total (\$000)*</b>	<b>\$6,076.0</b>											

LAND Name	# of Acres										UNIT COST (\$/acres)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
100 Garfield Wright Blvd. Waste Management Centre	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	28.66	\$700,000
<b>Total (acre)</b>	<b>28.66</b>											
<b>Total (\$000)</b>	<b>\$20,062.0</b>											
<b>Newmarket Share of Total (\$000)*</b>	<b>\$5,617.4</b>											

VEHICLES Description	# of Items										UNIT COST (\$/unit)	
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018		
Trucks	4	4	4	4	4	4	4	4	4	4	4	\$300,000
<b>Total (#)</b>	<b>4.00</b>											
<b>Total (\$000)</b>	<b>\$1,200.0</b>											
<b>Newmarket Share of Total (\$000)*</b>	<b>\$336.0</b>											

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TABLE 1

**TOWN OF NEWMARKET  
CALCULATION OF SERVICE LEVELS  
WASTE MANAGEMENT**

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382

**INVENTORY SUMMARY (\$000)**

Buildings	\$6,076.0	\$6,076.0	\$6,076.0	\$6,076.0	\$6,076.0	\$6,076.0	\$6,076.0	\$6,076.0	\$6,076.0	\$6,076.0
Land	\$5,617.4	\$5,617.4	\$5,617.4	\$5,617.4	\$5,617.4	\$5,617.4	\$5,617.4	\$5,617.4	\$5,617.4	\$5,617.4
Vehicles	\$336.0	\$336.0	\$336.0	\$336.0	\$336.0	\$336.0	\$336.0	\$336.0	\$336.0	\$336.0
<b>Total (\$000)</b>	<b>\$12,029.4</b>									

<b>SERVICE LEVEL (\$/capita)</b>											<b>Average Service Level</b>
Buildings	\$78.24	\$77.10	\$75.97	\$75.19	\$74.42	\$73.65	\$72.89	\$72.14	\$71.23	\$70.34	\$74.12
Land	\$72.34	\$71.28	\$70.24	\$69.51	\$68.80	\$68.09	\$67.39	\$66.70	\$65.86	\$65.03	\$68.52
Vehicles	\$4.33	\$4.26	\$4.20	\$4.16	\$4.12	\$4.07	\$4.03	\$3.99	\$3.94	\$3.89	\$4.10
<b>Total (\$/capita)</b>	<b>\$154.91</b>	<b>\$152.64</b>	<b>\$150.41</b>	<b>\$148.86</b>	<b>\$147.33</b>	<b>\$145.81</b>	<b>\$144.31</b>	<b>\$142.83</b>	<b>\$141.03</b>	<b>\$139.26</b>	<b>\$146.74</b>

**TOWN OF NEWMARKET  
CALCULATION OF MAXIMUM ALLOWABLE  
WASTE MANAGEMENT**

<b>10-Year Funding Envelope Calculation</b>	
10 Year Average Service Level 2009 - 2018	\$146.74
Net Population Growth 2019 - 2028	8,832
Maximum Allowable Funding Envelope	\$1,296,008
Less: 10% Legislated Reduction	\$129,601
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$1,166,407</b>

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
WASTE COLLECTION & TRANSFER

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	10% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>7.0 WASTE COLLECTION &amp; TRANSFER</b>											
<b>7.1 Buildings</b>											
7.1.1 Provision for Growth Related Building	2024 - 2024	\$ 622,000	\$ -	\$ 622,000	0%	\$ -	\$ 62,200	\$ 559,800	\$ -	\$ 279,900	\$ 279,900
Subtotal Buildings		\$ 622,000	\$ -	\$ 622,000		\$ -	\$ 62,200	\$ 559,800	\$ -	\$ 279,900	\$ 279,900
<b>7.2 Vehicles and Equipment</b>											
7.2.1 Provision for Growth Related Vehicles	2024 - 2024	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 135,000	\$ 135,000
Subtotal Vehicles and Equipment		\$ 300,000	\$ -	\$ 300,000		\$ -	\$ 30,000	\$ 270,000	\$ -	\$ 135,000	\$ 135,000
<b>TOTAL WASTE COLLECTION &amp; TRANSFER</b>		<b>\$ 922,000</b>	<b>\$ -</b>	<b>\$ 922,000</b>		<b>\$ -</b>	<b>\$ 92,200</b>	<b>\$ 829,800</b>	<b>\$ -</b>	<b>\$ 414,900</b>	<b>\$ 414,900</b>

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	100%	\$414,900
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		<b>\$45.22</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	0%	\$0
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		<b>\$0.00</b>

2019 - 2028 Net Funding Envelope	\$1,265,624
Reserve Fund Balance	\$0

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TABLE 3

TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
WASTE COLLECTION & TRANSFER  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

WASTE COLLECTION & TRANSFER	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$0.00	\$30.28	\$62.61	\$111.14	\$158.83	\$210.71	(\$205.90)	(\$167.54)	(\$117.21)	(\$61.14)	
2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Waste Collection & Transfer: Non Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$414.9	\$0.0	\$0.0	\$0.0	\$0.0	\$414.9
- Waste Collection & Transfer: Inflated	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$458.1	\$0.0	\$0.0	\$0.0	\$0.0	\$458.1
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	9,176
REVENUE											
- DC Receipts: Inflated	\$29.8	\$30.7	\$45.5	\$43.0	\$45.5	\$45.5	\$48.8	\$58.5	\$61.4	\$63.5	\$472.3
INTEREST											
- Interest on Opening Balance	\$0.0	\$1.1	\$2.2	\$3.9	\$5.6	\$7.4	(\$11.3)	(\$9.2)	(\$6.4)	(\$3.4)	(\$10.3)
- Interest on In-year Transactions	\$0.5	\$0.5	\$0.8	\$0.8	\$0.8	(\$11.3)	\$0.9	\$1.0	\$1.1	\$1.1	(\$3.9)
TOTAL REVENUE	\$30.3	\$32.3	\$48.5	\$47.7	\$51.9	\$41.5	\$38.4	\$50.3	\$56.1	\$61.3	\$458.2
CLOSING CASH BALANCE	\$30.3	\$62.6	\$111.1	\$158.8	\$210.7	(\$205.9)	(\$167.5)	(\$117.2)	(\$61.1)	\$0.1	

2019 Adjusted Charge Per Capita **\$46.57**

<b>Allocation of Capital Program</b>	
Residential Sector	100.0%
Non-Residential Sector	0.0%
<b>Rates for 2019</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

## APPENDIX C

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### *TOWN-WIDE ENGINEERED SERVICES*

## APPENDIX C

### TOWN-WIDE ENGINEERED SERVICES

The Engineering and Public Works Departments are responsible for the design, construction and maintenance of the Town’s network of road, water, sewer and stormwater infrastructure.

This appendix provides a brief outline of the Town-Wide Engineering services which include roads and related infrastructure such as roads, structures, sidewalks, streetlights, intersection improvements, traffic signalization, streetscaping and regional-related improvements and development-related studies. Consistent with s.5. (1)8. of the DCA, there is no legislated percentage reduction in the eligible development-related capital cost for the provision of roads and related infrastructure and water, sewer and stormwater infrastructure facilities. A separate area-specific charge has been calculated for the Northwest Quadrant that includes all the capital costs contained in this appendix with the exception of water and wastewater upsizing costs. The details on the capital program for the area-specific DC rates can be found in Appendix F. The majority of the projects contained in this appendix are considered to provide benefit town-wide and therefore the DC rates have been calculated on a Town-wide basis.

#### **TABLE 1      2009-2018 HISTORICAL SERVICE LEVELS**

Table 1 demonstrates that the Town’s current road infrastructure is comprised of collector roads (surface and base), right-of-way lands, sidewalks on regional and collector roads, vehicular bridges, culverts and street lights on collector roads.

The total inventory of capital assets has a full replacement value of \$333.55 million. This produces a ten-year historical service level of \$2,678.04 per population and employment. The resulting maximum allowable funding envelope is \$33.23 million.

#### **TABLE 2      2019–2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES**

Table 2 provides the calculation of the net development-related costs to be included in the development charges. The capital program includes \$61.08 million worth of road works projects, including \$11.05 million for road urbanization and \$20.25 million for Urban Centres works between 2024 and 2028. Also included in the roads and related component of the capital program is \$2.00 million for signalizations, \$4.12

million for sidewalk and pathway construction, and \$78,980 for the recovery of debt related to the Harry Walker Parkway Extension.

The capital program includes \$5.00 million for stormwater management projects, \$3.30 million related to the regional vivaNext project, and \$7.63 million for the Yonge Street Revitalization. Also included are provisions for water and wastewater upsizing, which total \$10.38 million. Finally, several studies are included in the capital program that total \$985,000, including two Transportation Master Plans, two Water/Wastewater Master Plans, and other development-related studies.

The total gross cost of the capital program is \$94.57 million. There are no grants or subsidies identified. Approximately \$14.36 million are identified as benefit to existing shares; these will require funding from other Town sources. The Region’s development charges benefit to existing shares have been applied to the Town’s share of Regional projects.

Development charges reserves amount to \$6.34 million and are netted off the program. \$20.00 million of the program related to Urban Centres projects is determined to be a post-2028 benefit, and so the remaining amount of \$53.87 million is carried forward to the development charges calculation.

The cost is allocated 71 per cent to the residential sector and results in an unadjusted per capita development charge of \$4,178.97. The cost is allocated 29 per cent to the non-residential sector, and the resulting unadjusted charge is \$78.27 per square metre.

**TABLE 3 CASH FLOW ANALYSIS**

Table 3 presents the cash flow analysis. As a result of the cash flow, the residential charge decreases to \$4,169.92 per capita, and the non-residential charge decreases to \$77.18 per square metre. The following table summarizes the calculation of the Town-wide Engineered Services charge.

<b>TOWN-WIDE ENGINEERED SERVICES</b>						
10-year Hist. Service Level per pop & emp	2019 - 2028		Unadjusted		Adjusted	
	Development-Related Total	Capital Program Net DC Recoverable	Development Charge \$/capita	Development Charge \$/sq.m	Development Charge \$/capita	Development Charge \$/sq.m
\$2,678.04	\$94,570,983	\$53,872,223	\$4,178.97	\$78.27	<b>\$4,169.92</b>	<b>\$77.18</b>

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TABLE 1

TOWN OF NEWMARKET  
INVENTORY OF CAPITAL ASSETS  
TOWN-WIDE ENGINEERED SERVICES

ROADS INFRASTRUCTURE Description	Total Value of Roads and Related Infrastructure									
	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Collector Road Surface and Base	\$112,128,500	\$112,128,500	\$112,128,500	\$112,128,500	\$112,128,500	\$115,355,200	\$116,424,000	\$116,424,000	\$117,756,200	\$117,756,200
ROW Land	\$170,601,500	\$170,601,500	\$170,601,500	\$170,601,500	\$170,601,500	\$175,510,900	\$177,137,100	\$177,137,100	\$179,164,000	\$179,164,000
Sidewalks on Collector Roads	\$9,373,200	\$9,373,200	\$9,373,200	\$9,373,200	\$9,373,200	\$9,373,200	\$9,373,200	\$9,373,200	\$9,373,200	\$9,373,200
Sidewalks on Regional Roads	\$6,671,400	\$6,746,400	\$6,746,400	\$6,746,400	\$6,746,400	\$6,746,400	\$6,746,400	\$6,746,400	\$6,746,400	\$6,746,400
Vehicular Bridges	\$5,029,000	\$5,029,000	\$5,029,000	\$5,029,000	\$5,029,000	\$5,029,000	\$5,029,000	\$5,029,000	\$5,029,000	\$5,029,000
Culverts	\$5,502,900	\$5,502,900	\$5,502,900	\$5,502,900	\$5,502,900	\$5,502,900	\$5,502,900	\$5,502,900	\$5,502,900	\$5,502,900
Street Lights on Collector Roads	\$9,385,600	\$9,547,900	\$9,584,600	\$9,778,100	\$9,975,400	\$9,975,400	\$9,975,400	\$9,975,400	\$9,975,400	\$9,975,400
<b>Total (\$000)</b>	<b>\$318,692.1</b>	<b>\$318,929.4</b>	<b>\$318,966.1</b>	<b>\$319,159.6</b>	<b>\$319,356.9</b>	<b>\$327,493.0</b>	<b>\$330,188.0</b>	<b>\$330,188.0</b>	<b>\$333,547.1</b>	<b>\$333,547.1</b>

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TABLE 1

TOWN OF NEWMARKET  
CALCULATION OF SERVICE LEVELS  
TOWN-WIDE ENGINEERED SERVICES

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Historical Population	77,654	78,807	79,978	80,810	81,650	82,499	83,357	84,224	85,296	86,382
Historical Employment	<u>39,249</u>	<u>38,974</u>	<u>38,722</u>	<u>38,873</u>	<u>39,026</u>	<u>39,180</u>	<u>39,335</u>	<u>39,493</u>	<u>39,936</u>	<u>40,384</u>
Total Historical Population & Employment	116,903	117,781	118,700	119,683	120,676	121,679	122,692	123,717	125,232	126,766

INVENTORY SUMMARY (\$000)

Roads Infrastructure	\$318,692.1	\$318,929.4	\$318,966.1	\$319,159.6	\$319,356.9	\$327,493.0	\$330,188.0	\$330,188.0	\$333,547.1	\$333,547.1
<b>Total (\$000)</b>	<b>\$318,692.1</b>	<b>\$318,929.4</b>	<b>\$318,966.1</b>	<b>\$319,159.6</b>	<b>\$319,356.9</b>	<b>\$327,493.0</b>	<b>\$330,188.0</b>	<b>\$330,188.0</b>	<b>\$333,547.1</b>	<b>\$333,547.1</b>

SERVICE LEVEL (\$/pop & emp)

	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018	Average Service Level
Roads Infrastructure	\$2,726.12	\$2,707.82	\$2,687.17	\$2,666.71	\$2,646.40	\$2,691.45	\$2,691.19	\$2,668.89	\$2,663.43	\$2,631.21	\$2,678.04
<b>Total (\$/pop &amp; emp)</b>	<b>\$2,726.12</b>	<b>\$2,707.82</b>	<b>\$2,687.17</b>	<b>\$2,666.71</b>	<b>\$2,646.40</b>	<b>\$2,691.45</b>	<b>\$2,691.19</b>	<b>\$2,668.89</b>	<b>\$2,663.43</b>	<b>\$2,631.21</b>	<b>\$2,678.04</b>

TOWN OF NEWMARKET  
CALCULATION OF MAXIMUM ALLOWABLE  
TOWN-WIDE ENGINEERED SERVICES

10-Year Funding Envelope Calculation	
10 Year Average Service Level 2009 - 2018	\$2,678.04
Net Population & Employment Growth 2019 - 2031	12,408
<b>Discounted Maximum Allowable Funding Envelope</b>	<b>\$33,229,120</b>

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
TOWN-WIDE ENGINEERED SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>8.0 TOWN-WIDE ENGINEERED SERVICES</b>											
<b>8.1 Road Works</b>											
8.1.1 Road Urbanization (Incl. Stellar, Pony & Cane Prkwy)	2020 - 2023	\$ 11,050,000	\$ -	\$ 11,050,000	50%	\$ 5,525,000	\$ -	\$ 5,525,000	\$ 3,200,000	\$ 2,325,000	\$ -
8.1.2 Youth Centre Driveway	2020 - 2020	\$ 750,000	\$ -	\$ 750,000	10%	\$ 75,000	\$ -	\$ 675,000	\$ -	\$ 675,000	\$ -
8.1.3 Old Main Street North Reconstruction	2023 - 2023	\$ 2,532,000	\$ -	\$ 2,532,000	25%	\$ 633,000	\$ -	\$ 1,899,000	\$ -	\$ 1,899,000	\$ -
8.1.4 Provision for Road Reconstruction to Accom. Dev.	2022 - 2022	\$ 2,500,000	\$ -	\$ 2,500,000	90%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -
8.1.5 Urban Centres Works 2024 - 2028 excl. Land	2024 - 2028	\$ 11,340,000	\$ -	\$ 11,340,000	0%	\$ -	\$ -	\$ 11,340,000	\$ -	\$ 11,340,000	\$ -
8.1.6 Urban Centres Works 2024 - 2028 Land	2024 - 2028	\$ 8,910,000	\$ -	\$ 8,910,000	0%	\$ -	\$ -	\$ 8,910,000	\$ -	\$ 8,910,000	\$ -
8.1.7 Prvision for Urban Centre Works Post-2028	2028 - 2028	\$ 20,000,000	\$ -	\$ 20,000,000	0%	\$ -	\$ -	\$ 20,000,000	\$ -	\$ -	\$ 20,000,000
8.1.8 Provision for Road Reconstruction to Accom. Dev.	2027 - 2027	\$ 2,500,000	\$ -	\$ 2,500,000	90%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -
8.1.9 TDM & Bike Lanes Provision	2019 - 2028	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
Subtotal Road Works		\$ 61,082,000	\$ -	\$ 61,082,000		\$ 10,749,510	\$ -	\$ 50,332,490	\$ 3,200,000	\$ 27,132,490	\$ 20,000,000
<b>8.2 Recovery of Harry Walker Parkway (Principal)</b>											
8.2.1 Recovery of Harry Walker Parkway Extension (Principal)	2019 - 2020	\$ 14,204	\$ -	\$ 14,204	0%	\$ -	\$ -	\$ 14,204	\$ -	\$ 14,204	\$ -
8.2.2 Recovery of Harry Walker Parkway Extension (Principal)	2020 - 2021	\$ 14,959	\$ -	\$ 14,959	0%	\$ -	\$ -	\$ 14,959	\$ -	\$ 14,959	\$ -
8.2.3 Recovery of Harry Walker Parkway Extension (Principal)	2021 - 2022	\$ 15,754	\$ -	\$ 15,754	0%	\$ -	\$ -	\$ 15,754	\$ -	\$ 15,754	\$ -
8.2.4 Recovery of Harry Walker Parkway Extension (Principal)	2022 - 2023	\$ 16,592	\$ -	\$ 16,592	0%	\$ -	\$ -	\$ 16,592	\$ -	\$ 16,592	\$ -
8.2.5 Recovery of Harry Walker Parkway Extension (Principal)	2023 - 2024	\$ 17,473	\$ -	\$ 17,473	0%	\$ -	\$ -	\$ 17,473	\$ -	\$ 17,473	\$ -
Subtotal Recovery of Harry Walker Parkway (Principal)		\$ 78,983	\$ -	\$ 78,983		\$ -	\$ -	\$ 78,983	\$ -	\$ 78,983	\$ -
<b>8.3 Signalization</b>											
8.3.1 Signalizations	2019 - 2028	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
Subtotal Signalization		\$ 2,000,000	\$ -	\$ 2,000,000		\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
<b>8.4 Sidewalks/Pathways</b>											
8.4.1 Mulock Dr Multiuse Pathway	2019 - 2023	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
8.4.2 Sidewalk Construction related to growth	2019 - 2028	\$ 3,375,000	\$ -	\$ 3,375,000	0%	\$ -	\$ -	\$ 3,375,000	\$ -	\$ 3,375,000	\$ -
8.4.3 Yonge St. - Savage Rd. South to TTT	2019 - 2028	\$ 245,000	\$ -	\$ 245,000	0%	\$ -	\$ -	\$ 245,000	\$ -	\$ 245,000	\$ -
Subtotal Sidewalks/Pathways		\$ 4,120,000	\$ -	\$ 4,120,000		\$ -	\$ -	\$ 4,120,000	\$ 500,000	\$ 3,620,000	\$ -
<b>8.5 Storm Water Management</b>											
8.5.1 SWM Allowance (engineering)	2019 - 2028	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
8.5.2 SWM Allowance (construction)	2019 - 2028	\$ 4,000,000	\$ -	\$ 4,000,000	0%	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -
Subtotal Storm Water Management		\$ 5,000,000	\$ -	\$ 5,000,000		\$ -	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
TOWN-WIDE ENGINEERED SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>8.0 TOWN-WIDE ENGINEERED SERVICES</b>											
<b>8.6 Regional-Related Improvements</b>											
8.6.1 vivaNext - Davis Drive	2020 - 2020	\$ 2,300,000	\$ -	\$ 2,300,000	35%	\$ 805,000	\$ -	\$ 1,495,000	\$ 1,495,000	\$ -	\$ -
8.6.2 vivaNext - Other Costs (incl. streetscaping)	2020 - 2020	\$ 1,000,000	\$ -	\$ 1,000,000	35%	\$ 350,000	\$ -	\$ 650,000	\$ 650,000	\$ -	\$ -
8.6.3 Yonge Street Revitalization - Watermain Work	2022 - 2022	\$ 3,000,000	\$ -	\$ 3,000,000	0%	\$ -	\$ -	\$ 3,000,000	\$ 2,114,022	\$ 885,978	\$ -
8.6.4 Yonge Street Revitalization - Pedestrian Lighting	2023 - 2023	\$ 525,000	\$ -	\$ 525,000	53%	\$ 278,250	\$ -	\$ 246,750	\$ -	\$ 246,750	\$ -
8.6.5 Yonge Street Revitalization - Streetscaping & Boulevards	2021 - 2026	\$ 4,100,000	\$ -	\$ 4,100,000	53%	\$ 2,173,000	\$ -	\$ 1,927,000	\$ -	\$ 1,927,000	\$ -
Subtotal Regional-Related Improvements		\$ 10,925,000	\$ -	\$ 10,925,000		\$ 3,606,250	\$ -	\$ 7,318,750	\$ 4,259,022	\$ 3,059,728	\$ -
<b>8.7 Water &amp; Wastewater (Excl. in Northwest)</b>											
8.7.1 Water Upsize	2019 - 2028	\$ 5,460,000	\$ -	\$ 5,460,000	0%	\$ -	\$ -	\$ 5,460,000	\$ -	\$ 5,460,000	\$ -
8.7.2 Wastewater Upsize	2019 - 2028	\$ 4,920,000	\$ -	\$ 4,920,000	0%	\$ -	\$ -	\$ 4,920,000	\$ -	\$ 4,920,000	\$ -
Subtotal Water & Wastewater (Excl. in Northwest)		\$ 10,380,000	\$ -	\$ 10,380,000		\$ -	\$ -	\$ 10,380,000	\$ -	\$ 10,380,000	\$ -
<b>8.8 Studies</b>											
8.8.1 Transportation Master Plan	2019 - 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -
8.8.2 Road Management Plan	2019 - 2019	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -
8.8.3 Water/Wastewater Master Plan	2019 - 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -
8.8.4 Transportation Master Plan	2024 - 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ -	\$ 174,000	\$ -
8.8.5 Water/Wastewater Master Plan	2024 - 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ -	\$ 174,000	\$ -
8.8.6 SWM Master Plan	2024 - 2024	\$ 139,000	\$ -	\$ 139,000	0%	\$ -	\$ -	\$ 139,000	\$ -	\$ 139,000	\$ -
Subtotal Studies		\$ 985,000	\$ -	\$ 985,000		\$ -	\$ -	\$ 985,000	\$ 498,000	\$ 487,000	\$ -
<b>TOTAL TOWN-WIDE ENGINEERED SERVICES</b>		<b>\$ 94,570,983</b>	<b>\$ -</b>	<b>\$ 94,570,983</b>		<b>\$ 14,355,760</b>	<b>\$ -</b>	<b>\$ 80,215,223</b>	<b>\$ 8,457,022</b>	<b>\$ 51,758,201</b>	<b>\$ 20,000,000</b>

<b>Residential Development Charge Calculation</b>		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$36,841,427
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		<b>\$4,014.98</b>
<b>Non-Residential Development Charge Calculation</b>		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$14,916,774
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		<b>\$75.20</b>

2019 - 2028 Net Funding Envelope	\$33,229,120
Reserve Fund Balance	\$8,457,022

**APPENDIX C  
TABLE 3**

**TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
TOWN-WIDE ENGINEERED SERVICES  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)**

<b>TOWN-WIDE ENGINEERED SERVICES</b>	<b>2019</b>	<b>2020</b>	<b>2021</b>	<b>2022</b>	<b>2023</b>	<b>2024</b>	<b>2025</b>	<b>2026</b>	<b>2027</b>	<b>2028</b>	<b>TOTAL</b>
OPENING CASH BALANCE	\$0.00	\$962.49	\$1,078.37	\$2,707.49	\$3,260.97	\$3,184.32	\$1,560.36	\$470.45	\$89.01	(\$91.59)	
<b>2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Town-Wide Engineered Services: Non Inflated	\$1,601.55	\$2,495.7	\$2,243.9	\$3,046.6	\$3,771.2	\$5,059.6	\$4,712.9	\$4,712.9	\$4,656.4	\$4,484.3	<b>\$36,785.2</b>
- Town-Wide Engineered Services: Inflated	\$1,606.60	\$2,556.04	\$2,345.47	\$3,244.59	\$4,094.22	\$5,592.41	\$5,307.53	\$5,413.69	\$5,455.72	\$5,359.19	<b>\$40,975.5</b>
- Harry Walker Parkway Debt Principal: Not Inflated	\$5.1	\$10.4	\$10.9	\$11.5	\$12.1	\$6.2	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$56.2</b>
<b>NEW RESIDENTIAL DEVELOPMENT</b>											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	<b>9,176</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$2,555.9	\$2,639.6	\$3,911.7	\$3,697.1	\$3,909.6	\$3,903.9	\$4,193.6	\$5,026.4	\$5,276.9	\$5,454.2	<b>\$40,568.9</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$33.7	\$37.7	\$94.8	\$114.1	\$111.5	\$54.6	\$16.5	\$3.1	(\$5.0)	<b>\$460.9</b>
- Interest on In-year Transactions	\$16.6	\$1.5	\$27.4	\$7.9	(\$5.1)	(\$46.4)	(\$30.6)	(\$10.6)	(\$4.9)	\$1.7	<b>(\$42.6)</b>
- Harry Walker Parkway Debt Interest	(\$3.4)	(\$2.9)	(\$2.3)	(\$1.7)	(\$1.1)	(\$0.4)	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$11.8)</b>
<b>TOTAL REVENUE</b>	<b>\$2,569.1</b>	<b>\$2,671.9</b>	<b>\$3,974.6</b>	<b>\$3,798.1</b>	<b>\$4,017.6</b>	<b>\$3,968.4</b>	<b>\$4,217.6</b>	<b>\$5,032.2</b>	<b>\$5,275.1</b>	<b>\$5,450.8</b>	<b>\$40,975.5</b>
CLOSING CASH BALANCE	\$962.5	\$1,078.4	\$2,707.5	\$3,261.0	\$3,184.3	\$1,560.4	\$470.4	\$89.0	(\$91.6)	\$0.0	

<b>2019 Adjusted Charge Per Capita</b>	<b>\$3,999.82</b>
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**Allocation of Capital Program**

Residential Sector	71.2%
Non-Residential Sector	28.8%

**Rates for 2019**

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

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APPENDIX C  
TABLE 3

TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE  
TOWN-WIDE ENGINEERED SERVICES  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

TOWN-WIDE ENGINEERED SERVICES	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$0.00	\$1,225.88	\$2,164.78	\$3,282.31	\$3,427.25	\$3,260.28	\$2,505.49	\$1,880.77	\$1,233.16	\$585.18	
<b>2019 - 2028 NON-RESIDENTIAL FUNDING REQUIREMENTS</b>											
- Town-Wide Engineered Services: Non Inflated	\$648.5	\$1,010.5	\$908.5	\$1,233.5	\$1,526.9	\$2,048.6	\$1,908.2	\$1,908.2	\$1,885.3	\$1,815.7	<b>\$14,894.0</b>
- Town-Wide Engineered Services: Inflated	\$650.5	\$1,034.9	\$949.7	\$1,313.7	\$1,657.7	\$2,264.3	\$2,149.0	\$2,192.0	\$2,209.0	\$2,169.9	<b>\$16,590.6</b>
- Harry Walker Parkway Debt Principal: Not Inflated	\$2.0	\$4.2	\$4.4	\$4.7	\$4.9	\$2.5	\$0.0	\$0.0	\$0.0	\$0.0	<b>\$22.8</b>
<b>NON-RESIDENTIAL SPACE GROWTH</b>											
- Growth in Square Metres	25,073	25,376	25,628	17,102	17,203	17,354	17,455	17,607	17,707	17,859	<b>198,364</b>
<b>REVENUE</b>											
- DC Receipts: Inflated	\$1,856.7	\$1,916.6	\$1,974.4	\$1,343.9	\$1,378.9	\$1,418.8	\$1,455.6	\$1,497.6	\$1,536.3	\$1,580.4	<b>\$15,959.4</b>
<b>INTEREST</b>											
- Interest on Opening Balance	\$0.0	\$42.9	\$75.8	\$114.9	\$120.0	\$114.1	\$87.7	\$65.8	\$43.2	\$20.5	<b>\$684.8</b>
- Interest on In-year Transactions	\$21.1	\$15.4	\$17.9	\$0.5	(\$7.7)	(\$23.3)	(\$19.1)	(\$19.1)	(\$18.5)	(\$16.2)	<b>(\$48.8)</b>
- Harry Walker Parkway Debt Interest	(\$1.4)	(\$1.2)	(\$0.9)	(\$0.7)	(\$0.4)	(\$0.2)	\$0.0	\$0.0	\$0.0	\$0.0	<b>(\$4.8)</b>
TOTAL REVENUE	\$1,876.4	\$1,973.8	\$2,067.2	\$1,458.6	\$1,490.7	\$1,509.5	\$1,524.3	\$1,544.3	\$1,561.0	\$1,584.7	<b>\$16,590.6</b>
CLOSING CASH BALANCE	\$1,225.9	\$2,164.8	\$3,282.3	\$3,427.2	\$3,260.3	\$2,505.5	\$1,880.8	\$1,233.2	\$585.2	(\$0.0)	

<b>2019 Adjusted Charge Per Square Metre</b>	<b>\$74.05</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

## **APPENDIX D**

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### ***RESERVE FUNDS***

**APPENDIX D****DEVELOPMENT CHARGES RESERVE FUNDS**

The *Development Charges Act* requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the reserve fund balances that are available to help fund the development-related net capital costs identified in this study. The opening balances of the development charges reserve funds as at December 31, 2018. All of the available Town-wide reserve fund balances are therefore accounted for in this study. Area-specific reserve fund balances are being used by the Town for the purposes the reserves were set up for.

As shown on Table 1, the December 31, 2018 total reserve fund balance was in a positive position of \$28.78 million.

**APPENDIX D  
TABLE 1**

**TOWN OF NEWMARKET  
DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT  
YEAR ENDING DECEMBER 31, 2018**

<b>Service</b>	<b>Dec. 31, 2018 Balance</b>
<b>Town-Wide</b>	
General Government	\$553,287
Library	\$2,818,958
Fire Services	(\$1,241,130)
Parks & Recreation	\$15,489,831
Yards & Fleet	\$216,006
Town-Wide Engineered Services	\$8,457,022
Parking	\$1,705,473
<b>Area Specific</b>	
Rotundo	\$67,285
Rawluk Far	\$7,396
Block 9	\$18,805
Walker Far	\$20,385
Goldstein	\$668,048
<b>Total Development Charge Reserves</b>	<b>\$28,781,364</b>

**APPENDIX E**

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***COST OF GROWTH ANALYSIS***

## APPENDIX E

### COST OF GROWTH ANALYSIS

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

#### A. 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. These assumptions are sourced from the 2014 Asset Management Plan for the Town of Newmarket. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. For instance, some projects do not relate to the emplacement of a tangible capital asset; 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 have been excluded from the asset management provision calculations.

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

<b>Table 1 Summary of Municipal Assets Considered All Services</b>	
<b>Service and Amenities</b>	<b>Estimated Useful Life</b>
<b>General Government</b> <ul style="list-style-type: none"> <li>• Studies</li> </ul>	<ul style="list-style-type: none"> <li>• Not infrastructure</li> </ul>
<b>Library Services</b> <ul style="list-style-type: none"> <li>• Buildings</li> </ul>	<ul style="list-style-type: none"> <li>• 40 years</li> </ul>
<b>Fire Services</b> <ul style="list-style-type: none"> <li>• Vehicles</li> <li>• Buildings</li> <li>• Equipment</li> </ul>	<ul style="list-style-type: none"> <li>• 7-15 years</li> <li>• 40 years</li> </ul>

<b>Table 1 Summary of Municipal Assets Considered All Services</b>	
	<ul style="list-style-type: none"> <li>• 7-10 years</li> </ul>
<b>Parks &amp; Recreation</b> <ul style="list-style-type: none"> <li>• Buildings</li> <li>• Sports courts</li> <li>• Splash pads</li> <li>• Irrigation</li> <li>• Trails</li> <li>• Fleet and equipment</li> </ul>	<ul style="list-style-type: none"> <li>• 40 years</li> <li>• 25 years</li> <li>• 20 years</li> <li>• 60 years</li> <li>• 25 years</li> <li>• 10-15 years</li> </ul>
<b>Yards &amp; Fleet</b> <ul style="list-style-type: none"> <li>• Fleet</li> <li>• Buildings</li> <li>• Snow dump</li> <li>• Equipment</li> </ul>	<ul style="list-style-type: none"> <li>• 10 years</li> <li>• 40 years</li> <li>• 100 years</li> <li>• 15 years</li> </ul>
<b>Municipal Parking</b> <ul style="list-style-type: none"> <li>• Structures</li> </ul>	<ul style="list-style-type: none"> <li>• 40 years</li> </ul>
<b>Waste Collection &amp; Transfer</b> <ul style="list-style-type: none"> <li>• Buildings</li> <li>• Vehicles</li> </ul>	<ul style="list-style-type: none"> <li>• 40 years</li> <li>• 10 years</li> </ul>
<b>Town-wide Engineered Services</b> <ul style="list-style-type: none"> <li>• Road infrastructure</li> <li>• Sidewalks and signalizations</li> <li>• Stormwater management</li> <li>• Water and wastewater infrastructure</li> </ul>	<ul style="list-style-type: none"> <li>• 40 years</li> <li>• 25 years</li> <li>• 25 years</li> <li>• 80 years</li> </ul>

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

**B. 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 development-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the information obtained from Town staff and the existing Asset Management Plan regarding useful life assumptions and the capital cost of acquiring and/or emplacing each asset, a provision for infrastructure replacement has been calculated for all services. Provisions for infrastructure replacement are initially calculated for each asset based on their useful life and the anticipated cost of replacement. The aggregate of all individual provisions form the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for interest (3.5 per cent). The annual provisions are stated as 2019 current values and have not been inflated to future values.

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 ten per cent statutory discount, benefit-to-existing and post-period benefit have also been calculated.

Table 2 provides the calculated annual asset management contribution at 2029 and at 2032 as it relates to the non-DC funded and the DC recoverable portions for all services. The years 2029 and 2032 have been included to calculate the annual contribution for the 2019-2028 period and 2019-2031 period, as the expenditures in 2028 and 2031 will not trigger asset management contributions until 2029 and 2032, respectively. As shown in Table 2, by 2029, the Town will need to fund an additional \$1.89 million per year and an additional \$25,000 by 2032 in order to properly fund the full life-cycle costs of the new assets related to the services under the development charges by-law.

**Table 2**  
**Calculated Annual Provisions**  
**Town-wide Services**

Service	2019-2028 Capital Program		Calculated AMP Annual Provision by 2029	
	DC- Recoverable	Non-DC Funded	DC-Related	Non-DC-Related
General Government	\$ 1,627,000	\$ 1,219,000	\$ -	\$ -
Library	\$ 6,028,000	\$ 27,862,000	\$ 57,000	\$ 644,000
Parks & Recreation	\$ 58,093,000	\$ 307,000	\$ 911,000	\$ -
Yards & Fleet	\$ 3,221,000	\$ 5,646,000	\$ 134,000	\$ -
Municipal Parking	\$ 3,643,000	\$ 6,457,000	\$ 41,000	\$ 73,000
Waste Collection & Transfer	\$ 461,000	\$ 461,000	\$ 16,000	\$ 16,000
Townwide Engineered	\$ 60,215,000	\$ 34,356,000	\$ 730,000	\$ 393,000
<b>Total 2029 Provision</b>			\$ 1,889,000	\$ 1,126,000

Service	2019-2031 Capital Program		Calculated AMP Annual Provision by 2032	
	DC- Recoverable	Non-DC Funded	DC-Related	Non-DC-Related
Fire	\$ 3,449,000	\$ 22,195,000	\$ 25,000	\$ 385,000
<b>Total 2032 Provision</b>			\$ 25,000	\$ 385,000

## C. FINANCIAL SUSTAINABILITY OF THE PROGRAM

### 1. 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, the Town's population is projected to increase by approximately 8,832 people. In addition, the Town will also add 3,576 new employees that will result in approximately 198,364 square metres of additional non-residential building space. Over the longer-term additional population and non-residential building space is forecasted, as detailed in Appendix A.

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

### 2. Asset Management Plan

In order to maintain, protect and manage the Town's infrastructure and assets, staff monitor current levels of service and life-cycle trends. These assessments are used to schedule appropriate activities, such as road reconstruction and equipment and vehicle

replacement. Ongoing maintenance and repairs to community facilities will ensure that they continue to meet needs into the future.

Overall, the Town will continue to invest, renew, and manage infrastructure and assets through its Asset Management Plan. The plan is crucial for forecasting capital budgetary needs both in the short and long terms. The AMP process helps to improve financial sustainability to maximize benefits, reduce risk and provide satisfactory levels of service to the community in an environmentally and financially responsible manner.

### **3. The Program is Deemed Financially Sustainable**

The calculated annual provisions identified in Table 2 are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term. The Town's annual operating budget review will allow staff to continue to monitor and implement mitigating measures should the program become less sustainable.

#### **D. LONG-TERM CAPITAL AND OPERATING IMPACT ANALYSIS**

As shown in Table 3, by 2028, the Town's net operating costs are estimated to increase by \$3.05 million for property tax supported services. As new facilities are open (e.g. library, recreation facility and fire stations) additional operating costs will be experienced by the Town. Operating and maintenance costs will also increase as additions to the Town's road network, trail network and parkland are made.

Table 4 summarizes the components of the development-related capital program that will require funding from non-DC sources. In total, \$47.75 million will need to be financed from non-DC sources over the 2019-2028 planning period. In addition, \$42.70 million in interim DC financing related to post-period shares of projects may be required.

The share of the development-related capital forecast requiring funding from non-DC sources consists of two components. The most significant, at \$39.50 million is related to replacement of existing Town's facilities with newer and larger facilities that will benefit the existing community. An additional \$8.25 million is identified as the mandatory ten per cent discount for certain services. 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.

## APPENDIX E

TABLE 3

**TOWN OF NEWMARKET**  
**ESTIMATED NET CUMULATIVE OPERATING COST OF THE PROPOSED**  
**DEVELOPMENT-RELATED CAPITAL PROGRAM**  
(in constant 2019 dollars)

	Net Cost (in 2019\$)		Estimated Operating Costs (\$000) 2028
<b>General Government</b>			
No additional operating costs			
<b>Library</b>	<b>\$0.10</b>	per \$ of capital	<b>\$289.6</b>
<b>Fire Services*</b>	<b>\$0.25</b>	per \$ of capital	<b>\$958.0</b>
<b>Parks &amp; Recreation</b>			<b>\$1,181.8</b>
New Recreation Capital	\$0.05	per \$ of capital	\$404.5
New Parks Capital	\$0.04	per \$ of capital	\$777.3
<b>Yards &amp; Fleet</b>	<b>\$0.03</b>	per \$ of capital	<b>\$100.2</b>
<b>Municipal Parking</b>	<b>\$0.05</b>	per \$ of capital	<b>\$91.3</b>
<b>Waste Collection &amp; Transfer</b>	<b>\$0.15</b>	per \$ of capital	<b>\$69.2</b>
<b>Town-Wide Engineered Services</b>	<b>\$0.01</b>	per \$ of capital	<b>\$364.8</b>
<b>TOTAL ESTIMATED OPERATING COSTS</b>			<b>\$3,054.8</b>

\* Fire Services are calculated on a longer-term horizon to 2031, the provision will be the same in 2028 as it will be in 2031.

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TABLE 4

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

Net Capital Cost of Development-Related Projects	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	TOTAL (\$000)
<b>GENERAL GOVERNMENT</b>											
Total Net Cost (1)	1,043.8	225.0	775.0	30.0	426.0	98.8	0.0	0.0	25.0	0.0	2,623.5
Net Cost From Development Charges (2)	10.8	29.3	429.8	13.5	349.7	55.7	0.0	0.0	22.5	0.0	911.1
Net Cost From Non-DC Sources	539.3	136.1	345.3	16.5	76.4	43.1	0.0	0.0	2.5	0.0	1,159.1
- Discount Portion (3)	56.1	9.9	47.8	1.5	38.9	6.2	0.0	0.0	2.5	0.0	162.7
- Available DC Reserves (4)	493.7	59.6	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	553.3
- Replacement & Benefit to Existing	483.2	126.3	297.5	15.0	37.5	36.9	0.0	0.0	0.0	0.0	996.4
- For Post 2028 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
<b>LIBRARY</b>											
Total Net Cost (1)	289.0	289.0	289.0	289.0	289.0	289.0	8,789.0	7,789.0	7,789.0	7,789.0	33,890.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	0.0	1,118.5	1,487.6	0.0	0.0	2,606.2
Net Cost From Non-DC Sources	28.9	28.9	28.9	28.9	28.9	28.9	4,591.4	4,491.4	4,491.4	4,491.4	18,239.0
- Discount Portion (3)	28.9	28.9	28.9	28.9	28.9	28.9	466.4	366.4	366.4	366.4	1,739.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	2,819.0	0.0	0.0	0.0	2,819.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	4,125.0	4,125.0	4,125.0	4,125.0	16,500.0
- For Post 2028 Development (5)	260.1	260.1	260.1	260.1	260.1	260.1	260.1	1,810.0	3,297.6	3,297.6	10,225.9
<b>FIRE SERVICES</b>											
Total Net Cost (1)	4,426.3	2,720.6	19.2	0.0	1,180.0	1,180.0	1,876.2	0.0	0.0	0.0	11,402.3
Net Cost From Development Charges (2)	2,345.0	1,103.9	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	3,448.9
Net Cost From Non-DC Sources	1,300.4	1,300.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,600.8
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	1,300.4	1,300.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	2,600.8
- For Post 2031 Development (5)	780.9	316.3	19.2	0.0	1,180.0	1,180.0	1,876.2	0.0	0.0	0.0	5,352.5
<b>PARKS &amp; RECREATION</b>											
Total Net Cost (1)	5,493.9	3,664.8	11,163.7	12,750.1	9,674.3	11,519.7	1,415.3	1,465.3	876.5	376.5	58,400.1
Net Cost From Development Charges (2)	4,667.8	3,298.3	6,174.9	7,602.7	4,834.4	6,495.3	1,273.7	1,318.7	788.9	338.9	36,793.6
Net Cost From Non-DC Sources	549.4	366.5	1,116.4	1,275.0	967.4	1,152.0	141.5	146.5	87.7	37.7	5,840.0
- Discount Portion (3)	549.4	366.5	1,116.4	1,275.0	967.4	1,152.0	141.5	146.5	87.7	37.7	5,840.0
- Available DC Reserves (4)	0.0	0.0	3,872.5	3,872.5	3,872.5	3,872.5	0.0	0.0	0.0	0.0	15,489.8
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2028 Development (5)	276.7	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	276.7

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

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

(3) Mandatory 10% reduction for applicable services

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

(5) Post 2023 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

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TABLE 4

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

Net Capital Cost of Development-Related Projects	2019 (\$000)	2020 (\$000)	2021 (\$000)	2022 (\$000)	2023 (\$000)	2024 (\$000)	2025 (\$000)	2026 (\$000)	2027 (\$000)	2028 (\$000)	TOTAL (\$000)
<b>YARDS &amp; FLEET</b>											
Total Net Cost (1)	6,306.5	284.5	284.5	284.5	284.5	284.5	284.5	284.5	284.5	284.5	8,867.0
Net Cost From Development Charges (2)	638.5	262.9	262.9	262.9	262.9	262.9	262.9	262.9	262.9	262.9	3,004.6
Net Cost From Non-DC Sources	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6	21.6	216.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2028 Development (5)	5,646.4	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	5,646.4
<b>MUNICIPAL PARKING</b>											
Total Net Cost (1)	1,000.0	1,000.0	1,000.0	1,100.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	10,100.0
Net Cost From Development Charges (2)	164.3	164.3	164.3	164.3	164.3	164.3	164.3	164.3	164.3	164.3	1,643.4
Net Cost From Non-DC Sources	550.0	550.0	550.0	605.0	550.0	550.0	550.0	550.0	550.0	550.0	5,555.0
- Discount Portion (3)	50.0	50.0	50.0	55.0	50.0	50.0	50.0	50.0	50.0	50.0	505.0
- Available DC Reserves (4)	166.0	166.0	166.0	211.0	166.0	166.0	166.0	166.0	166.0	166.0	1,705.5
- Replacement & Benefit to Existing	500.0	500.0	500.0	550.0	500.0	500.0	500.0	500.0	500.0	500.0	5,050.0
- For Post 2028 Development (5)	119.6	119.6	119.6	119.6	119.6	119.6	119.6	119.6	119.6	119.6	1,196.2
<b>WASTE COLLECTION &amp; TRANSFER</b>											
Total Net Cost (1)	0.0	0.0	0.0	0.0	0.0	922.0	0.0	0.0	0.0	0.0	922.0
Net Cost From Development Charges (2)	0.0	0.0	0.0	0.0	0.0	414.9	0.0	0.0	0.0	0.0	414.9
Net Cost From Non-DC Sources	0.0	0.0	0.0	0.0	0.0	92.2	0.0	0.0	0.0	0.0	92.2
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	92.2	0.0	0.0	0.0	0.0	92.2
- Available DC Reserves (4)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Replacement & Benefit to Existing	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- For Post 2028 Development (5)	0.0	0.0	0.0	0.0	0.0	414.9	0.0	0.0	0.0	0.0	414.9
<b>TOWN-WIDE ENGINEERED SERVICES</b>											
Total Net Cost (1)	2,855.1	9,177.1	5,811.2	11,312.0	8,869.9	7,479.1	6,983.3	6,983.3	8,800.0	26,300.0	94,571.0
Net Cost From Development Charges (2)	2,257.1	3,520.8	3,167.8	4,296.3	5,315.2	7,116.9	6,621.2	6,621.2	6,541.7	6,300.0	51,758.2
Net Cost From Non-DC Sources	0.0	2,611.3	1,743.4	4,001.7	2,654.7	362.2	362.2	362.2	2,258.3	0.0	14,355.8
- Discount Portion (3)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0
- Available DC Reserves (4)	598.0	3,045.0	900.0	3,014.0	900.0	0.0	0.0	0.0	0.0	0.0	8,457.0
- Replacement & Benefit to Existing	0.0	2,611.3	1,743.4	4,001.7	2,654.7	362.2	362.2	362.2	2,258.3	0.0	14,355.8
- For Post 2028 Development (5)	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	0.0	20,000.0	20,000.0
<b>TOTAL ALL SERVICES</b>											
Total Net Cost (1)	21,414.6	17,361.0	19,342.6	25,765.6	21,723.7	21,851.1	20,348.3	17,522.1	18,775.0	35,750.0	219,853.9
Net Cost From Development Charges (2)	10,083.6	8,379.5	10,199.6	12,339.7	10,926.5	14,095.1	9,440.7	9,854.8	7,780.3	7,066.1	100,166.0
Net Cost From Non-DC Sources	2,968.0	4,993.2	3,783.9	5,927.1	4,277.3	2,136.1	5,645.1	5,550.1	7,389.8	5,079.1	47,749.7
- Discount Portion (3)	684.3	455.3	1,243.0	1,360.4	1,085.2	1,237.1	657.9	562.9	506.6	454.1	8,246.7
- Available DC Reserves (4)	1,279.3	3,292.3	4,960.1	7,119.1	4,960.1	4,060.1	3,006.6	187.6	187.6	187.6	29,240.6
- Replacement & Benefit to Existing	2,283.6	4,537.9	2,540.9	4,566.7	3,192.2	899.0	4,987.2	4,987.2	6,883.3	4,625.0	39,502.9
- For Post 2028 Development (5)	7,083.7	696.0	398.9	379.7	1,559.7	1,559.7	2,255.9	1,929.6	3,417.2	23,417.2	42,697.7

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

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

(3) Mandatory 10% reduction for applicable services

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

(5) Post 2028 development-related net capital costs may be eligible for development charges in future DC by-laws, but interim financing of this share may be required

**APPENDIX F**

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***AREA-SPECIFIC DEVELOPMENT CHARGES  
NORTHWEST QUADRANT***

## APPENDIX F

### AREA-SPECIFIC DEVELOPMENT CHARGES NORTHWEST QUADRANT

The Town of Newmarket has levied an area-specific development charge under the 2009 and 2014 DC Background studies that applies to the Northwest Quadrant Development Area. Consistent with past practices, the current DC Background Study continues this practice. The Northwest Quadrant area-specific charge is largely consistent with the Town-wide charge except for the exclusion of water and wastewater infrastructure. The infrastructure specific to the area has been paid for by past and will be recovered from future development outside of the DC Background Study and By-law.

**TABLE 1      2019–2028 DEVELOPMENT-RELATED CAPITAL PROGRAM AND  
CALCULATION OF “UNADJUSTED” DEVELOPMENT CHARGES**

Table 1 includes the same capital program as in the Town-wide Engineering Appendix C, with the exemption of the costs related to water and wastewater infrastructure. The total gross cost of the capital program related to the Northwest Quadrant is \$84.19 million. A share of \$14.36 million is netted off as it relates to benefitting the existing development or a replacement share of the capital program. The reserve fund balance of \$8.46 million is applied to Town-wide benefitting projects, \$20.00 million related to future Urban Centre Works is deemed to benefit development beyond 2028 and the remaining amount of \$41.38 million is brought forward for the development charge calculation.

The calculated unadjusted Northwest Quadrant development charge for Engineering is \$3,209.78 per capita and \$60.12 per square metre.

**TABLE 2      CASH FLOW ANALYSIS**

Table 2 presents the cash flow analysis. As a result of the cash flow, the residential charge increases to \$3,295.66 per capita, and the non-residential charge increases to \$60.57 per square metre. The following table summarizes the calculation of the Northwest Engineered Services charge:

<b>NORTHWEST QUADRANT ENGINEERING SUMMARY</b>						
10-year Hist.	2019 - 2028		Unadjusted		Adjusted	
Service Level	Development-Related Capital Program		Development Charge		Development Charge	
per pop & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m	\$/capita	\$/sq.m
\$2,678.04	\$84,190,983	\$41,378,201	\$3,209.78	\$60.12	<b>\$3,295.66</b>	<b>\$60.57</b>

### **TABLES 3-6 DEVELOPMENT CHARGE RATES**

Tables 3-6 contain the calculated charges for residential and non-residential development in the Northwest Quadrant. The General Services development charges are the same as the Town-wide charges and the Engineered Services are lower to account for the exclusion of water and wastewater upsizing costs as described above.

The calculated charges in the Northwest Quadrant for residential units range from a high of \$31,075 for a single or semi-detached home to a low of \$13,175 for apartments smaller than 700 square feet as seen in Table 3.

Table 4 includes the calculated development charge of \$73.48 per square metre which is applicable to non-residential development in the Northwest Quadrant.

Tables 5 and 6 detail the relative increase in rates from the current (as of July 1, 2018) single detached unit and non-residential charges and the current calculated charges as presented in this DC Background Study. The residential rate is increasing by \$9,675 or 45 per cent and the non-residential rate is increasing by \$17.10 or 30 per cent.

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TABLE 1

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
NORTHWEST ENGINEERING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs		
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028
<b>8.0 NORTHWEST ENGINEERING</b>											
<b>8.1 Road Works</b>											
8.1.1 Road Urbanization (Incl. Stellar, Pony & Cane Prkwy)	2020 - 2023	\$ 11,050,000	\$ -	\$ 11,050,000	50%	\$ 5,525,000	\$ -	\$ 5,525,000	\$ 3,200,000	\$ 2,325,000	\$ -
8.1.2 Youth Centre Driveway	2020 2020	\$ 750,000	\$ -	\$ 750,000	10%	\$ 75,000	\$ -	\$ 675,000	\$ -	\$ 675,000	\$ -
8.1.3 Old Main Street North Reconstruction	2023 2023	\$ 2,532,000	\$ -	\$ 2,532,000	25%	\$ 633,000	\$ -	\$ 1,899,000	\$ -	\$ 1,899,000	\$ -
8.1.4 Provision for Road Reconstruction to Accom. Dev.	2022 2022	\$ 2,500,000	\$ -	\$ 2,500,000	0%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -
8.1.5 Urban Centres Works 2024 - 2041 excl. Land	2024 2024	\$ 11,340,000	\$ -	\$ 11,340,000	0%	\$ -	\$ -	\$ 11,340,000	\$ -	\$ 11,340,000	\$ -
8.1.6 Urban Centres Works 2024 - 2041 Land	2024 2024	\$ 8,910,000	\$ -	\$ 8,910,000	0%	\$ -	\$ -	\$ 8,910,000	\$ -	\$ 8,910,000	\$ -
8.1.7 Prvovion for Urban Centre Works Post-2028	2028 - 2028	\$ 20,000,000	\$ -	\$ 20,000,000	0%	\$ -	\$ -	\$ 20,000,000	\$ -	\$ -	\$ 20,000,000
8.1.8 Provision for Road Reconstruction to Accom. Dev.	2027 2027	\$ 2,500,000	\$ -	\$ 2,500,000	0%	\$ 2,258,255	\$ -	\$ 241,745	\$ -	\$ 241,745	\$ -
8.1.9 TDM & Bike Lanes Provision	2019 2028	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
Subtotal Road Works		\$ 61,082,000	\$ -	\$ 61,082,000		\$ 10,749,510	\$ -	\$ 50,332,490	\$ 3,200,000	\$ 27,132,490	\$ 20,000,000
<b>8.2 Recovery of Harry Walker Parkway (Principal)</b>											
8.2.1 Recovery of Harry Walker Parkway Extension (Principal)	2019 2020	\$ 14,204	\$ -	\$ 14,204	0%	\$ -	\$ -	\$ 14,204	\$ -	\$ 14,204	\$ -
8.2.2 Recovery of Harry Walker Parkway Extension (Principal)	2020 2021	\$ 14,959	\$ -	\$ 14,959	0%	\$ -	\$ -	\$ 14,959	\$ -	\$ 14,959	\$ -
8.2.3 Recovery of Harry Walker Parkway Extension (Principal)	2021 2022	\$ 15,754	\$ -	\$ 15,754	0%	\$ -	\$ -	\$ 15,754	\$ -	\$ 15,754	\$ -
8.2.4 Recovery of Harry Walker Parkway Extension (Principal)	2022 2023	\$ 16,592	\$ -	\$ 16,592	0%	\$ -	\$ -	\$ 16,592	\$ -	\$ 16,592	\$ -
8.2.5 Recovery of Harry Walker Parkway Extension (Principal)	2023 2024	\$ 17,473	\$ -	\$ 17,473	0%	\$ -	\$ -	\$ 17,473	\$ -	\$ 17,473	\$ -
Subtotal Recovery of Harry Walker Parkway (Principal)		\$ 78,983	\$ -	\$ 78,983		\$ -	\$ -	\$ 78,983	\$ -	\$ 78,983	\$ -
<b>8.2 Signalization</b>											
8.2.1 Signalizations	2019 2028	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
Subtotal Signalization		\$ 2,000,000	\$ -	\$ 2,000,000		\$ -	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
<b>8.3 Sidewalks/Pathways</b>											
8.3.1 Mulock Dr Multiuse Pathway	2019 - 2023	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ -	\$ 500,000	\$ 500,000	\$ -	\$ -
8.3.2 Sidewalk Construction related to growth	2019 2028	\$ 3,375,000	\$ -	\$ 3,375,000	0%	\$ -	\$ -	\$ 3,375,000	\$ -	\$ 3,375,000	\$ -
8.3.3 Yonge St. - Savage Rd. South to TTT	2019 2028	\$ 245,000	\$ -	\$ 245,000	0%	\$ -	\$ -	\$ 245,000	\$ -	\$ 245,000	\$ -
Subtotal Sidewalks/Pathways		\$ 4,120,000	\$ -	\$ 4,120,000		\$ -	\$ -	\$ 4,120,000	\$ 500,000	\$ 3,620,000	\$ -
<b>8.4 Storm Water Management</b>											
8.4.1 SWM Allowance (engineering)	2019 2028	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
8.4.2 SWM Allowance (construction)	2019 2028	\$ 4,000,000	\$ -	\$ 4,000,000	0%	\$ -	\$ -	\$ 4,000,000	\$ -	\$ 4,000,000	\$ -
Subtotal Storm Water Management		\$ 5,000,000	\$ -	\$ 5,000,000		\$ -	\$ -	\$ 5,000,000	\$ -	\$ 5,000,000	\$ -

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TABLE 1

TOWN OF NEWMARKET  
DEVELOPMENT-RELATED CAPITAL PROGRAM  
NORTHWEST ENGINEERING

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs			Total Development Related Costs	Development-Related Costs			
					BTE (%)	Replacement & BTE Shares	0% Reduction		Available DC Reserves	2019-2028	Post 2028	
<b>8.0 NORTHWEST ENGINEERING</b>												
<b>8.5 Regional-Related Improvements</b>												
8.5.1 vivaNext - Davis Drive	2020 2020	\$ 2,300,000	\$ -	\$ 2,300,000	35%	\$ 805,000	\$ -	\$ 1,495,000	\$ 1,495,000	\$ -	\$ -	
8.5.2 vivaNext - Other Costs (incl. streetscaping)	2020 2020	\$ 1,000,000	\$ -	\$ 1,000,000	35%	\$ 350,000	\$ -	\$ 650,000	\$ 650,000	\$ -	\$ -	
8.5.3 Yonge Street Revitalization - Watermain Work	2022 2022	\$ 3,000,000	\$ -	\$ 3,000,000	0%	\$ -	\$ -	\$ 3,000,000	\$ 2,114,022	\$ 885,978	\$ -	
8.5.5 Yonge Street Revitalization - Pedestrian Lighting	2023 2023	\$ 525,000	\$ -	\$ 525,000	53%	\$ 278,250	\$ -	\$ 246,750	\$ -	\$ 246,750	\$ -	
8.5.4 Yonge Street Revitalization - Streetscaping & Boulevards	2021 2026	\$ 4,100,000	\$ -	\$ 4,100,000	53%	\$ 2,173,000	\$ -	\$ 1,927,000	\$ -	\$ 1,927,000	\$ -	
Subtotal Regional-Related Improvements		\$ 10,925,000	\$ -	\$ 10,925,000		\$ 3,606,250	\$ -	\$ 7,318,750	\$ 4,259,022	\$ 3,059,728	\$ -	
<b>8.6 Water &amp; Wastewater (Excl. in Northwest)</b>												
8.6.1 Water Upsize	2019 2028	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
8.6.2 Wastewater Upsize	2019 2028	\$ -	\$ -	\$ -	0%	\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
Subtotal Water & Wastewater (Excl. in Northwest)		\$ -	\$ -	\$ -		\$ -	\$ -	\$ -	\$ -	\$ -	\$ -	
<b>8.7 Studies</b>												
8.7.1 Transportation Master Plan	2019 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -	
8.7.2 Road Management Plan	2019 2019	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ -	\$ 150,000	\$ 150,000	\$ -	\$ -	
8.7.3 Water/Wastewater Master Plan	2019 2019	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ 174,000	\$ -	\$ -	
8.7.4 Transportation Master Plan	2024 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ -	\$ 174,000	\$ -	
8.7.5 Water/Wastewater Master Plan	2024 2024	\$ 174,000	\$ -	\$ 174,000	0%	\$ -	\$ -	\$ 174,000	\$ -	\$ 174,000	\$ -	
8.7.6 SWM Master Plan	2024 2024	\$ 139,000	\$ -	\$ 139,000	0%	\$ -	\$ -	\$ 139,000	\$ -	\$ 139,000	\$ -	
Subtotal Studies		\$ 985,000	\$ -	\$ 985,000		\$ -	\$ -	\$ 985,000	\$ 498,000	\$ 487,000	\$ -	
<b>TOTAL NORTHWEST ENGINEERING</b>		<b>\$ 84,190,983</b>	<b>\$ -</b>	<b>\$ 84,190,983</b>		<b>\$ 14,355,760</b>	<b>\$ -</b>	<b>\$ 69,835,223</b>	<b>\$ 8,457,022</b>	<b>\$ 41,378,201</b>	<b>\$ 20,000,000</b>	

Residential Development Charge Calculation		
Residential Share of 2019-2028 Discounted Growth-Related Capital Program	71%	\$29,452,955
10 Year Growth in Population in New Units		9,176
Unadjusted Development Charge Per Capita (\$)		<b>\$3,209.78</b>
Non-Residential Development Charge Calculation		
Non-Residential Share of 2019-2028 Discounted Growth-Related Capital Program	29%	\$11,925,246
10 Year Growth in Square Metres		198,364
Unadjusted Development Charge Per sq. m (\$)		<b>\$60.12</b>

Reserve Fund Balance	\$8,457,022
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TABLE 2

TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE FOR NORTHWEST QUADRANT  
NORTHWEST ENGINEERING  
RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

NORTHWEST ENGINEERING	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$0.00	\$1,256.43	\$1,676.57	\$3,408.06	\$4,121.60	\$4,189.61	(\$10,348.59)	(\$8,652.43)	(\$6,189.81)	(\$3,339.86)	
2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Northwest Engineering: Non Inflated	\$862.70	\$1,756.9	\$1,505.0	\$2,307.8	\$3,032.4	\$15,851.9	\$1,091.3	\$1,091.3	\$1,034.8	\$862.7	\$29,396.7
- Northwest Engineering: Inflated	\$867.76	\$1,802.4	\$1,576.8	\$2,460.5	\$3,294.5	\$17,508.0	\$1,229.0	\$1,253.6	\$1,212.4	\$1,031.0	\$32,235.9
- Harry Walker Parkway Debt Principal: Not Inflated	\$5.1	\$10.4	\$10.9	\$11.5	\$12.1	\$6.2	\$0.0	\$0.0	\$0.0	\$0.0	\$56.2
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	639	647	940	871	903	884	931	1,094	1,126	1,141	9,176
REVENUE											
- DC Receipts: Inflated	\$2,105.9	\$2,174.9	\$3,223.1	\$3,046.2	\$3,221.3	\$3,216.6	\$3,455.4	\$4,141.5	\$4,347.9	\$4,494.0	\$33,426.8
INTEREST											
- Interest on Opening Balance	\$0.0	\$44.0	\$58.7	\$119.3	\$144.3	\$146.6	(\$569.2)	(\$475.9)	(\$340.4)	(\$183.7)	(\$1,056.4)
- Interest on In-year Transactions	\$21.7	\$6.5	\$28.8	\$10.2	(\$2.0)	(\$393.0)	\$39.0	\$50.5	\$54.9	\$60.6	(\$122.8)
- Harry Walker Parkway Debt Interest	(\$3.4)	(\$2.9)	(\$2.3)	(\$1.7)	(\$1.1)	(\$0.4)	\$0.0	\$0.0	\$0.0	\$0.0	(\$11.8)
TOTAL REVENUE	\$2,124.2	\$2,222.6	\$3,308.3	\$3,174.1	\$3,362.5	\$2,969.8	\$2,925.1	\$3,716.2	\$4,062.4	\$4,370.9	\$32,235.9
CLOSING CASH BALANCE	\$1,256.4	\$1,676.6	\$3,408.1	\$4,121.6	\$4,189.6	(\$10,348.6)	(\$8,652.4)	(\$6,189.8)	(\$3,339.9)	\$0.0	

<b>2019 Adjusted Charge Per Capita</b>	<b>\$3,295.66</b>
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 2

TOWN OF NEWMARKET  
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE FOR NORTHWEST QUADRANT  
NORTHWEST ENGINEERING  
NON-RESIDENTIAL DEVELOPMENT CHARGE  
(in \$000)

NORTHWEST ENGINEERING	2019	2020	2021	2022	2023	2024	2025	2026	2027	2028	TOTAL
OPENING CASH BALANCE	\$0.00	\$1,187.82	\$2,082.09	\$3,148.69	\$3,363.78	\$3,269.88	(\$2,706.92)	(\$2,150.58)	(\$1,538.82)	(\$844.24)	
2019 - 2028 RESIDENTIAL FUNDING REQUIREMENTS											
- Northwest Engineering: Non Inflated	\$349.30	\$711.4	\$609.4	\$934.4	\$1,227.8	\$6,418.3	\$441.9	\$441.9	\$419.0	\$349.3	\$11,902.5
- Northwest Engineering: Inflated	\$351.35	\$729.8	\$638.4	\$996.2	\$1,333.9	\$7,088.8	\$497.6	\$507.6	\$490.9	\$417.4	\$13,052.0
- Harry Walker Parkway Debt Principal: Not Inflated	\$2.0	\$4.2	\$4.4	\$4.7	\$4.9	\$2.5	\$0.0	\$0.0	\$0.0	\$0.0	\$22.8
NEW RESIDENTIAL DEVELOPMENT											
- Growth in Square Metres	25,073	25,376	25,628	17,102	17,203	17,354	17,455	17,607	17,707	17,859	198,364
REVENUE											
- DC Receipts: Inflated	\$1,518.7	\$1,567.8	\$1,615.1	\$1,099.3	\$1,127.9	\$1,160.6	\$1,190.7	\$1,225.0	\$1,256.7	\$1,292.8	\$13,054.7
INTEREST											
- Interest on Opening Balance	\$0.0	\$41.6	\$72.9	\$110.2	\$117.7	\$114.4	(\$148.9)	(\$118.3)	(\$84.6)	(\$46.4)	\$58.6
- Interest on In-year Transactions	\$20.4	\$14.7	\$17.1	\$1.8	(\$5.7)	(\$163.0)	\$12.1	\$12.6	\$13.4	\$15.3	(\$61.3)
- Harry Walker Parkway Debt Interest	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0
TOTAL REVENUE	\$1,539.2	\$1,624.1	\$1,705.0	\$1,211.3	\$1,240.0	\$1,112.0	\$1,053.9	\$1,119.3	\$1,185.5	\$1,261.7	\$13,052.0
CLOSING CASH BALANCE	\$1,187.8	\$2,082.1	\$3,148.7	\$3,363.8	\$3,269.9	(\$2,706.9)	(\$2,150.6)	(\$1,538.8)	(\$844.2)	\$0.0	

2019 Adjusted Charge Per Square Metre	\$60.57
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<b>Allocation of Capital Program</b>	
Residential Sector	71.2%
Non-Residential Sector	28.8%
<b>Rates for 2019</b>	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

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TABLE 3

TOWN OF NEWMARKET  
NORTHWEST QUADRANT DEVELOPMENT CHARGES  
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type (1)			
			Singles & Semis	Rows & Other Multiples	Apartments	
					700 sq. ft. or Greater	Under 700 sq. ft.
General Government	\$71	\$76	\$269	\$211	\$159	\$114
Library	\$284	\$281	\$995	\$781	\$591	\$422
Fire Services	\$205	\$252	\$891	\$699	\$529	\$378
Parks & Recreation	\$4,010	\$4,459	\$15,776	\$12,375	\$9,365	\$6,689
Yards & Fleet	\$233	\$243	\$861	\$675	\$511	\$365
Municipal Parking	\$127	\$130	\$459	\$360	\$272	\$194
Waste Collection & Transfer	\$45	\$47	\$165	\$129	\$98	\$70
<b>Subtotal General Services</b>	<b>\$4,975</b>	<b>\$5,488</b>	<b>\$19,416</b>	<b>\$15,230</b>	<b>\$11,525</b>	<b>\$8,232</b>
Engineered Services	\$3,210	\$3,296	\$11,659	\$9,145	\$6,921	\$4,943
<b>TOTAL CHARGE PER UNIT</b>	<b>\$8,185</b>	<b>\$8,784</b>	<b>\$31,075</b>	<b>\$24,375</b>	<b>\$18,446</b>	<b>\$13,175</b>
(1) Based on Persons Per Unit Of:			3.54	2.78	2.10	1.50

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TABLE 4

TOWN OF NEWMARKET  
NORTHWEST QUADRANT DEVELOPMENT CHARGES  
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Residential Charge
General Government	\$1.39
Library	\$0.00
Fire Services	\$4.69
Parks & Recreation	\$0.00
Yards & Fleet	\$4.45
Municipal Parking	\$2.38
Waste Collection & Transfer	\$0.00
<b>Subtotal General Services</b>	<b>\$12.90</b>
Engineered Services	\$60.57
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$73.48</b>

TABLE 5

**TOWN OF NEWMARKET  
COMPARISON OF CURRENT AND CALCULATED  
NORTHWEST QUADRANT RESIDENTIAL DEVELOPMENT CHARGES**

Service	Residential (\$/Single Detached Unit)			
	Current Residential Charge	Calculated Residential Charge	Difference in Charge	
General Government	\$449	\$269	(\$180)	-40%
Library	\$941	\$995	\$54	6%
Fire Services	\$641	\$891	\$250	39%
Parks & Recreation	\$11,438	\$15,776	\$4,338	38%
Yards & Fleet	\$1,219	\$861	(\$358)	-29%
Municipal Parking	\$385	\$459	\$74	19%
Waste Collection & Transfer	\$0	\$165	\$165	100%
<b>Subtotal General Services</b>	<b>\$15,072</b>	<b>\$19,416</b>	<b>\$4,344</b>	<b>29%</b>
Engineered Services	\$6,328	\$11,659	\$5,331	84%
<b>TOTAL CHARGE PER UNIT</b>	<b>\$21,400</b>	<b>\$31,075</b>	<b>\$9,675</b>	<b>45%</b>

TABLE 6

**TOWN OF NEWMARKET  
COMPARISON OF CURRENT AND CALCULATED  
NORTHWEST QUADRANT NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
General Government	\$2.65	\$1.39	(\$1.26)	-48%
Library	\$0.00	\$0.00	\$0.00	N/A
Fire Services	\$3.83	\$4.69	\$0.86	22%
Parks & Recreation	\$0.00	\$0.00	\$0.00	N/A
Yards & Fleet	\$7.27	\$4.45	(\$2.83)	N/A
Municipal Parking	\$2.26	\$2.38	\$0.12	5%
Waste Collection & Transfer	\$0.00	\$0.00	\$0.00	N/A
<b>Subtotal General Services</b>	<b>\$16.01</b>	<b>\$12.90</b>	<b>(\$3.11)</b>	<b>-19%</b>
Engineered Services	\$40.37	\$60.57	\$20.20	50%
<b>TOTAL CHARGE PER SQUARE METRE</b>	<b>\$56.38</b>	<b>\$73.48</b>	<b>\$17.10</b>	<b>30%</b>

**APPENDIX G**

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***DRAFT 2019 DEVELOPMENT CHARGES BY-LAWS***



## CORPORATION OF THE TOWN OF NEWMARKET

### BY-LAW NUMBER 2019-##

A BY-LAW TO ESTABLISH DEVELOPMENT CHARGES FOR THE TOWN OF NEWMARKET.  
(Town-Wide)

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

**AND WHEREAS** Council has before it a report entitled “Development Charges Background Study”, Town of Newmarket, dated April 24, 2019 (the “Study”), prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Town of Newmarket will increase the need for services as defined herein in accordance with the Act;

**AND WHEREAS** the Study was made available to the public and Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on the 21st day of May, 2019, prior to which the Study and the proposed development charge by-law were made available to the public and Council, heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

**AND WHEREAS** the Council of the Town of Newmarket 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 the public meeting held on the 21st day of May, 2019;

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

**AND WHEREAS** by resolution adopted by Council of the Town of Newmarket on June 24, 2019, 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 recognizing that projects and timing of same may be revised from time to time at the discretion of Council;

**AND WHEREAS** by resolution adopted by Council on the XXth day of XXXXX, 2019, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**AND WHEREAS** by resolution adopted by Council on the XXth day of XXXXX, 2019, Council has indicated its intent that the future excess capacity identified in the Study shall be paid for by the development charges or other similar charges;

**AND WHEREAS** by resolution adopted by Council on the 21st day of May, 2019, Council determined that no further public meetings were required under section 12 of the Act;

**AND WHEREAS** by resolution adopted by Council of The Corporation of the Town of Newmarket on XXth day of XXXXX, 2019, Council determined that the future excess capacity identified in the Development Charges Background Study dated April 24, 2019, shall be paid for by the development charges contemplated in the said Development Charges Background Study, or other similar charges;

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

**AND WHEREAS** the Development Charges Background Study dated April 24, 2019 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle;

**AND WHEREAS** the Council of the Town of Newmarket will give consideration to incorporate the asset management plan outlined in the Development Charges Background Study within the Town of Newmarket's ongoing practices and corporate asset management strategy;

**NOW THEREFORE BE IT ENACTED** by the Municipal Council of the Corporation of the Town of Newmarket as follows:

## **1.0 DEFINITIONS**

1.1 In this by-law,

- 1) "Act" means the *Development Charges Act*, 1997, as amended, or any successor thereto;
- 2) "accessory use" means where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both and exclusively devoted to a principal use, building or structure;
- 3) "agricultural use" means lands, buildings or structures, excluding any portion thereof used as a dwelling unit, used or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in the field of agriculture;

- 4) "apartment unit" means a residential building or the residential portion of a mixed use building, other than a townhouse or a stacked townhouse, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade;
- 5) "bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 6) "benefiting 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;
- 7) "board of education" has the same meaning as that specified in the *Education Act* or any successor thereto;
- 8) "Building Code Act" means the *Building Code Act*, 1992, as amended; or any successor thereto;
- 9) "capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
  - (a) to acquire land or an interest in land, including a leasehold interest,
  - (b) to improve land,
  - (c) to acquire, lease, construct or improve buildings and structures,
  - (d) to acquire, construct or improve facilities including,
    - i. furniture and equipment other than computer equipment, and
    - ii. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, and
    - iii. rolling stock with an estimated useful life of seven years or more, and
  - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), including the development charge background study required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth related;
- 10) "commercial" means any non-residential development not defined under "institutional" or "industrial";
- 11) "community use" means a facility traditionally provided by a municipality which serves a municipal purpose and shall include a community centre, library/research facility, recreation facility and a shelter;
- 12) "council" means the Council of the municipality;

- 13) "development" includes redevelopment;
- 14) "development charge" means a charge imposed with respect to this by-law;
- 15) "duplex" means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;
- 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 for their exclusive use;
- 17) "farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- 18) "funeral home" means a building with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services;
- 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, in the case of a building containing parking spaces, 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 is a parking structure, and, for the purposes of this definition, notwithstanding any other section of this by-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure. Notwithstanding any other section of this by-law, gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas, and basketball courts;
- 21) "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24 hour a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under any general or special act, for the accommodation of not less than 3 and not more than 8 residents, exclusive of staff;

- 22) "heritage property" means a building or structure which, in the opinion of the local architectural conservation advisory committee is of historic or architectural value or interest, or which has been so designated under the *Ontario Heritage Act*;
- 23) "hotel" means a commercial establishment offering lodging to travelers and sometimes to permanent residents, and may include other services such as restaurants, meeting rooms and stores, that are available to the general public;
- 24) "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;
- 25) "institutional" means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;
- 26) "large apartment" means a dwelling unit in an apartment building or a plex that is 700 square feet or larger in size;
- 27) "local board" has the same definition as defined in the *Development Charges Act*;
- 28) "local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act* as amended or any successor thereto;
- 29) "mixed-use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- 30) "mobile home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 31) "multiple dwellings" includes townhouses, stacked and back-to-back townhouses, mobile homes, group homes and all other residential uses that are not included in the definition of "apartment building", "small apartment", "large apartment", "single detached dwelling" or "semi-detached dwelling";
- 32) "municipality" means the Corporation of the Town of Newmarket;

- 33) "non-residential use" means, a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- 34) "non-profit" means a corporation without share capital that has objects of a charitable nature;
- 35) "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;
- 36) "place of worship" means a building or structure that is used primarily for worship;
- 37) "plex" means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- 38) "parking structure" means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public;
- 39) "private school" means an educational institution operated on a non-profit basis, excluding any dormitory or residence accessory to such private school, that is used primarily for the instruction of students in courses of study approved or authorized by the Minister of Education and Training;
- 40) "regulation" means any regulation made pursuant to the Act;
- 41) "residential use" means lands, buildings or structures used, or designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a stacked townhouse, a plex, an apartment building, a group home, a mobile home and a residential dwelling unit accessory to a non-residential use but shall not include a lodging house licensed by a municipality;
- 42) "semi-detached duplex" means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
- 43) "semi-detached dwelling" means a building divided vertically into and comprising 2 dwelling units;
- 44) "semi-detached triplex" means one of a pair of triplexes divided vertically one from the other by a party wall;
- 45) "services" (or "service") means those services designated in Schedule "A" to this by-law;
- 46) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;

- 47)“shelter” means a building in which supervised short-term emergency shelter and associated support services are provided to individuals who are fleeing situations of physical, financial, emotional or psychological abuse;
- 48)“single detached dwelling” and “single detached” means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single family dwelling for purposes of this by-law;
- 49)“small apartment” means a dwelling unit in an apartment building or a plex that is less than 700 square feet in size;
- 50)“stacked townhouse” means a building, other than a plex, townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally and each dwelling unit having an entrance to grade shared with no more than 3 other units;
- 51)“townhouse” means a building, other than a plex, stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;
- 52)“triplex” means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

## **2.0 DESIGNATION OF SERVICES**

- 2.1 The categories of services for which development charges are imposed under this by-law are as follows:
- a) General Government
  - b) Library
  - c) Fire Services
  - d) Recreation
  - e) Outdoor Recreation
  - f) Yards & Fleet
  - g) Parking
  - h) Waste Collection & Transfer
  - i) Town-Wide Engineered Services
- 2.2 The components of the services designated in subsection 2.1 are described in Schedule A-1 and Schedule A-2.

### **3.0 APPLICATION OF BY-LAW RULES**

3.1. Development charges shall be payable in the amounts set out in this by-law where:

- a) the lands are located in the area described in subsection 3.2; and
- b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

#### **Area to Which By-law Applies**

3.2 Subject to subsection 3.3, this by-law applies to all lands in the geographic area of the Town of Newmarket save and except the lands illustrated on Schedule "C" to this By-law.

3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:

- a) The Town of Newmarket or a local board thereof;
- b) A board as defined in section 1(1) of the *Education Act*;
- c) The Region of York or a local board thereof.

#### **Approvals for Development**

- 3.4 a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
- i. The passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - ii. The approval of a minor variance under section 45 of the *Planning Act*;
  - ii. A conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - iii. The approval of a plan of subdivision under section 51 of the *Planning Act* or any successor thereto;
  - iv. A consent under section 53 of the *Planning Act*;
  - v. The approval of a description under section 50 of the *Condominium Act*;  
or

- vi. The issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, building or structures can be developed.
- c) Despite subsections 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### **Exemptions**

- 3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed or may be deferred, on terms and conditions, satisfactory to the Town, with respect to:
- a) the relocation of a heritage house;
  - b) a building or structure used for a community use owned by a nonprofit corporation;
  - c) land owned by and used for the purposes of a private school that is exempt from taxation under the *Assessment Act* or any successor thereto;
  - d) lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act* or any successor thereto;
  - e) non-residential uses permitted pursuant to section 39 of the *Planning Act* or any successor thereto;
  - f) the issuance of a building permit not resulting in the creation of additional non-residential gross floor area;
  - g) agricultural uses;
  - h) development creating or adding an accessory use or structure not exceeding 100 square metres of gross floor area save and except for any live work units with a retail component; for such units development charges will be payable pursuant to subsection 3.10 on the retail component;
  - i) a public hospital receiving aid under the *Public Hospitals Act* or any successor thereto;

## **Amount of Charges**

### **Residential**

- 3.6 The development charges described in Schedules B-1 and B-2 to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

### **Non-Residential Uses**

- 3.7 The development charges described in Schedules B-1 and B-2 to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

### **Place of Worship**

- 3.8 Despite subsection 3.7, development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

### **Reduction of Development Charges Where Redevelopment Occurs**

- 3.9 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, 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 subsections 3.6 of this by-law by 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 mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.7 of this by-law 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.

### **Time of Payment of Development Charges**

3.10 Development charges imposed under this section are payable upon issuance of a building permit with respect to each dwelling unit, building or structure for general government, library, fire, parks & recreation, yards and fleet, parking and waste collection & transfer services. Development charges for town-wide engineered services shall be payable upon registration of subdivision agreement.

3.11 Despite subsection 3.10, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

### **4.0 PAYMENT BY SERVICES**

4.1 Despite the payments required under subsection 3.10, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

### **5.0 INDEXING**

5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on July 1<sup>st</sup>, commencing in 2020 and each year thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

### **6.0 SCHEDULES**

6.1 The following schedules to this by-law form an integral part thereof:

Schedule A-1: Components of Residential Services Designated in subsection 2.1

Schedule A-2: Components of Non-Residential Services Designated in subsection 2.1

Schedule B: Residential and Non-Residential Development Charges

Schedule C: Land within Town of Newmarket to which this By-law does not apply

### **7.0 DATE BY-LAW IN FORCE**

7.1 This by-law shall come into force on June 25, 2019.

**8.0 DATE BY-LAW EXPIRES**

8.1 This by-law will expire five years from the date of passage, unless it is repealed at an earlier date.

THAT By-law 2014-42 hereby repealed on the date this by-law comes into force.

ENACTED THIS 24TH DAY OF JUNE, 2019.

\_\_\_\_\_  
John Taylor, Mayor

\_\_\_\_\_  
[FIRST and LAST NAME], Clerk

DRAFT

**Schedule "A-1"**  
**The Town of Newmarket**  
**Town-wide Development Charge Services**  
**Residential Charge**

<b>Service</b>	<b>Percentage of Charge (%)</b>
1.0 General Government	0.8%
2.0 Library	2.9%
3.0 Fire Services	2.6%
4.0 Parks & Recreation	46.2%
5.0 Yards & Fleet	2.5%
6.0 Parking	1.3%
7.0 Waste Collection & Transfer	0.5%
8.0 Town-wide Engineered Services	43.2%
<b>Total</b>	<b>100%</b>

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**Schedule "A-2"**  
**The Town of Newmarket**  
**Town-wide Development Charge Services**  
**Non-Residential Charges**

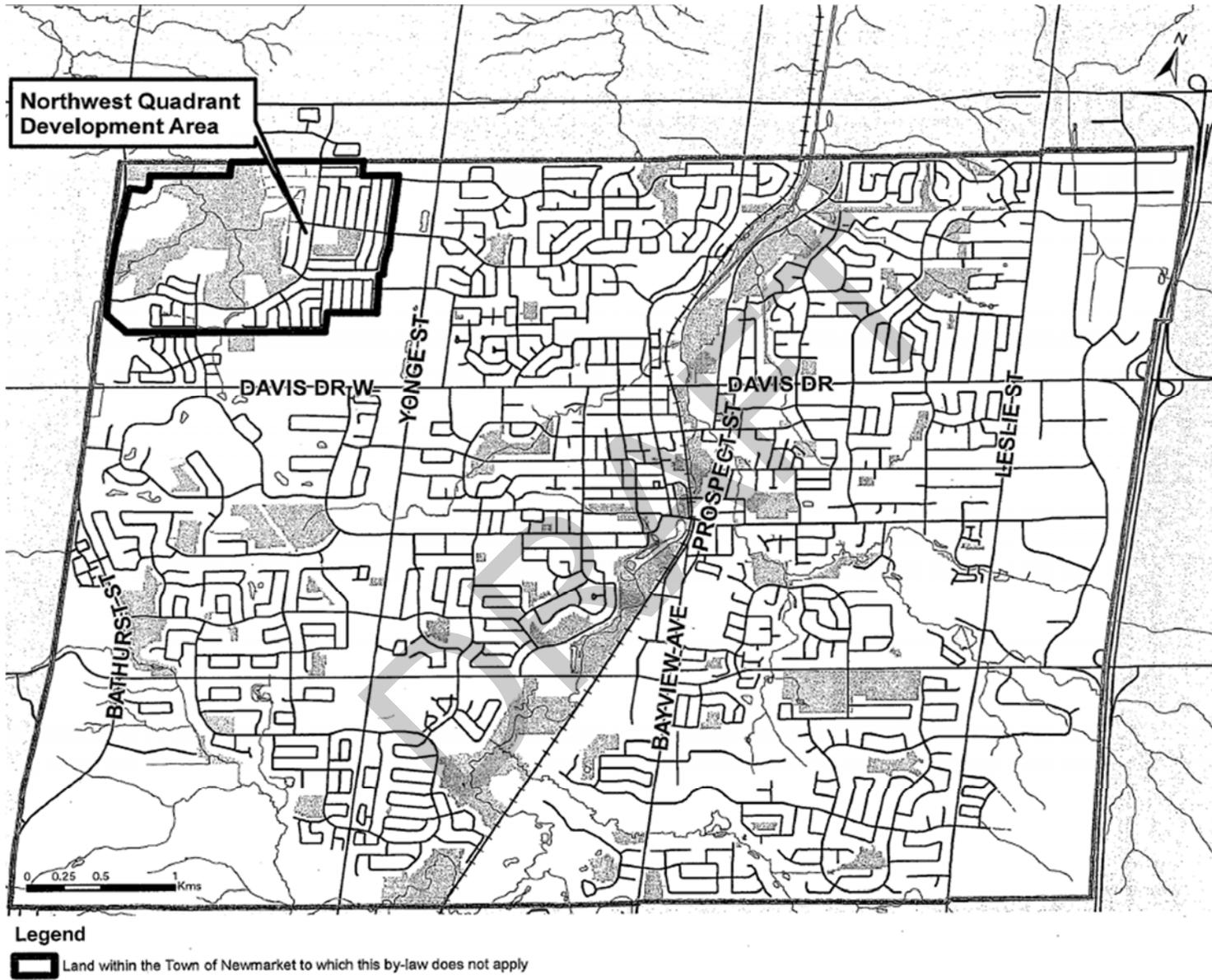
<b>Service</b>	<b>Percentage of Charge (%)</b>
1.0 General Government	1.5%
2.0 Library	0.0%
3.0 Fire Services	5.2%
4.0 Parks & Recreation	0.0%
5.0 Yards & Fleet	4.9%
6.0 Parking	2.6%
7.0 Waste Collection & Transfer	0.0%
8.0 Town-wide Engineered Services	85.6%
<b>Total</b>	<b>100%</b>

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**Schedule "B"**  
**The Town of Newmarket**  
**Development Charge Summary**

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
General Government	\$269	\$211	\$159	\$114	\$1.39
Library	\$995	\$781	\$591	\$422	\$0.00
Fire Services	\$891	\$699	\$529	\$378	\$4.69
Parks & Recreation	\$15,776	\$12,375	\$9,365	\$6,689	\$0.00
Yards & Fleet	\$861	\$675	\$511	\$365	\$4.45
Municipal Parking	\$459	\$360	\$272	\$194	\$2.38
Waste Collection & Transfer	\$165	\$129	\$98	\$70	\$0.00
<b>Subtotal General Services</b>	<b>\$19,416</b>	<b>\$15,230</b>	<b>\$11,525</b>	<b>\$8,232</b>	<b>\$12.91</b>
Town-Wide Engineered Services	\$14,150	\$11,100	\$8,400	\$6,000	\$74.05
<b>TOTAL CHARGE PER UNIT</b>	<b>\$33,566</b>	<b>\$26,330</b>	<b>\$19,925</b>	<b>\$14,232</b>	<b>\$86.96</b>

Schedule 'C'  
Land within Town of Newmarket to which this By-law does not apply





## CORPORATION OF THE TOWN OF NEWMARKET

### BY-LAW NUMBER 2019-XX

A BY-LAW TO ESTABLISH AREA SPECIFIC DEVELOPMENT CHARGES FOR THE TOWN OF NEWMARKET.

(Northwest Quadrant Development Area)

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

**AND WHEREAS** Council has before it a report entitled “Development Charges Background Study”, Town of Newmarket, dated April 24, 2019 (the “Study”), prepared by Hemson Consulting Ltd., wherein it is indicated that the development of any land within the Town of Newmarket will increase the need for services as defined herein in accordance with the Act;

**AND WHEREAS** the Study was made available to the public and Council gave notice to the public and held a public meeting pursuant to section 12 of the Act on the 21st day of May, 2019, prior to which the Study and the proposed development charge by-law were made available to the public and Council, heard comments and representations from all persons who applied to be heard (the “Public Meeting”);

**AND WHEREAS** the Council of the Town of Newmarket 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 the public meeting held on the 21st day of May, 2019;

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

**AND WHEREAS** by resolution adopted by Council of the Town of Newmarket on June 24, 2019, 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 recognizing that projects and timing of same may be revised from time to time at the discretion of Council;

**AND WHEREAS** by resolution adopted by Council on the XXth day of XXXXX, 2019, Council has indicated that it intends to ensure that the increase in the need for services attributable to the anticipated development will be met;

**AND WHEREAS** by resolution adopted by Council on the XXth day of XXXXX, 2019, Council has indicated its intent that the future excess capacity identified in the Study shall be paid for by the development charges or other similar charges;

**AND WHEREAS** by resolution adopted by Council on the 21st day of May, 2019, Council determined that no further public meetings were required under section 12 of the Act;

**AND WHEREAS** by resolution adopted by Council of The Corporation of the Town of Newmarket on XXth day of XXXXX, 2019, Council determined that the future excess capacity identified in the Development Charges Background Study dated April 24, 2019, shall be paid for by the development charges contemplated in the said Development Charges Background Study, or other similar charges;

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

**AND WHEREAS** the Development Charges Background Study dated April 24, 2019 includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the development charge by-law and that such assets are considered to be financially sustainable over their full life-cycle;

**AND WHEREAS** the Council of the Town of Newmarket will give consideration to incorporate the asset management plan outlined in the Development Charges Background Study within the Town of Newmarket's ongoing practices and corporate asset management strategy;

**NOW THEREFORE BE IT ENACTED** by the Municipal Council of the Corporation of the Town of Newmarket as follows:

## **1.0 DEFINITIONS**

1.1 In this by-law,

- 1) "Act" means the *Development Charges Act*, 1997, as amended, or any successor thereto;
- 2) "accessory use" means where used to describe a use, building or structure, that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both and exclusively devoted to a principal use, building or structure;
- 3) "agricultural use" means lands, buildings or structures, excluding any portion thereof used as a dwelling unit, used or designed or intended for use for the purpose of a bona fide farming operation including, but not limited to, animal husbandry, dairying, livestock, fallow, field crops, removal of sod, forestry, fruit farming, horticulture, market gardening, pasturage, poultry keeping, equestrian facilities and any other activities customarily carried on in the field of agriculture;

- 4) "apartment unit" means a residential building or the residential portion of a mixed use building, other than a townhouse or a stacked townhouse, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade;
- 5) "bedroom" means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a living room, dining room or kitchen;
- 6) "benefiting 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;
- 7) "board of education" has the same meaning as that specified in the *Education Act* or any successor thereto;
- 8) "Building Code Act" means the *Building Code Act*, 1992, as amended; or any successor thereto;
- 9) "capital cost" means costs incurred or proposed to be incurred by the municipality or a local board thereof directly or by others on behalf of and as authorized by the municipality or local board,
  - (a) to acquire land or an interest in land, including a leasehold interest,
  - (b) to improve land,
  - (c) to acquire, lease, construct or improve buildings and structures,
  - (d) to acquire, construct or improve facilities including,
    - i. furniture and equipment other than computer equipment, and
    - ii. materials acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, and
    - iii. rolling stock with an estimated useful life of seven years or more, and
  - (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d), including the development charge background study required for the provision of services designated in this by-law within or outside the municipality, including interest on borrowing for those expenditures under clauses (a), (b), (c) and (d) that are growth related;
- 10) "commercial" means any non-residential development not defined under "institutional" or "industrial";
- 11) "community use" means a facility traditionally provided by a municipality which serves a municipal purpose and shall include a community centre, library/research facility, recreation facility and a shelter;
- 12) "council" means the Council of the municipality;

- 13) "development" includes redevelopment;
- 14) "development charge" means a charge imposed with respect to this by-law;
- 15) "duplex" means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;
- 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 for their exclusive use;
- 17) "farm building" means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;
- 18) "funeral home" means a building with facilities for the preparation of dead persons for burial or cremation, for the viewing of the body and for funeral services;
- 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, in the case of a building containing parking spaces, 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 is a parking structure, and, for the purposes of this definition, notwithstanding any other section of this by-law, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure. Notwithstanding any other section of this by-law, gross floor area shall not include the surface area of swimming pools or the playing surfaces of indoor sport fields including hockey arenas, and basketball courts;
- 21) "group home" means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24 hour a day basis on site by agency staff on a shift rotation basis, funded wholly or in part by any government and licensed, approved or supervised by the Province of Ontario under any general or special act, for the accommodation of not less than 3 and not more than 8 residents, exclusive of staff;

- 22) "heritage property" means a building or structure which, in the opinion of the local architectural conservation advisory committee is of historic or architectural value or interest, or which has been so designated under the *Ontario Heritage Act*;
- 23) "hotel" means a commercial establishment offering lodging to travelers and sometimes to permanent residents, and may include other services such as restaurants, meeting rooms and stores, that are available to the general public;
- 24) "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;
- 25) "institutional" means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose and shall include, but without limiting the generality of the foregoing, places of worship, and special care facilities;
- 26) "large apartment" means a dwelling unit in an apartment building or a plex that is 700 square feet or larger in size;
- 27) "local board" has the same definition as defined in the *Development Charges Act*;
- 28) "local services" means those services, facilities or things which are under the jurisdiction of the municipality and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act* as amended or any successor thereto;
- 29) "mixed-use" means land, buildings or structures used, or designed or intended for use, for a combination of non-residential and residential uses;
- 30) "mobile home" means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent residence for one or more persons, but does not include a travel trailer or tent trailer;
- 31) "multiple dwellings" includes townhouses, stacked and back-to-back townhouses, mobile homes, group homes and all other residential uses that are not included in the definition of "apartment building", "small apartment", "large apartment", "single detached dwelling" or "semi-detached dwelling";
- 32) "municipality" means the Corporation of the Town of Newmarket;

- 33) "non-residential use" means, a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes all commercial, industrial and institutional uses;
- 34) "non-profit" means a corporation without share capital that has objects of a charitable nature;
- 35) "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;
- 36) "place of worship" means a building or structure that is used primarily for worship;
- 37) "plex" means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- 38) "parking structure" means a building or structure principally used for the parking of motor vehicles and shall include a building or structure, or any part thereof, where motor vehicles are stored prior to being sold or rented to the general public;
- 39) "private school" means an educational institution operated on a non-profit basis, excluding any dormitory or residence accessory to such private school, that is used primarily for the instruction of students in courses of study approved or authorized by the Minister of Education and Training;
- 40) "regulation" means any regulation made pursuant to the Act;
- 41) "residential use" means lands, buildings or structures used, or designed or intended for use as a residence for one or more individuals, and shall include, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a stacked townhouse, a plex, an apartment building, a group home, a mobile home and a residential dwelling unit accessory to a non-residential use but shall not include a lodging house licensed by a municipality;
- 42) "semi-detached duplex" means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
- 43) "semi-detached dwelling" means a building divided vertically into and comprising 2 dwelling units;
- 44) "semi-detached triplex" means one of a pair of triplexes divided vertically one from the other by a party wall;
- 45) "services" (or "service") means those services designated in Schedule "A" to this by-law;
- 46) "servicing agreement" means an agreement between a landowner and the municipality relative to the provision of municipal services to specified lands within the municipality;

- 47)“shelter” means a building in which supervised short-term emergency shelter and associated support services are provided to individuals who are fleeing situations of physical, financial, emotional or psychological abuse;
- 48)“single detached dwelling” and “single detached” means a residential building consisting of one dwelling unit that is not attached to another structure above grade. For greater certainty, a residential building consisting of one dwelling unit that is attached to another structure by footings only shall be considered a single family dwelling for purposes of this by-law;
- 49)“small apartment” means a dwelling unit in an apartment building or a plex that is less than 700 square feet in size;
- 50)“stacked townhouse” means a building, other than a plex, townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit being separated from the other vertically and/or horizontally and each dwelling unit having an entrance to grade shared with no more than 3 other units;
- 51)“townhouse” means a building, other than a plex, stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;
- 52)“triplex” means a building comprising 3 dwelling units, each of which has a separate entrance to grade.

## **2.0 DESIGNATION OF SERVICES**

2.1 The categories of services for which development charges are imposed under this by-law are as follows:

- a) General Government
- b) Library
- c) Fire Services
- d) Recreation
- e) Outdoor Recreation
- f) Yards & Fleet
- g) Parking
- h) Waste Collection & Transfer
- i) Town-Wide Engineered Services

2.2 The components of the services designated in subsection 2.1 are described in Schedule A-1 and Schedule A-2.

### 3.0 APPLICATION OF BY-LAW RULES

3.1 Development charges shall be payable in the amounts set out in this by-law where:

- a) the lands are located in the area described in subsection 3.2; and
- b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

#### **Area to Which By-law Applies**

3.2 Subject to subsection 3.3, this by-law applies to all lands within the Northwest Quadrant Development Area of the Town of Newmarket as shown on Schedule "C" to this By-law.

3.3 This by-law shall not apply to lands that are owned by and used for the purposes of:

- a) The Town of Newmarket or a local board thereof;
- b) A board as defined in section 1(1) of the *Education Act*;
- c) The Region of York or a local board thereof.

#### **Approvals for Development**

- 3.4 a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
- i. The passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - ii. The approval of a minor variance under section 45 of the *Planning Act*;
  - iii. A conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - iv. The approval of a plan of subdivision under section 51 of the *Planning Act* or any successor thereto;
  - v. A consent under section 53 of the *Planning Act*;
  - vi. The approval of a description under section 50 of the *Condominium Act*; or

- vii. The issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this by-law applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, building or structures can be developed.
- c) Despite subsections 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### **Exemptions**

3.5 Notwithstanding the provisions of this by-law, development charges shall not be imposed or may be deferred, on terms and conditions, satisfactory to the Town, with respect to:

- a) the relocation of a heritage house;
- b) a building or structure used for a community use owned by a nonprofit corporation;
- c) land owned by and used for the purposes of a private school that is exempt from taxation under the *Assessment Act* or any successor thereto;
- d) lands, buildings or structures used or to be used for the purposes of a cemetery or burial ground exempt from taxation under the *Assessment Act* or any successor thereto;
- e) non-residential uses permitted pursuant to section 39 of the *Planning Act* or any successor thereto;
- f) the issuance of a building permit not resulting in the creation of additional non-residential gross floor area;
- g) agricultural uses;
- h) development creating or adding an accessory use or structure not exceeding 100 square metres of gross floor area save and except for any live work units with a retail component; for such units development charges will be payable pursuant to subsection 3.10 on the retail component;

- i) a public hospital receiving aid under the *Public Hospitals Act* or any successor thereto;

### **Amount of Charges**

#### **Residential**

3.6 The development charges described in Schedule B to this by-law shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

#### **Non-Residential Uses**

3.7 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed-use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the gross floor area of the non-residential use.

#### **Place of Worship**

3.8 Despite subsection 3.7, development charges shall not be imposed in respect of the gross floor area of a place of worship to a maximum of 5,000 square feet (or 464.5 square metres) or in respect of that portion of the gross floor area of a place of worship which is used as an area for worship, whichever is greater.

#### **Reduction of Development Charges Where Redevelopment Occurs**

3.9 Despite any other provision of this by-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, 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 subsections 3.6 of this by-law by 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 mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charges under subsection 3.7 of this by-law 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.

### **Time of Payment of Development Charges**

- 3.10 Development charges imposed under this section are payable upon issuance of a building permit with respect to each dwelling unit, building or structure for general government, library, fire, recreation facilities, outdoor recreation and yards and fleet services. Development charges for engineered services shall be payable upon registration of subdivision agreement.
- 3.11 Despite subsection 3.10, Council, from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable.

### **4.0 PAYMENT BY SERVICES**

- 4.1 Despite the payments required under subsection 3.10, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service for which a development charge is imposed under this by-law.

### **5.0 INDEXING**

- 5.1 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, on July 1<sup>st</sup>, commencing in 2020 and each year thereafter, in accordance with the Statistics Canada Quarterly Construction Price Statistics.

### **6.0 SCHEDULES**

- 6.1 The following schedules to this by-law form an integral part thereof:

Schedule A-1: Components of Residential Services Designated in subsection 2.1

Schedule A-2: Components of Non-Residential Services Designated in subsection 2.1

Schedule B: Residential and Non-Residential Development Charges

Schedule C: Land within Town of Newmarket to which this By-law does apply

**7.0 DATE BY-LAW IN FORCE**

7.1 This by-law shall come into force on June 25, 2019.

**8.0 DATE BY-LAW EXPIRES**

8.1 This by-law will expire five years from the date of passage, unless it is repealed at an earlier date.

THAT By-law 2014-42 hereby repealed on the date this by-law comes into force.

ENACTED THIS 24TH DAY OF JUNE, 2019.

\_\_\_\_\_  
John Taylor , Mayor

\_\_\_\_\_  
[FIRST and LAST NAME], Clerk

DRAFT

**Schedule "A-1"**  
**The Town of Newmarket**  
**Northwest Quadrant Development Charge Services**  
**Residential Charges**

<b>Service</b>	<b>Percentage of Charge (%)</b>
1.0 General Government	0.9%
2.0 Library	3.2%
3.0 Fire Services	2.9%
4.0 Parks & Recreation	50.8%
5.0 Yards & Fleet	2.8%
6.0 Parking	1.5%
7.0 Waste Collection & Transfer	0.5%
8.0 Town-wide Engineered Services	37.5%
<b>Total</b>	<b>100%</b>

DRAFT

**Schedule "A-2"**  
**The Town of Newmarket**  
**Northwest Quadrant Development Charge Services**  
**Non-Residential Charges**

<b>Service</b>	<b>Percentage of Charge (%)</b>
1.0 General Government	1.9%
2.0 Library	0.0%
3.0 Fire Services	6.4%
4.0 Parks & Recreation	0.0%
5.0 Yards & Fleet	6.1%
6.0 Parking	3.2%
7.0 Waste Collection & Transfer	0.0%
8.0 Town-wide Engineered Services	82.4%
<b>Total</b>	<b>100%</b>

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**Schedule "B"**  
**The Town of Newmarket**  
**Development Charge Summary**

Service	Residential Charge By Unit Type				Non-Residential Charge per Square Metre
	Singles & Semis	Rows & Other Multiples	Apartments		
			700 sq. ft. or Greater	Under 700 sq. ft.	
General Government	\$269	\$211	\$159	\$114	\$1.39
Library	\$995	\$781	\$591	\$422	\$0.00
Fire Services	\$891	\$699	\$529	\$378	\$4.69
Parks & Recreation	\$15,776	\$12,375	\$9,365	\$6,689	\$0.00
Yards & Fleet	\$861	\$675	\$511	\$365	\$4.45
Municipal Parking	\$459	\$360	\$272	\$194	\$2.38
Waste Collection & Transfer	\$165	\$129	\$98	\$70	\$0.00
<b>Subtotal General Services</b>	<b>\$19,416</b>	<b>\$15,230</b>	<b>\$11,525</b>	<b>\$8,232</b>	<b>\$12.90</b>
Engineered Services	\$11,659	\$9,145	\$6,921	\$4,943	\$60.57
<b>TOTAL CHARGE PER UNIT</b>	<b>\$31,075</b>	<b>\$24,375</b>	<b>\$18,446</b>	<b>\$13,175</b>	<b>\$73.48</b>

**Schedule 'C'**  
**Land within Town of Newmarket to which this By-law applies**

