

Region of Durham

**2024 Background Study Regarding a Proposed Development
Charge By-law for Regional Water Supply and Sanitary Sewerage
Applicable only to the Seaton Area**

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And

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Executive Summary

Executive Summary

1.0 Purpose of this Background Study

- 1.1 The purpose of this Development Charge (DC) Background Study is to update the Seaton Area-Specific Development Charge (ASDC) By-law. The updated Seaton ASDC By-law for water supply and sanitary sewerage services collects, on an equitable basis, the funds necessary to construct watermains, sanitary sewers, pumping stations, reservoirs, plant capacity and any other water supply and sanitary sewerage capital infrastructure necessary to develop the Seaton Community as identified in this Background Study.
- 1.2 Regional Council has passed a number of DC by-laws where the services are imposed on a Region-wide basis and therefore are applicable in the Seaton community, as follows:
 - The Transit DC By-law No. 39-2022 (effective July 1, 2022) for Regional transit service;
 - The GO Transit DC By-law No. 86-2001 (effective December 5, 2001) for GO Transit Service; and
 - Regional DC By-law No. 42-2023 (effective July 1, 2023) which applies to Seaton for Regional roads, police, paramedic, long term care and waste diversion services.
- 1.3 Regional DC By-law No. 42-2023 also imposes charges for water supply and sanitary sewerage services, except for the lands located within the Seaton Community. The rationale for excluding Seaton water supply and sanitary sewerage infrastructure from the Region-wide DC calculation for water supply and sanitary sewerage services is that a front-ending agreement was executed to advance the water and sewer infrastructure required to accommodate the development of the Seaton Community. Area-specific DCs for water supply and sanitary sewerage services facilitates the provision of DC credits to front-ending landowners.
- 1.4 The first Seaton ASDC By-law was approved by Regional Council in April 2013 for the imposition of water supply and sanitary sewerage area-specific DCs against all lands within the Seaton service area in the City of Pickering (By-law No. 19-2013), that are developed for residential and non-residential uses. The by-law came into effect on November 26, 2015 which is coincident with the effective date of the Seaton Phase 1 Regional Infrastructure Front-ending Agreement (RFEA) between the Region of Durham and the Seaton Landowners Group. The Seaton ASDC By-law was renewed in 2019 and became effective on July 1, 2019 (By-law No. 38-2019) and expires on June 30, 2024.
- 1.5 The RFEA which includes water supply and sanitary sewerage services is underpinned by the Seaton ASDC By-law.
- 1.6 This Background Study includes all information necessary to conform to the requirements of the current Development Charges Act (DCA), Ontario Regulation

(O.Reg.) 82/98, and reflects recent changes to the DCA legislation through the More Homes, More Choice Act (Bill 108), the COVID-19 Economic Recovery Act, 2020 (Bill 197), the More Homes Built Faster Act (Bill 23) and the Affordable Homes, Good Jobs Act, 2023 (Bill 134) which are discussed in detail in section 6 of the Executive Summary.

2.0 Separate Development Charges

2.1 The following table provides the various types of DCs imposed on the Seaton Community residential and non-residential lands.

Table ES-1

Types of Seaton Area Specific Development Charges				
DC Components	Residential Lands	Non-Residential Lands		
		Mixed Use Area		Prestige Employment Lands
		Non-Institutional	Institutional	I/C/I
Region Constructed - Landowner Funded Works	per unit	per sq / ft	per sq / ft	per hectare
Regional Attributions ¹	per unit	per sq / ft	per sq / ft	per hectare
Landowner Constructed and Funded Works	per unit	per sq / ft	per sq / ft	per hectare

Notes

1. Includes prior infrastructure costs and future plant expansions

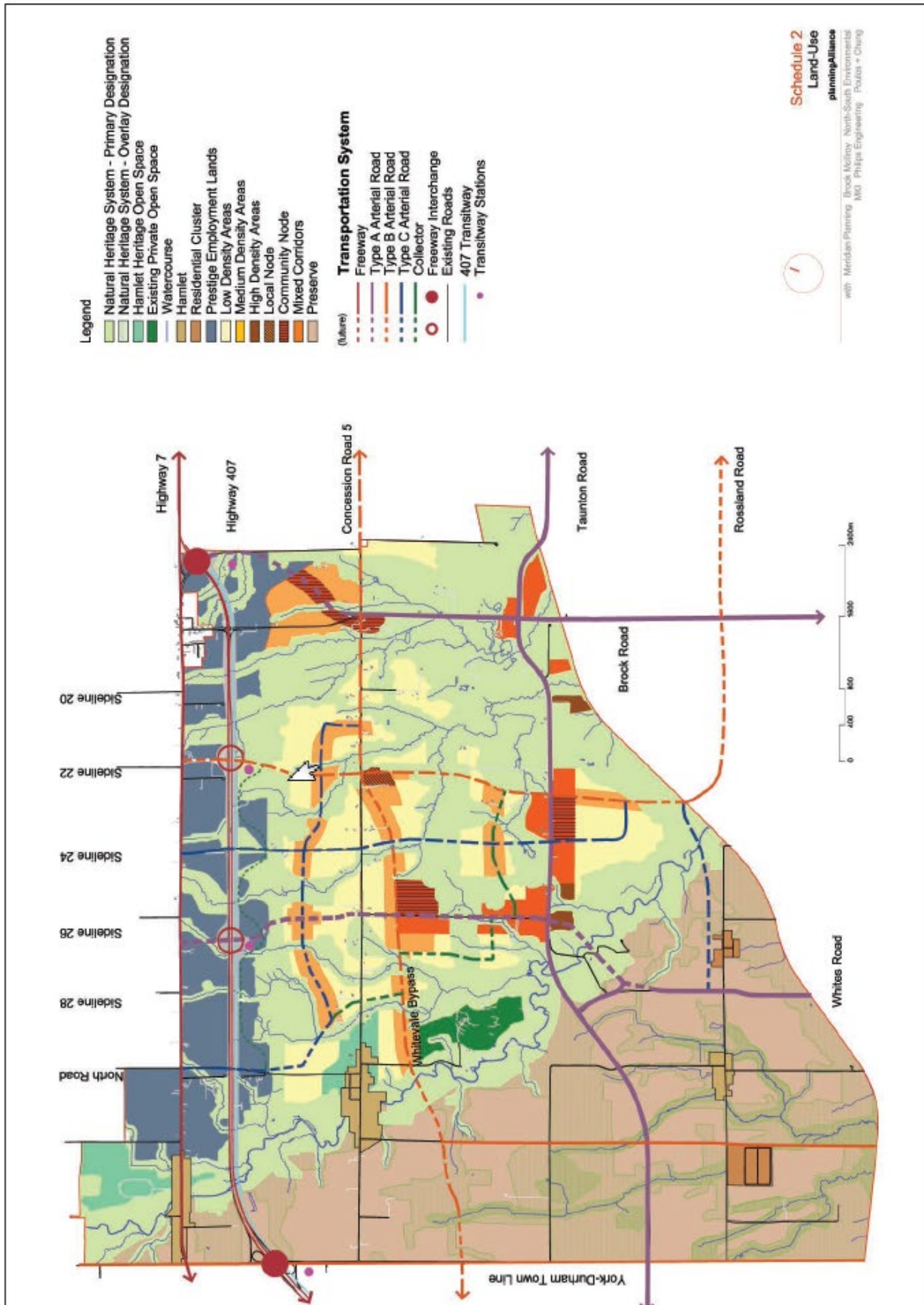
2.2 A per dwelling unit charge for water supply and sanitary sewerage services are imposed on the residential lands within the Seaton Community, by dwelling unit type (i.e. singles and semi-detached units, medium density multiples and one category for apartments). Two different non-residential charges apply to the Seaton Community non-residential lands as follows:

- i. The prestige employment lands along Highways 407 and 7 are subject to a land-based area specific development charge (i.e. a per hectare development charge). Figure 1 on the following page (Land Use schedule from the Provincial Central Pickering Development Plan) identifies the prestige employment lands area. It is a uniform charge, that is, the same per hectare charge will apply to all forms of development on these lands; and
- ii. A separate non-residential development charge applies within the mixed-use area (i.e. non-residential development on lands outside of the prestige employment lands). The non-residential development charge within the mixed-use area are imposed based on floor-area basis (per square foot charge), for institutional and non-institutional development types.

2.3 There are three separate components within the residential and non-residential Seaton ASDC By-law as follows:

- one for Landowner constructed and financed works;
- one for Regional constructed / Landowner financed works; and
- one for Regional attributions (mainly prior infrastructure costs and future plant expansions required for subsequent development phases that have been excluded from the Region-wide DC by-law).

Figure 1
Land Use Schedule from the CPDP



3.0 Seaton Residential and Non-residential Development Forecasts

- 3.1 The forecast period for the DC background study is pre-2024 – 2041. Table ES-2 provides the residential and non-residential development activity (pre-2024) and forecasts from 2024 - 2041 needed to update the various residential and non-residential area-specific DCs for the Seaton Community.
- 3.2 The residential forecasts have been updated based on the timing of plans of subdivisions in the Seaton Community, development occurring to date, and the anticipated timing of services. The non-residential forecasts are based on the ongoing update to the Seaton Fiscal Impact Study and the Region's new Official Plan (Envision Durham) that has been adopted by Regional Council and is awaiting approval by the Province.
- 3.3 The development forecasts utilized for the update to the Seaton Fiscal Impact Study are shown in Section 2.0 of this background study for information purposes. The forecast totals are identical to the development forecast used in this DC Study, however the timing of development is different for DC calculation purposes. The timing of development in the Seaton Fiscal Impact Study reflects occupancy of development, whereas the DC Study calculations reflect the timing of DC payments (i.e. subdivision execution for residential development and building permit issuance for non-residential development). DCs are paid prior to occupancy to provide the funds necessary to construct infrastructure needed to accommodate future development.
- 3.4 The residential development forecast includes the total number of units (by type) with corresponding single detached equivalent (SDE) unit total. The total number of units is estimated at 22,321 and the SDE is estimated at 17,052. The associated DC revenue collected and credits associated with the pre-2024 units (4,777 units or 4,308 SDE) are incorporated in the updated cash flow calculations opening balances. As such, the residential DC is based on the remaining estimated development of 17,544 units (i.e. 12,743 SDE).
- 3.5 There are an estimated 605 acres of net developable lands on the prestige employment lands by 2039 (net of local roads, flood plain area, natural heritage system area and storm-water facilities). An estimated 89 acres has been developed prior to 2024. The associated DC revenue collected and credits associated with the 89 acres are incorporated in the updated cash flow calculations opening balances. As such, the employment lands DC is based on the remaining estimated development of 516 acres by 2039.
- 3.6 The anticipated development on the mixed-use lands is estimated at approximately 1.74 million square feet (institutional) and 2.97 million square feet of other non-residential development (mainly retail) by 2038. This is the basis for the non-residential DCs (on a floor area basis) in the mixed-use area.

Table ES-2
Seaton Community Development Forecast (pre-2024 and 2024-2041)

Year	Residential				Employment Lands		Other Mixed-Use Private Sector GFA Sq. Ft.	Mixed-Use Institutional GFA Sq. Ft.	Total (Prestige and Mixed-Use) Sq. Ft. Development	Total Employment ⁽¹⁾		
	Low Density	Medium Density	High Density	Total Units	Total Std. Equiv Units	Population				Acres	GFA Sq. Ft.	Employment Land
Pre-2024	2,546	2,231	-	4,777	4,308	15,762	89	1,307,638	-	1,307,638	735	735
2024	414	673	350	1,437	1,107	4,090	24	492,943	246,353	898,442	599	804
2025	414	673	350	1,437	1,107	4,090	24	492,943	246,353	898,442	599	804
2026	414	673	350	1,437	1,107	4,090	24	492,943	246,353	898,442	599	804
2027	414	673	350	1,437	1,107	4,090	24	492,943	246,353	898,442	599	804
2028	416	675	349	1,440	1,110	4,101	24	492,943	246,353	898,442	599	804
2029	313	446	364	1,123	833	3,096	24	492,943	246,353	898,442	599	804
2030	313	446	364	1,123	833	3,096	27	540,647	230,922	907,317	548	735
2031	313	446	364	1,123	833	3,096	27	540,647	230,922	907,317	548	735
2032	313	446	364	1,123	833	3,096	33	661,628	188,378	954,036	673	590
2033	312	446	362	1,119	830	3,085	39	782,609	145,834	1,000,755	798	445
2034	148	281	520	949	609	2,303	39	782,609	145,834	1,000,755	798	445
2035	148	281	520	949	609	2,303	39	782,609	145,834	1,000,755	798	445
2036	148	281	520	949	609	2,303	39	782,609	145,834	1,000,755	798	445
2037	148	281	520	949	609	2,303	41	830,932	134,854	1,030,072	847	408
2038	148	281	520	949	609	2,303	44	879,257	123,874	1,059,390	897	371
2039	-	-	-	-	-	-	44	882,729	-	882,729	878	371
2040	-	-	-	-	-	-	-	-	-	-	860	185
2041	-	-	-	-	-	-	-	-	-	-	430	-
Total (pre-2024 to 2041)	6,922	9,233	6,167	22,321	17,052	63,207	605	11,731,572	2,970,403	16,442,176	13,203	10,004
Total (2024 to 2041)	4,376	7,002	6,167	17,544	12,743	47,445	516	10,423,934	2,970,404	15,134,533	12,468	10,004
Total												22,472

1. Excludes work at home and no fixed place of work employment

4.0 Water Supply and Sanitary Sewerage Capital Programs

- 4.1 Since the adoption of the 2019 Seaton ASDC By-law, a substantial number of water supply and sanitary sewerage capital infrastructure projects supporting the Seaton Community have been constructed and / or are under construction.
- 4.2 Based on updated information, the following table (ES-3) provides a summary of the estimated water supply and sanitary sewerage capital costs necessary to accommodate the Seaton Community. Three separate capital programs are identified for each of the water supply and sanitary sewerage services. These programs underlie the three separate components of the DC as described in Section 3.0 (i.e. one for landowner constructed and financed works, one for Region constructed / landowner financed works and one for Regional Attributions).
- 4.3 The summary table provides the gross capital costs with deductions for benefit to existing development, post period benefit, benefit to growth elsewhere, and benefit to the Federal Lands. The remaining costs are attributable to the Seaton Community and are apportioned between residential and non-residential development types.

Table ES-3
Seaton Water Supply and Sanitary Sewerage Capital Cost Summary
(\$ millions, \$2024)

	Gross Cost	Benefit to Existing Development	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands ⁽²⁾	Seaton				
						Residential	Mixed-Use	Emp. Lands	Total	
Water Supply - DC Component ⁽¹⁾										
Regional Cons. / Landowner Financed	\$ 174.8	\$ -	\$ 13.9	\$ 13.2	\$ 27.4	\$ 108.3	\$ 2.7	\$ 9.3	\$ 120.3	
Regional Attributions	278.5	10.1	63.8	60.0	40.6	77.4	6.1	20.6	104.1	
Landowner Constructed / Financed	51.4	-	-	5.3	4.4	37.5	0.9	3.2	41.6	
Total - Water Supply	504.7	10.1	77.7	78.5	72.4	223.2	9.7	33.1	266.0	
Sanitary Sewerage - DC Component ⁽¹⁾										
Regional Cons. / Landowner Financed	65.5	1.5	-	11.0	2.2	38.1	2.9	9.8	50.8	
Regional Attributions	222.5	25.1	91.0	32.5	22.7	30.6	4.7	15.9	51.2	
Landowner Constructed / Financed	133.3	-	-	2.4	3.8	95.4	7.2	24.4	127.0	
Total - Sanitary Sewerage	421.3	26.6	91.0	45.9	28.7	164.1	14.8	50.1	229.0	
Total - Water Supply & Sanitary Sewerage										
Regional Cons. / Landowner Financed	240.3	1.5	13.9	24.2	29.6	146.4	5.6	19.1	171.1	
Regional Attributions	501.0	35.2	154.8	92.5	63.3	108.0	10.8	36.5	155.3	
Landowner Constructed / Financed	184.7	-	-	7.7	8.2	132.9	8.1	27.6	168.6	
Total - Water & Sewer	\$ 926.0	\$ 36.7	\$ 168.7	\$ 124.4	\$ 101.1	\$ 387.3	\$ 24.5	\$ 83.2	\$ 495.0	

Notes

1. The capital costs for water supply and sanitary sewerage include three separate components, one for capital works to be constructed by the Region but financed by the Seaton Landowners Group, one for capital works to be constructed and financed by the Seaton Landowners Group and the Regional Attributions (works already constructed or to be constructed by the Region)
2. The share of capital related to the Federal Lands is the oversizing costs of the infrastructure to provide capacity to service the Federal Lands.

5.0 Development Charge Quantums

5.1 Based on the updated development forecasts, capital cost estimates and cashflow projections, the following tables identify the calculated area-specific DCs for water supply and sanitary sewerage services applicable to the residential and non-residential lands within the Seaton Community. The full calculated residential water supply and sanitary sewer charges are as follows:

**Table ES-4
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Proposed Residential Charges - Full Calculated Rate
(per unit)**

	<u>Single / Semi</u>	<u>Medium Density</u>	<u>Apartment</u>
Water Supply			
Region Constructed - Landowner Funded Works	\$ 6,911	\$ 5,460	\$ 3,179
Regional Attributions	\$ 5,377	\$ 4,248	\$ 2,473
Landowner Constructed and Funded Works	\$ 2,661	\$ 2,102	\$ 1,224
Total - Water Supply	\$ 14,949	\$ 11,810	\$ 6,876
Sanitary Sewerage			
Region Constructed - Landowner Funded Works	\$ 2,290	\$ 1,809	\$ 1,053
Regional Attributions	\$ 2,650	\$ 2,094	\$ 1,219
Landowner Constructed and Funded Works	\$ 7,706	\$ 6,088	\$ 3,545
Total - Sanitary Sewerage	\$ 12,646	\$ 9,991	\$ 5,817
Total - Water Supply and Sanitary Sewerage			
Region Constructed - Landowner Funded Works	\$ 9,201	\$ 7,269	\$ 4,232
Regional Attributions	\$ 8,027	\$ 6,342	\$ 3,692
Landowner Constructed and Funded Works	\$ 10,367	\$ 8,190	\$ 4,769
Total - Water & Sewer	\$ 27,595	\$ 21,801	\$ 12,693

5.2 Table ES-5 provides the proposed phased-in residential rates as of July 1, 2024.

**Table ES-5
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Proposed Residential Charges with Phase In for July 1, 2024 (per unit)**

	<u>Phase In</u>	<u>Single / Semi</u>	<u>Medium Density</u>	<u>Apartment</u>
Water Supply				
Region Constructed - Landowner Funded Works	80%	\$ 5,529	\$ 4,368	\$ 2,543
Regional Attributions	80%	\$ 4,302	\$ 3,398	\$ 1,978
Landowner Constructed and Funded Works	80%	\$ 2,129	\$ 1,682	\$ 979
Total - Water Supply		\$ 11,960	\$ 9,448	\$ 5,500
Sanitary Sewerage				
Region Constructed - Landowner Funded Works	80%	\$ 1,832	\$ 1,447	\$ 842
Regional Attributions	80%	\$ 2,120	\$ 1,675	\$ 975
Landowner Constructed and Funded Works	80%	\$ 6,165	\$ 4,870	\$ 2,836
Total - Sanitary Sewerage		\$ 10,117	\$ 7,992	\$ 4,653
Total - Water Supply and Sanitary Sewerage				
Region Constructed - Landowner Funded Works	80%	\$ 7,361	\$ 5,815	\$ 3,385
Regional Attributions	80%	\$ 6,422	\$ 5,073	\$ 2,953
Landowner Constructed and Funded Works	80%	\$ 8,294	\$ 6,552	\$ 3,815
Total - Water & Sewer		\$ 22,077	\$ 17,440	\$ 10,153

5.3 The full calculated residential water supply and sanitary sewer charge is proposed to decrease from the current rate of \$31,723 per SDE unit to \$22,077, effective July 1, 2024, as shown in Table ES-6.

Table ES-6
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Current and Proposed Residential Charges with Phase In
For July 1, 2024
(per SDE)

	Current Rates (By-law No. 38-2019)	Proposed Rates ⁽¹⁾	Change
Water Supply			
Region Constructed - Landowner Funded Works	\$ 7,990	\$ 5,529	\$ (2,461)
Regional Attributions	5,680	\$ 4,302	(1,378)
Landowner Constructed and Funded Works	3,327	\$ 2,129	(1,198)
Total - Water Supply	16,997	11,960	(5,037)
Sanitary Sewerage			
Region Constructed - Landowner Funded Works	3,360	1,832	(1,528)
Regional Attributions	3,348	2,120	(1,228)
Landowner Constructed and Funded Works	8,018	6,165	(1,853)
Total - Sanitary Sewerage	14,726	10,117	(4,609)
Total - Water Supply and Sanitary Sewerage			
Region Constructed - Landowner Funded Works	11,350	7,361	(3,989)
Regional Attributions	9,028	6,422	(2,606)
Landowner Constructed and Funded Works	11,345	8,294	(3,051)
Total - Water & Sewer	\$ 31,723	\$ 22,077	\$ (9,646)

Notes:

(1) Mandatory phase in of 80% is applied

5.4 The following tables identify the full calculated area specific development charges for water supply and sanitary sewerage services applicable to the non-residential lands within Seaton. Tables ES-7 and ES-8 provide the full calculated and phased-in rates respectively.

Table ES-7
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Proposed Non-Residential Charges – Full Calculated Rate

<u>Non-Residential Category</u>	<u>Non-Institutional (per sq. ft.)</u>	<u>Institutional (per sq. ft.)</u>	<u>Employment Land (per hectare)</u>
Water Supply			
Region Constructed - Landowner Funded Works	\$ 0.80	\$ 0.27	\$ 40,957
Regional Attributions	\$ 2.05	\$ 0.68	\$ 108,321
Landowner Constructed and Funded Works	\$ 0.33	\$ 0.11	\$ 16,536
Total - Water Supply	\$ 3.18	\$ 1.06	\$ 165,814
Sanitary Sewerage			
Region Constructed - Landowner Funded Works	\$ 0.82	\$ 0.27	\$ 42,694
Regional Attributions	\$ 2.20	\$ 0.73	\$ 111,514
Landowner Constructed and Funded Works	\$ 2.56	\$ 0.85	\$ 134,914
Total - Sanitary Sewerage	\$ 5.58	\$ 1.85	\$ 289,122
Total	\$ 8.76	\$ 2.91	\$ 454,936

Table ES-8
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Proposed Non-Residential Charges with Phase In for July 1, 2024

<u>Non-Residential Category</u>	<u>Phase in</u>	<u>Non-Institutional (per sq. ft.)</u>	<u>Institutional (per sq. ft.)</u>	<u>Employment Land (per hectare)</u>
Water Supply				
Region Constructed - Landowner Funded Works	80%	\$ 0.64	\$ 0.22	\$ 32,766
Regional Attributions	80%	\$ 1.64	\$ 0.54	\$ 86,657
Landowner Constructed and Funded Works	80%	\$ 0.26	\$ 0.09	\$ 13,229
Total - Water Supply		\$ 2.54	\$ 0.85	\$ 132,652
Sanitary Sewerage				
Region Constructed - Landowner Funded Works	80%	\$ 0.66	\$ 0.22	\$ 34,155
Regional Attributions	80%	\$ 1.76	\$ 0.58	\$ 89,211
Landowner Constructed and Funded Works	80%	\$ 2.05	\$ 0.68	\$ 107,931
Total - Sanitary Sewerage		\$ 4.47	\$ 1.48	\$ 231,297
Total		\$ 7.01	\$ 2.33	\$ 363,949

5.5 Table ES-9 provides the current rates and the proposed rates with phase-in for July 1, 2024.

- The non-institutional water supply and sanitary sewer charge is proposed to decrease from the current rate of \$8.38 / sq. ft. to \$7.01 / sq. ft.;
- The institutional water supply and sanitary sewer charge is proposed to decrease from the current rate of \$2.90 / sq. ft. to \$2.33 / sq. ft.; and
- The employment lands water supply and sanitary sewer charge is proposed to decrease from the current rate of \$406,492 per hectare to \$363,949 per hectare.

**Table ES-9
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Current and Proposed Non-Residential Charges with Phase In
For July 1, 2024**

	Current Rates (By-law No. 38-2019)	Proposed Rates ⁽¹⁾	Change
Non-Institutional (per sq ft)			
Water Supply	\$ 2.86	\$ 2.54	\$ (0.32)
Sanitary Sewerage	5.52	4.47	(1.05)
Total	8.38	7.01	(1.37)
Institutional (per sq ft)			
Water Supply	0.99	0.85	(0.14)
Sanitary Sewerage	1.91	1.48	(0.43)
Total	2.90	2.33	(0.57)
Prestige Employment Lands (per hectare)			
Water Supply	139,291	132,652	(6,639)
Sanitary Sewerage	267,201	231,297	(35,904)
Total	\$ 406,492	\$ 363,949	\$ (42,543)

Notes:

(1) Mandatory phase in of 80% is applied

6.0 Proposed Changes to Development Charge By-law

6.1 Several changes are proposed to the Seaton ASDC By-law in order to align with Regional DC By-law No. 42-2023. These include:

- Broadening the definition of a bedroom to meet the area requirements of the Ontario Building Code; and
- Broadening the definition of apartment building to include stacked townhouses.

6.2 Several changes to the Seaton ASDC By-law are being made to incorporate changes to the DCA through Bill 108, Bill 197, Bill 23 and Bill 134. These are summarized in the following paragraphs.

6.3 The Provincial Government of Ontario enacted changes to the DCA through the More Homes, More Choice Act (Bill 108), which came into effect January 2020. The main changes include the following:

- DCs for the following development types are to be paid in equal annual instalments, commencing the earlier of the date of issuance of an occupancy permit or the date of first occupancy);
 - (a) Rental housing to be paid in six equal annual instalments over five years;
 - (b) Institutional development to be paid in six equal annual instalments over

five years, which includes long term care homes, retirement homes, hospices, post-secondary institutions, indigenous institutes, and the Royal Canadian Legion.

- DC rates are to be frozen at the date of site plan or zoning by-law amendment application, for applications received on or after January 1, 2020 and approval within two years of building permit issuance. DCs will be imposed as per the by-law where a building permit is issued later than two years after approval of the site plan or zoning by-law amendment application and for permits resulting from other planning approvals (e.g. plan of subdivision).
- Allows municipalities to impose interest charges to recover the costs associated with the DC deferral and the freezing of DC rates.

6.4 The provincial government also enacted changes to the DCA through the COVID-19 Economic Recovery Act, 2020 (Bill 197), which came into effect September 2020. The main changes include the following:

- Defined the services that are eligible for inclusion in a DC by-law;
- Removed the 10 per cent statutory deduction for all services not specifically identified in s.s. 5 (5) of the DCA (e.g. soft services); and,
- Provided statutory exemptions from payment of DCs where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures.

6.5 The provincial government enacted further changes to the DCA through the More Homes Built Faster Act (Bill 23), which came into effect November 2022. The main changes include the following:

- Required DC rates, for new by-laws passed after January 1, 2022, to be phased in over a five-year period;
- Extended the maximum length of a DC by-law from five to ten years;
- Removed Housing Services as an eligible DC service;
- Provided new statutory exemptions for affordable units, attainable units, inclusionary zoning units, and non-profit housing developments;
- Provided additional residential unit exemptions for secondary units;
- Revised the definition of capital costs to remove studies;
- Provided discounts on DC rates for rental housing developments, based on the number of bedrooms per dwelling unit;
- Prescribed a maximum interest rate for the freezing and deferral of DC payments; and,
- Required municipalities to spend or allocate 60 per cent of the monies in a DC reserve fund at the beginning of each year (for water, sewer, and services related to a highway).

6.6 The Province also passed the Affordable Homes, Good Jobs Act, 2023 (Bill 134), which received Royal Assent on December 4, 2023 which made amendments to the provisions that set out when a residential unit shall be considered to be an affordable residential unit. There are two categories for affordable residential units

that are defined as follows:

Affordable Residential Unit (Ownership)

- Based on the Minister's opinion, the purchase price is no greater than the lesser of:
 - i. Income-Based Approach (60th percentile of gross annual income in an applicable local municipality, and purchase price that would result in annual accommodation costs equal to 30 per cent of household income at the 60th percentile); or
 - ii. 90 per cent of the average purchase price identified in the "Affordable Residential Units for the Purpose of the Development Charges Act, 1997 bulletin"

Affordable Residential Unit (Rented)

- Based on the Minister's opinion, the rent is no greater than the lesser of:
 - i. Income-Based Approach (60th percentile of gross annual incomes for renter households in the applicable local municipality, and rent that is equal to 30 per cent of household income at the 60th percentile); or
 - ii. 80 per cent of the average market rent identified in the "Affordable Residential Units for the Purpose of the Development Charges Act, 1997 bulletin"

6.7 The Province has not yet released the bulletin, which will provide the thresholds necessary for a municipality to determine if a housing project meets the definition of affordable.

7.0 Collection Policy

7.1 The Seaton area-specific DCs are payable on the following basis:

- i. The residential charges are fully payable at the execution of plan of subdivision for residential development;
- ii. On the prestige employment lands, the land area charge is payable on the net developable area of the parcel upon building permit issuance for the first non-residential development on each parcel; and
- iii. On the mixed use area, the non-residential charge (per square foot) is payable on building permit issuance for all non-residential development.

8.0 Indexing

8.1 Under the DCA, 1997, the Region "...may also provide for the indexing of development charges based on the prescribed index" (s.s.5(1)10). Section 6, paragraph 2 requires that a development charge by-law must set out an express statement indicating how, if at all, the rules provide for the indexing of Cs. The

“prescribed index” is defined in O.Reg. 82/98 s.7 as, “The Statistics Quarterly, Construction Price Statistics, catalogue number 62-007 as the index for the purposes of paragraph of subsection 5(1) of the Act.”

- 8.2 The RFEA provides for indexing of the charges within the Seaton ASDC By-law. It is recommended that the Seaton area-specific DCs be indexed annually as of July 1st of each year, in accordance with the change in the prescribed index for the most recently available annual period, ending March 31. Since the updated charges are in 2024 dollars, the first indexing is to occur on July 1, 2025 and every July 1 thereafter.

9.0 Long Term Capital, Operating Costs and an Asset Management Plan

- 9.1 As a requirement of the DCA under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified in the capital plan. Moreover, subsection 10(2)(c.2) requires that an asset management plan be prepared in accordance with the requirements of the DCA, demonstrating that the assets to be funded under the DC by-law are financially sustainable over their full life cycle.
- 9.2 Long term capital costs for both residential and non-residential development are fully incorporated in the Seaton Community Water Supply and Sanitary Sewerage Services Development Charges Background Study. The Seaton Landowners Group are up-fronting both the landowner constructed portion and the Regional constructed works. The remaining attributions share will be recovered from the payment of area-specific residential and non-residential DCs.
- 9.3 The operating costs related to the new infrastructure will be funded 100 per cent from water supply and sanitary sewerage user rates. A Fiscal Impact Study was completed in conjunction with the RFEA to assess the financial implications of the development of the Seaton Community on the Region with respect to facilities, services and infrastructure. The analysis indicated that existing property taxpayers and the existing water and sanitary sewer user ratepayers will not bear any additional costs related to the development of the Seaton Community. Operating Costs will be comparable to the Operating Costs calculated for the Region-wide Water Supply and Sanitary Sewerage Service Systems.
- 9.4 The Fiscal Impact Study included an allowance for the future lifecycle replacement cost of the Seaton Community water and sewer infrastructure, including the future replacement cost of the major water supply and sanitary sewer items and also the replacement cost of the local water and sewer infrastructure to be constructed by the Seaton Landowners Group and assumed by the Region as part of their subdivision agreements. Based on this work, the assets proposed to be funded under the development charge by-law are deemed to be financially sustainable over the full life cycle.

10.0 Consultation and Subsequent Council Approval

- 10.1 At this stage in the process, the Background Study and proposed Seaton ASDC

By-law are being provided for information purposes, as part of the consultation process. At such time as that process is complete and final DC recommendations are made to Council, approval will be sought for:

- the passing of the 2024 Seaton ASDC By-law, effective July 1, 2024; and
- the Background Study, including the growth projections, the development-related capital program, the DC calculations and associated material, subject to any Addendum which may be produced prior to by-law adoption.

- 10.2 The Building Industry and Land Development Association (BILD), Durham Region Home Builders Association (DRHBA), area municipalities, Boards of Trade, Chambers of Commerce and the Trustee representing the Seaton Landowners Group have been notified of the pending Background Study and offered contact information for any further discussion.
- 10.3 As summarized below, the public meeting of Regional Council (as required by Section 12 of the DCA) is scheduled for March 27, 2024. Council will consider approval of the by-law on May 29, 2024.
- 10.4 There has been consultation between Regional staff and the Seaton Landowners Group in preparation of this Background Study.

Process		Date
1.	Outreach to the development community and business associations	February- March 2024
2.	Meeting Notice ad placed in newspaper(s)	By March 6, 2024
3.	Proposed By-law and Background Study Available to public	March 12, 2024
4.	Statutory Public Meeting	March 27, 2024
5.	By-law Revisions (if necessary)	April - May 2024
6.	Council considers adoption of background study and passage of By-law.	May 29, 2024
7.	Implementation of New Development Charge By-law	July 1, 2024
8.	Newspaper notice given of by-law amendment passage	By 20 days after passage
9.	Last day for By-law appeal	40 days after passage
10.	Region makes pamphlet available	by 60 days after in force date

1. Introduction

1.0 Introduction

1.1 Background

1.1.1 By-law No. 42-2023 imposes development charges (DC) for Region-wide services. These services include:

- Water Supply;
- Sanitary Sewerage;
- Regional Roads Services;
- Regional Police Services;
- Long-term Care Services;
- Paramedic Services; and
- Waste Diversion Services

Section 2.4 of that by-law states that:

“Development charges imposed under this by-law in regard to water supply and sanitary sewerage services do not apply to the development of lands located within the Seaton Community. For greater certainty, the balance of the development charges imposed under this by-law apply to the development of lands located within the Seaton Community.”

1.1.2 Part 1 of By-law No. 42-2023 in subsection 1.1 (pp) defines the “Seaton Community,” as follows:

“Seaton Community” means the lands shown on Schedule “F”, which may generally be described as being bounded: to the south by the Canadian Pacific Railway right-of-way; to the west by West Duffins Creek; to the north by Provincial Highway No. 7; and to the east by Sideline 16 and the boundary between the City of Pickering and the Town of Ajax, and excludes the lands comprising the Hamlet communities of Whitevale, Green River and Brougham;”

1.1.3 In addition, Region-wide development, inclusive of the Seaton Community, is subject to DCs imposed under:

- By-law No. 39-2022 covering Regional Transit Service; and
- By-law No. 86-2001 covering GO Transit Service.

1.1.4 The Region of Durham “Regional Development Charges Background Study”, dated March 28, 2023 (2023 Regional DC Background Study) forms the basis for By-law No 42-2023. Section 4.2 of the executive summary of the 2023 Development Charge Background Study states, “the Region implemented area

specific development charges for water supply and sanitary sewerage services for the Seaton Community”.

1.1.5 Through the “2019 Background Study Regarding a Proposed Development Charge By-law for Regional Water Supply and Sanitary Sewerage Applicable only to the Seaton Area”, dated April 9, 2019 (2019 Seaton Area-Specific DC Background Study) and By-law No. 38-2019 (Seaton ASDC By-law), development in the Seaton Community is subject to the area-specific development charges for water supply and sanitary sewerage services. The Seaton ASDC By-law collects on an equitable basis, the funds necessary to construct watermains, sanitary sewers, pumping stations, reservoirs and any other water and sewer capital infrastructure (including plant capacity) necessary to develop the Seaton Community. The service area to which the charges apply is presented in Appendix A herein.

1.1.6 The Seaton ASDC By-law is used in conjunction with a front-ending agreement to advance the water supply and sanitary sewerage services necessary to accommodate development in the Seaton Community and to facilitate the provision of DC credits. The complementary Seaton Phase 1 Regional Infrastructure Front-ending Agreement (RFEA) between the Region of Durham and the Seaton Landowners Group (effective November 26, 2015) includes water supply and sanitary sewerage services and was completed in conjunction with the Seaton ASDC By-law.

1.1.7 The Seaton ASDC By-law expires on June 30, 2024.

1.2 Development Charges Act, 1997 (DCA) Background Study Requirements

1.2.1 The DCA requires that a DC background study must be completed by Regional Council before passing a DC by-law. The mandatory inclusions in such a study are set out in s.10 of the DCA and in s.8 of Ontario Regulation (O.Reg.) 82/98, and are as follows:

- a) the estimates under paragraph 1 of subsection 5(1) of the anticipated amount, type and location of development (Chapter 2);
- b) the calculations under paragraphs 2 to 7 of subsection 5(1) for each service to which the DC by-law would relate (Chapters 4 to 9);
- c) an examination, for each service to which the DC by-law would relate, of the long-term capital and operating costs for capital infrastructure required for the service and an asset management plan (Chapter 3, Sections 3.12 and 3.13);

- d) a consideration of the use of more than one DC by-law to reflect the different needs for services in different areas as required under section 10 of the DCA (Chapter 3, Section 3.14);
- e) O.Reg. 82/98 requires that a DC background study set out the following for each service to which the charge relates:
 - 1. The total of the estimated capital costs relating to the service.
 - 2. The allocation of the costs referred to in paragraph 1 between costs that would benefit new development and costs that would benefit existing development.
 - 3. The total of the estimated capital costs relating to the service that will be incurred during the term of the proposed DC by-law.
 - 4. The allocation of the costs referred to in paragraph 3 between costs that would benefit new development and costs that would benefit existing development.
- f) The DC background study shall be made available to the public at least 60 days prior to the passing of the DC by-law by posting the study to the website of the municipality.

1.2.2 The following tabular text sets out the method that must be used to determine DCs. The underlining has been added to the quotations for clarification/emphasis and is not part of the statute or regulation quoted on the left side of the page. The DC calculation process is also summarized schematically in Figure 1-1 which follows.

Summary of Statutory Development Charge Calculation Requirements

<p>s.s.5(1) of the DCA (and associated Regulations)</p>	<p>Commentary</p>
<p>1. “The anticipated amount, type and location of development, <u>for which development charges can be imposed</u>, must be estimated.”</p> <p>s.10(2)(c.1) requires Council to consider the use of more than one DC By-law to reflect different needs from services in different area.</p>	<p>Virtually all municipalities forecast <u>all</u> development (including DC-ineligible) in the first instance. That development is used as the denominator in the DC calculation with the <u>full</u> eligible cost of servicing all such development used as the numerator. That way, growth-related servicing costs are equitably spread over <u>all</u> benefiting development, the municipality does not recover DCs from exempt development and this would ensure that the requirements of s.s.5(6)3 have been met. That is, capital costs have not been offloaded from one type of development to another.</p> <p>While consideration of the use of area-rating is a mandatory requirement of the DCA, the adoption of area-specific by-laws is a choice to be made by Council.</p>
<p>2. “The increase in the need for service <u>attributable to the anticipated development</u> must be estimated for each service to which the development charge by-law would relate.”</p>	<p>This step involves estimating the additional service requirement, individually for water, wastewater, roads, etc., that is needed by the development increment in paragraph 1.</p> <p>The anticipated development in para. 1 must correspond to the service attribution in para. 2.</p> <p>This involves removing statutorily ineligible development (e.g. municipalities, schools, specified industrial expansions, specified residential intensification and other statutorily exempt public uses) and the servicing cost thereof. However, this would be very difficult to accomplish because numerous unspecified geographic locations are involved for such development, which makes the servicing cost difficult to identify.</p> <p>As a result, the total cost/total development approach outlined above is used and has the same effect on the DC quantum.</p>

<p>s.s.5(1) of the DCA (and associated Regulations)</p>	<p>Commentary</p>
<p>3. “The estimate under paragraph 2 may include an increase in need only if the <u>council</u> of the municipality <u>has indicated that it intends to ensure that such an increase in need will be met.</u>”</p> <p>O.Reg. 82/98 s.3. “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 <u>if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council</u> and the plan, forecast or similar expression of the intention of the council has been approved by the council.”</p>	<p>The capital forecast underpinning the DC calculation must be formally approved by Council in one of the ways indicated in the Regulation.</p>
<p>4. “The estimate under paragraph 2 must not include an increase that would result in <u>the level of service exceeding the average level of that service provided in the municipality</u> over the 15-year period immediately preceding the preparation of the background study required under section 10.</p> <p>O.Reg. 82/98 s.4(1) “For the purposes of paragraph 4 of subsection 5(1) of the Act, both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service.”</p> <p>O.Reg. 82/98 s.4(1.1) “In determining the <u>quality</u> of a service under subsection (1), the <u>replacement cost</u> of municipal capital works, exclusive of any allowance for</p>	<p>This provision creates a “service level cap” equal to the cost of providing service to the “anticipated development,” consistent with the 15-year historical average level of service.</p> <p>Eligible services included in s.s.2(4), may be grouped into “a class of service” for purposes of reserve funds and credits (as per s.7).</p> <p>Two “level of service” considerations must be taken into account in satisfying compliance regarding the 15-year historical average level of service cap. These considerations involve “quantity” (e.g. floor space per capita) and “quality” (e.g. replacement cost per sq ft of floor space, exclusive of any allowance for depreciation).</p> <p>The Regulation clarifies that the quality level of service measure is to be based on the undepreciated replacement cost of municipal capital works.</p>

<p>s.s.5(1) of the DCA (and associated Regulations)</p>	<p>Commentary</p>
<p>depreciation, shall be the amount used.</p> <p>s.s.4(2) addresses the service level in an excluded geographic area where a service is not provided.</p> <p>s.s.4(3) modifies the service level cap where a higher level is required by another Act.</p> <p>s.s.4(4) limits the service level in part of a municipality to the level otherwise applicable to the full municipality.</p>	<p>This provision potentially affects area-specific charges.</p>
<p>5. “The increase in the need for service attributable to the anticipated development must be <u>reduced</u> by the part of that increase that can be met <u>using the municipality’s excess capacity, other than</u> excess capacity that the council of the municipality has indicated an intention would be paid for by new development.”</p> <p>O.Reg. 82/98 s.5. “For the purposes of paragraph 5 of subsection 5(1) of the Act, excess capacity is uncommitted excess capacity unless, either before or at the time the excess capacity was created, the <u>council of the municipality expressed a clear intention that the excess capacity would be paid for by development charges</u> or other similar charges.”</p>	<p>“Uncommitted excess capacity” is available capacity that obviates (part of) the need for new projects. It is different than “Post Period Capacity,” which is <u>not</u> needed by development during the planning period and is provided for the use of subsequent development, e.g. post-2033 development, which can be required to fund it through future DCs.</p> <p>The Regulation explains the circumstances under which (part of) the cost of “committed excess capacity,” (e.g. infrastructure in the ground from prior DC by-laws or otherwise), can be recovered via future DCs.</p>

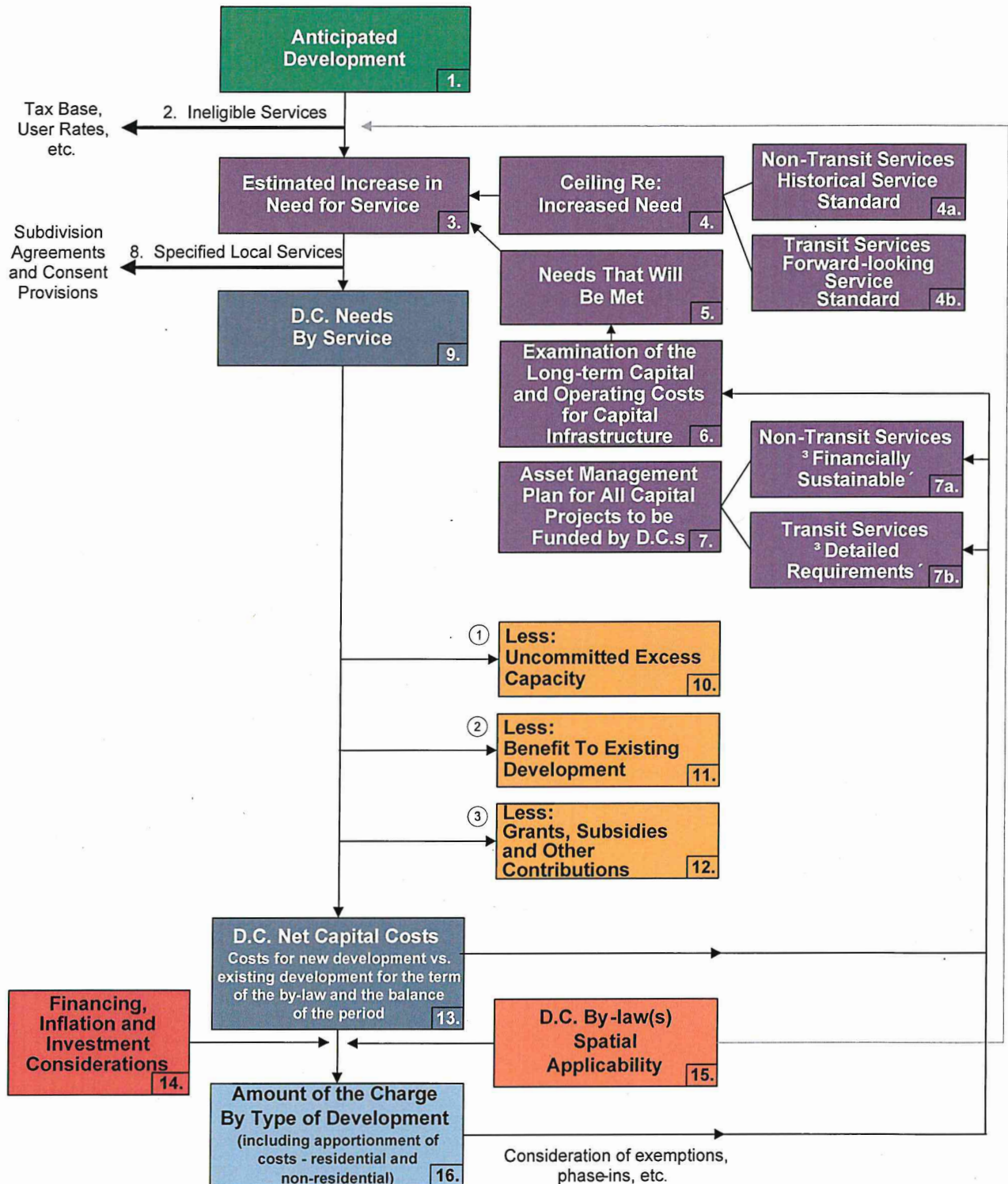
s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>6. “The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would <u>benefit existing development</u>.”</p> <p>Note: no regulatory clarification has been provided.</p>	<p>Existing development benefits from:</p> <ul style="list-style-type: none"> • the repair or unexpanded replacement of existing assets; • an increase in average service level or existing operational efficiency; • the elimination of a chronic servicing problem not created by growth; • providing services where none previously existed (e.g. water service).
<p>7. “The <u>capital costs</u> necessary to provide the increased services must be estimated. The capital costs <u>must be reduced by the reductions set out in subsection (2)</u>. What is included as a capital cost is set out in subsection (3).”</p> <p>O.Reg. 82/98 s. 6 indicates that: “Unless the person making the grant, subsidy, etc., was specific as to how it is to be applied, the contribution is to be shared between growth and non-growth project components in proportion to the way in which the costs were allocated in s.s.5(1)6.”</p> <p>s.s.5(3) defines capital costs to include:</p> <ul style="list-style-type: none"> • the acquisition or lease of (an interest in) land; • construction, improvement, acquisition or lease (capital component only) costs for buildings/structures/facilities; • 7+ year useful life rolling stock; • FFE, other than computer equipment; • library collection materials; and • interest on related borrowings. 	<p>These costs exclude “local services” related to a plan of subdivision or a consent approval, to be installed or paid for by the owner (s.s.2(5)).</p> <p>Includes debt payments related to previously constructed growth-related works.</p> <p>s.s.5(2) refers to capital grants, subsidies and other contributions made to a municipality <u>or that Council anticipates</u> will be made in <u>respect of the capital costs</u>.</p>

s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>9. “Rules <u>must be</u> developed to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection (6).”</p> <p>s.s.5(6): “The rules developed under paragraph 9 of subsection (1) to determine if a development charge is payable in any particular case and to determine <u>the amount of the charge are subject to the following restrictions:</u></p> <ol style="list-style-type: none"> 1. The rules must be such that the total of the development charges that would be imposed upon the anticipated development is less than or equal to the capital costs determined under paragraphs 2 to 8 of subsection (1) <u>for all the services to which the development charge by-law relates.</u> 2. If the rules expressly identify a type of development <u>they must not provide for the type of development to pay development charges that exceed the capital costs, determined under paragraphs 2 to 8 of subsection (1),</u> that arise from the increase in the need for services attributable to the type of development. <p>However, it is <u>not necessary that the amount of the development charge for a particular development be</u></p>	<p>These are mandatory DC by-law inclusions as to how the charge is to be applied to development types and circumstances.</p> <p>There are three over-riding tests to be met by the DC by-law.</p> <p>A municipality cannot collect more than the calculated cost for each service (if the amount of development and resultant revenue outpaces the forecast, it is addressed via a reserve fund deduction in the DC calculation in the next round or other appropriate means).</p> <p>A municipality cannot offload the cost of servicing one type of development onto another type (e.g. industrial servicing costs cannot be transferred to residential development and single detached unit servicing costs cannot be transferred to apartments).</p> <p>It is not necessary that the <u>average</u> municipal-wide per unit servicing costs funded by the DC reflect the needs of any <u>particular</u> development project.</p>

<p>s.s.5(1) of the DCA (and associated Regulations)</p>	<p>Commentary</p>
<p><u>limited to the increase in capital costs, if any, that are attributable to that particular development.</u></p> <p>3. If the development charge by-law will exempt a type of development, phase in a development charge, or otherwise provide for a type of development to have a lower development charge than is allowed, <u>the rules for determining development charges may not provide for any resulting shortfall to be made up through higher development charges for other development.</u>”</p> <p>4. In the case of a development charge by-law passed on or after the day subsection 5 (6) of Schedule 3 to the More Homes Built Faster Act, 2022 comes into force, the rules must provide that,</p> <p style="padding-left: 40px;">i. any development charge imposed during the first year that the by-law is in force is no more than 80 per cent of the maximum development charge that could otherwise be charged in accordance with this section,</p> <p style="padding-left: 40px;">ii. any development charge imposed during the second year that the by-law is in force is no more than 85 per cent of the maximum development charge that could otherwise be charged in accordance with this section,</p>	<p>Paragraphs 3 provide further clarification on the inability of the by-law to offload cost recovery from one type of development to another, in this case from exempt or discounted development to non-exempt development.</p> <p>Relative to the maximum charge calculated in the development charges background study, a by-law requires a mandatory phase-in of DCs during the first 4-years its term.</p>

<p>s.s.5(1) of the DCA (and associated Regulations)</p>	<p>Commentary</p>
<p>iii. any development charge imposed during the third year that the by-law is in force is no more than 90 per cent of the maximum development charge that could otherwise be charged in accordance with this section, and</p> <p>iv. any development charge imposed during the fourth year that the by-law is in force is no more than 95 per cent of the maximum development charge that could otherwise be charged in accordance with this section”</p>	
<p>10. “The rules <u>may provide</u> for full or partial exemptions for types of development and for the phasing in of development charges. The rules <u>may also provide</u> for the indexing of development charges based on the prescribed index.”</p>	<p>There are optional by-law inclusions such as authority to set rules on discretionary exemptions, phasing in of a DC and indexing a DC.</p>

Figure 1-1
The Process of Calculating a development charge under the DCA, 1997



2. The Seaton Community Development Forecast to 2041

2.0 The Seaton Community Development Forecast to 2041

2.1 The Seaton Community

2.1.1 Table 2-1 summarizes the Seaton Community growth forecast that has been used in this DC Background Study. The table covers the anticipated absorption of residential dwelling units by type, non-residential gross floor area by type in square feet, employment land area in acres, and associated population and employment thereof. The conversion of total residential dwelling units to single detached equivalent units is based on the persons per unit (PPU) occupancy shown below which were used in the 2013 and 2019 Seaton Area-Specific Development Charge Background Studies and included in the executed RFEA.

<u>Dwelling Unit</u>	<u>PPU</u>
Singles / Semi-detached	3.48
Townhouses (inc. stacked townhouses)	2.76
Apartments	1.59

2.1.2 These development forecasts provide the basis for the update to the area-specific development charges in this by-law. The residential forecast has been updated based on the approved draft plans of subdivisions in the Seaton Community and anticipated timing of services. The non-residential forecasts are based on development that has occurred to date, the Council adopted Region's Official Plan (Envision Durham), and the ongoing work to update the Seaton Fiscal Impact Study.

2.1.3 The development forecasts utilized for the Seaton Fiscal Impact Study are shown in Table 2-2 below for information purposes. The forecast totals are identical to the development forecast used in this DC Background Study, however the timing is different to reflect the imposition of the charge. The timing of development in the Seaton Fiscal Impact Study reflects occupancy, whereas for this DC Background Study, the timing of development reflects when DCs are paid.

2.2 External Area Forecasts

Although the timing of the development of the Federal lands is unknown, infrastructure is being oversized to accommodate the requirements of development on the Federal Lands. Infrastructure is also being oversized for growth in adjacent areas outside of the Seaton Community. These oversizing costs are excluded from the area-specific development charges for the Seaton Community and are discussed in further detail in Section 3.6.

**Table 2-1
Seaton Community Development Forecast (pre-2024 and 2024-2041)**

Year	Residential				Employment Lands		Other Mixed-Use Private Sector GFA Sq. Ft.	Mixed-Use Institutional GFA Sq. Ft.	Total (Prestige and Mixed-Use) Sq. Ft Development	Employment Land	Total Employment ⁽¹⁾	
	Low Density	Medium Density	High Density	Total Units	Total Std Equiv Units	Population					Acres	GFA Sq. Ft.
Pre-2024	2,546	2,231	-	4,777	4,308	15,762	89	1,307,638	1,307,638	735	-	735
2024	414	673	350	1,437	1,107	4,090	24	492,943	898,442	599	804	1,404
2025	414	673	350	1,437	1,107	4,090	24	492,943	898,442	599	804	1,404
2026	414	673	350	1,437	1,107	4,090	24	492,943	898,442	599	804	1,404
2027	414	673	350	1,437	1,107	4,090	24	492,943	898,442	599	804	1,404
2028	416	675	349	1,440	1,110	4,101	24	492,943	898,442	599	804	1,404
2029	313	446	364	1,123	833	3,096	24	492,943	898,442	599	804	1,404
2030	313	446	364	1,123	833	3,096	27	540,647	907,317	548	735	1,283
2031	313	446	364	1,123	833	3,096	27	540,647	907,317	548	735	1,283
2032	313	446	364	1,123	833	3,096	33	661,628	954,036	673	590	1,263
2033	312	446	362	1,119	830	3,085	39	782,609	1,000,755	798	445	1,243
2034	148	281	520	949	609	2,303	39	782,609	1,000,755	798	445	1,243
2035	148	281	520	949	609	2,303	39	782,609	1,000,755	798	445	1,243
2036	148	281	520	949	609	2,303	39	782,609	1,000,755	798	445	1,243
2037	148	281	520	949	609	2,303	41	830,932	1,030,072	847	408	1,255
2038	148	281	520	949	609	2,303	44	879,257	1,059,390	897	371	1,267
2039	-	-	-	-	-	-	44	882,729	882,729	878	371	1,249
2040	-	-	-	-	-	-	-	-	-	860	185	1,045
2041	-	-	-	-	-	-	-	-	-	430	-	430
Total (pre-2024 to 2041)	6,922	9,233	6,167	22,321	17,052	63,207	605	11,731,572	16,442,176	13,203	10,004	23,207
Total (2024 to 2041)	4,376	7,002	6,167	17,544	12,743	47,445	516	10,423,934	15,134,533	12,468	10,004	22,472

1. Excludes work at home and no fixed place of work employment

**Table 2-2
Seaton Community Development Forecast Based On Occupancy**

Year	Residential				Employment Lands		Other Mixed-Use Private Sector GFA Sq. Ft.	Mixed-Use Institutional GFA Sq. Ft.	Total (Prestige and Mixed-Use) Sq. Ft Development	Employment Land	Total Employment ⁽¹⁾	
	Low Density	Medium Density	High Density	Total Units	Total Std Equiv Units	Population					Acres	GFA Sq. Ft.
Pre-2024	1,192	909	-	2,101	1,910	6,994	59	808,452	808,452	735	-	735
2024	571	782	292	1,645	1,323	4,874	26	520,913	904,548	599	804	1,404
2025	571	782	292	1,645	1,323	4,874	26	520,913	904,548	599	804	1,404
2026	571	782	292	1,645	1,323	4,874	26	520,913	904,548	599	804	1,404
2027	571	781	291	1,643	1,322	4,869	26	520,913	904,548	599	804	1,404
2028	571	781	291	1,643	1,322	4,869	26	520,913	904,548	599	804	1,404
2029	571	781	291	1,643	1,322	4,869	26	520,913	904,548	599	804	1,404
2030	507	667	311	1,485	1,177	4,345	24	479,370	826,167	548	735	1,283
2031	507	667	311	1,485	1,177	4,345	24	479,370	826,167	548	735	1,283
2032	328	474	416	1,217	893	3,324	29	586,725	863,232	673	590	1,263
2033	148	281	520	949	609	2,303	35	694,080	900,297	798	445	1,243
2034	148	281	520	949	609	2,303	35	694,080	900,297	798	445	1,243
2035	148	281	520	949	609	2,303	35	694,080	900,297	798	445	1,243
2036	148	281	520	949	609	2,303	35	694,080	900,297	798	445	1,243
2037	148	281	520	949	609	2,303	37	736,940	925,168	847	408	1,255
2038	148	281	520	949	609	2,303	39	779,800	950,038	897	371	1,267
2039	74	141	260	475	305	1,152	39	782,205	952,443	878	371	1,249
2040	-	-	-	-	-	-	39	784,610	869,729	860	185	1,045
2041	-	-	-	-	-	-	20	392,305	392,305	430	-	430
Total (pre-2024 to 2041)	6,922	9,233	6,167	22,321	17,052	63,207	605	11,731,572	16,442,176	13,203	10,004	23,207
Total (2024 to 2041)	5,730	8,324	6,167	20,220	15,142	56,213	547	10,923,120	15,633,724	12,468	10,004	22,472

1. Excludes work at home and no fixed place of work employment

3. Development Charge Calculation Assumptions

3.0 Development Charge Calculation Assumptions

3.1 Introduction

3.1.1 The following table provides the various types of DCs imposed on the Seaton Community residential and non-residential lands.

Table 3-1

Types of Seaton Area Specific Development Charges				
DC Components	Residential Lands	Non-Residential Lands		
		Mixed Use Area		Prestige Employment Lands
		Non-Institutional	Institutional	I/C/I
Region Constructed - Landowner Funded Works	per unit	per sq / ft	per sq / ft	per hectare
Regional Attributions	per unit	per sq / ft	per sq / ft	per hectare
Landowner Constructed and Funded Works	per unit	per sq / ft	per sq / ft	per hectare

3.1.2 A per dwelling unit charge for water supply and sanitary sewerage services is applied for the residential development of lands, based on the dwelling unit type (i.e. singles and semi-detached units, medium density multiples and apartments).

3.1.3 The two different non-residential DCs for the development of non-residential lands are as follows:

- i. The prestige employment lands along Highways 407 and 7 is subject to land-based area-specific DCs for water and sanitary sewerage services (i.e. a per hectare DC). It is a uniform charge, that is, the same per hectare charge will apply to all forms of development on these lands; and
- ii. Separate non-residential DCs for water and sanitary sewerage services apply within the mixed use area (i.e. non-residential development on lands outside of the prestige employment lands). The non-residential DC within the mixed-use area is imposed on a gross floor-area basis (per square foot charge), for institutional and non-institutional development types.

3.1.4 There are three separate residential charges for each of water supply and sanitary sewerage services, consisting of:

- (1) Landowner constructed and financed works;
- (2) Region constructed/landowner financed works; and
- (3) Regional attributions (prior infrastructure costs incurred and future plant expansions required for subsequent development phases).

3.2 Capital Projects

3.2.1 Table 3-2 provides a summary of the gross capital programs for water supply and sanitary sewerage with deductions for benefit to existing development, post-period benefit (i.e. benefit to lands beyond the forecast period), benefit to growth elsewhere (i.e. outside of the Seaton Community but for development to occur within the forecast period), and benefit to the Federal Lands. The remaining costs reflect the benefits attributable to the Seaton Community and are apportioned between residential and non-residential development types.

3.2.2 Tables 3-3 and 3-4 provide the detailed capital programs for the categories of Landowner constructed and financed works, Region constructed/landowner financed works, and Regional attributions. Appendix B and C provide the servicing maps that align with the capital programs contained in Tables 3-3 and 3-4.

Table 3-2
Sanitary Sewerage and Water Supply Capital Cost Summary
(million, 2024\$)

	Gross Cost	Benefit to Existing Development	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands ⁽²⁾	Seaton				
						Residential	Mixed-Use	Emp. Lands	Total	
Water Supply - DC Component⁽¹⁾										
Regional Cons. / Landowner Financed	\$ 174.8	\$ -	\$ 13.9	\$ 13.2	\$ 27.4	\$ 108.3	\$ 2.7	\$ 9.3	\$ 120.3	
Regional Attributions	278.5	10.1	63.8	60.0	40.6	77.4	6.1	20.6	104.1	
Landowner Constructed / Financed	51.4	-	-	5.3	4.4	37.5	0.9	3.2	41.6	
Total - Water Supply	504.7	10.1	77.7	78.5	72.4	223.2	9.7	33.1	266.0	
Sanitary Sewerage - DC Component⁽¹⁾										
Regional Cons. / Landowner Financed	65.5	1.5	-	11.0	2.2	38.1	2.9	9.8	50.8	
Regional Attributions	222.5	25.1	91.0	32.5	22.7	30.6	4.7	15.9	51.2	
Landowner Constructed / Financed	133.3	-	-	2.4	3.8	95.4	7.2	24.4	127.0	
Total - Sanitary Sewerage	421.3	26.6	91.0	45.9	28.7	164.1	14.8	50.1	229.0	
Total - Water Supply & Sanitary Sewerage										
Regional Cons. / Landowner Financed	240.3	1.5	13.9	24.2	29.6	146.4	5.6	19.1	171.1	
Regional Attributions	501.0	35.2	154.8	92.5	63.3	108.0	10.8	36.5	155.3	
Landowner Constructed / Financed	184.7	-	-	7.7	8.2	132.9	8.1	27.6	168.6	
Total - Water & Sewer	\$ 926.0	\$ 36.7	\$ 168.7	\$ 124.4	\$ 101.1	\$ 387.3	\$ 24.5	\$ 83.2	\$ 495.0	

Notes

1. The capital costs for water supply and sanitary sewerage include three separate components, one for capital works to be constructed by the Region but financed by the SLG, one for capital works to be constructed and financed by the SLG and the Regional Attributions (generally works already constructed or to be constructed by the Region, outside of Seaton)
2. The share of capital related to the Federal Lands is the oversizing costs of the infrastructure to provide capacity to service the Federal Lands.

**Table 3-3
Total Water Supply Capital Program**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate \$2024	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
Financed by Landowners Group, Constructed by Region of Durham												
WR1	25 Mt. Brock Rd. Zone 1 Reservoir	Complete	Phase 1	19,054,000	-	13,909,000	-	1,524,000	3,620,000	279,000	3,259,000	82,000
WR2	Zone 4 Reservoir (17 ML)	Complete	Phase 1	21,362,000	-	-	-	428,000	20,934,000	1,615,000	18,862,000	477,000
WR3	Zone 3 PS (62.2 MLD) and Zone 4 PS (32.2 MLD) @ Zone 1 reservoir	Complete	Phase 1	10,677,000	-	-	-	3,863,000	6,894,000	516,000	6,026,000	162,000
WR4	Zone 5 PS (14.1 MLD) @ Zone 4 reservoir	Complete	Phase 1	5,345,000	-	-	-	3,801,000	1,544,000	119,000	1,390,000	35,000
WR5	Zone 3 Reservoir (10 ML)	2030-2032	Phase 2	26,400,000	-	-	-	1,066,000	25,343,000	1,953,000	22,813,000	577,000
WR6	Zone 5 Elevated Tank (8.8 ML)	2030-2032	Phase 2	15,400,000	-	-	-	-	15,400,000	1,187,000	13,862,000	351,000
WR7	Zone 4 PS (46.5 MLD) and Zone 5 PS (10.6 MLD) @ Zone 3 Reservoir	2030-2032	Phase 2	14,400,000	-	-	-	5,443,000	8,956,000	690,000	8,062,000	204,000
WR8a	Zone 3 FM - Zone 3 PS (at Zone 1 reservoir) to Taunton Rd.	Complete	Phase 1	386,000	-	-	-	-	386,000	30,000	347,000	9,000
WR8b	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Brock Rd. and on Brock Rd. from Taunton Rd. to Whitevale Rd.	2035-2037	Phase 2	11,765,000	-	-	-	-	11,765,000	907,000	10,590,000	268,000
WR9	Zone 4 PS (40.1 MLD) at Westney Zone 2 reservoir	2036-2038	Phase 2	15,300,000	-	-	-	5,707,000	9,592,000	739,000	8,635,000	218,000
WR10b	Zone 4 FM - on Whitevale Rd. from Sideline 16 to Westney Rd. and on Westney Road from Whitevale Rd. to Westney Rd. Zone 4 PS at Zone 2 reservoir	2036-2038	Phase 2	32,800,000	-	-	13,150,000	4,992,000	14,659,000	1,130,000	13,195,000	334,000
WR11	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Taunton Road	Complete	Phase 1	313,000	-	-	-	125,000	187,000	14,000	169,000	4,000
WR12	Zone 4 FM - on Sideline 26 from north side of Hwy 407 interchange to Zone 4 reservoir	Complete	Phase 1	770,000	-	-	-	308,000	463,000	36,000	416,000	11,000
WR13	Zone 5 FM - on Sideline 26 from the north side of Hwy 407 interchange to Zone 5 reservoir	Complete	Phase 1	770,000	-	-	-	-	770,000	59,000	693,000	18,000
	Sub-total			174,762,000								
Financed and Constructed by Landowners Group												
WL1a	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Sideline 24	Complete	Phase 1	2,133,000	-	-	-	-	2,133,000	184,000	1,920,000	49,000
WL1b	Zone 3 FM - on Sideline 24 from Taunton Rd. to Whitevale Rd. and on Whitevale Rd. from Sideline 24 to Zone 3 Reservoir	2024	Phase 1	15,797,000	-	-	-	-	15,796,000	1,218,000	14,220,000	360,000
WL2	Zone 4 FM - on Taunton Rd. from Zone 4 PS (at Zone 1 reservoir) to Sideline 26 and on Sideline 26 to Whitevale Rd.	Complete	Phase 1	6,355,000	-	-	-	-	6,355,000	490,000	5,720,000	145,000
WL3a	Zone 4 FM - on Sideline 26 from Whitevale Rd. to the north side Hwy 407 Interchange	Complete	Phase 1	4,923,000	-	-	-	1,969,000	2,954,000	228,000	2,669,000	67,000
WL3b	Zone 4 FM - on Whitevale Rd. from Sideline 26 to Zone 4 PS (at Zone 3 Reservoir)	Complete	Phase 1	1,061,000	-	-	-	424,000	637,000	49,000	573,000	15,000
WL4	Zone 4 FM - on Whitevale Rd. from Zone 4 PS (at Zone 3 reservoir) to Brock Rd.	2024	Phase 1	11,848,000	-	-	4,750,000	1,804,000	5,295,000	408,000	4,766,000	121,000
WL5	Zone 4 FM - on Whitevale Rd. - Sideline 26 to 1100 m west of Sideline 407 Interchange	Complete	Phase 1	1,736,000	-	-	-	-	1,736,000	134,000	1,562,000	40,000
WL6a	Zone 5 FM - on Whitevale Rd. from Sideline 26 to Zone 5 PS (at Zone 3 reservoir)	Complete	Phase 1	5,051,000	-	-	-	-	5,051,000	389,000	4,547,000	115,000
WL6b	Zone 5 FM - on Whitevale Rd. from Sideline 26 to Zone 5 PS (at Zone 3 reservoir)	Complete	Phase 1	1,061,000	-	-	-	-	1,061,000	82,000	955,000	24,000
WL10a	Zone 4 FM - on Whitevale Rd. from Brock Road to Sideline 16	2024	Phase 2	1,410,000	-	-	565,000	215,000	630,000	49,000	567,000	14,000
	Sub-total			51,375,000								
Regional Attributions Share												
1	Alex WSP Debt	Complete	Phase 1	16,000,000	-	-	-	-	16,000,000	2,661,000	7,768,000	786,000
2	Feedermains - Alex WSP to Bayv	Complete	Phase 1	17,500,000	10,108,000	2,352,000	2,924,000	4,786,000	1,570,000	121,000	1,413,000	36,000
3	Zone 1 Feedermain - Bayv St from Pickering Beach to Tow Ave	2025-2027	Phase 2	32,050,000	-	25,349,000	-	546,000	6,702,000	517,000	6,032,000	163,000
4	Zone 1 Feedermain - Harwood Ave from Rossland Rd to Magill Dr	Complete	Phase 2	3,108,000	-	1,944,000	-	-	1,165,000	90,000	1,048,000	27,000
5	Zone 1 Feedermain - Rossland Rd. from Brock Rd. to Westney Rd.	Complete	Phase 1	12,747,000	-	8,240,000	-	3,238,000	1,270,000	86,000	1,143,000	29,000
6	Zone 1 Feedermain - Brock Rd. from Rossland to Zone 1 Reservoir	Complete	Phase 1	12,051,000	-	6,847,000	-	2,597,000	2,605,000	201,000	2,346,000	59,000
7	Well Interference	2024 >	Phase 1	6,100,000	-	-	-	-	6,100,000	470,000	5,491,000	139,000
8	Environmental Assessment	Complete	Phase 1	1,437,000	-	-	-	-	1,438,000	111,000	1,294,000	33,000
9	Depot Maintenance Facilities	2024	Phase 1	4,547,000	-	-	-	-	4,547,000	350,000	4,093,000	104,000
10	Alex WSP Expansion	2020-2028	Phase 2	173,000,000	-	19,030,000	57,090,000	29,410,000	67,469,000	16,007,000	46,734,000	4,728,000
	Sub-total			278,540,000		19,030,000	57,090,000	29,410,000	67,469,000	16,007,000	46,734,000	4,728,000
	Total			504,677,000	10,108,000	77,671,000	78,479,000	72,356,000	266,065,000	33,111,000	223,170,000	9,784,000

**Table 3-4
Total Sanitary Sewerage Capital Program**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate \$2024	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
Financed by Landowners Group, Constructed by Region of Durham												
SR1	Seaton SSPS 4 & twin 250 mm forcemains	Complete	Phase 1	6,239,000	-	-	-	-	6,240,000	1,200,000	4,685,000	355,000
SR2a	Central Duffin Collector TSS - upto south side of CPR to Old Taunton Rd. (O/S for Airport & Seaton & other)	Complete	Phase 1	2,276,000	-	-	380,000	282,000	1,614,000	310,000	1,212,000	92,000
SR2b	CDC TSS (O/S for Federal Lands & Other) - Old Taunton Rd. to Taunton Rd.	Complete	Phase 1	2,391,000	-	-	399,000	296,000	1,695,000	326,000	1,273,000	96,000
SR3a	CDC TSS (O/S for Federal Lands & Other) - on Taunton Rd. and Brock Rd. from Taunton Rd. to Whitevale Rd.	Complete	Phase 1	22,777,000	-	-	7,837,000	971,000	13,969,000	2,686,000	10,489,000	794,000
SR4	Seaton SSPS 1 & twin 300 mm forcemains (Includes Whitevale)	2030 - 2032	Phase 2	12,200,000	966,000	-	-	-	11,234,000	2,160,000	8,435,000	639,000
SR5	Seaton SSPS 3 & twin 200 mm forcemains (Includes Green River)	2030-2032	Phase 2	10,400,000	538,000	-	-	-	9,862,000	1,896,000	7,405,000	561,000
SR6	CDC Brock Rd. TSS (O/S for Federal Lands & Other) - south of employment lands to Hwy 7	2037-2039	Phase 2	9,200,000	-	-	2,361,000	677,000	6,162,000	1,185,000	4,627,000	350,000
	Sub-total			65,483,000								
Financed and Constructed by Landowners Group												
SL1a	West Seaton TSS - Central Duffin Collector from Third Concession @ Valleyfarm Rd. north to Whitevale Rd.	Complete	Phase 1	39,239,000	-	-	-	545,000	38,694,000	7,440,000	29,054,000	2,200,000
SL1b	West Seaton TSS - Whitevale Rd. to south of employment lands	2024	Phase 1	6,245,000	-	-	-	87,000	6,158,000	1,184,000	4,624,000	350,000
SL2a	West Seaton Sub TSS - Whitevale Rd. to north side of Hwy 407 Interchange	Complete	Phase 1	4,876,000	-	-	-	29,000	4,845,000	932,000	3,638,000	275,000
SL2b	West Seaton Sub TSS - north side of Hwy 407 Interchange to Hwy 7	2029	Phase 1	800,000	-	-	-	5,000	795,000	153,000	597,000	45,000
SL3a	Central Seaton TSS on Peter Mathews Dr. from Burkholder Dr. to Taunton Rd.	Complete	Phase 1	11,689,000	-	-	-	320,000	11,368,000	2,186,000	8,536,000	646,000
SL3b	Central Seaton TSS on Sideline 22 from Taunton Rd. to Whitevale employment lands	Complete	Phase 1	28,381,000	-	-	-	777,000	27,604,000	5,308,000	20,727,000	1,569,000
SL3c	Central Seaton TSS on Sideline 22 from Whitevale Rd. to south of employment lands	2025-2026	Phase 1	1,925,000	-	-	-	53,000	1,872,000	360,000	1,406,000	106,000
SL3d	CDC Brock Rd. TSS (O/S for Federal Lands & Other) - Whitevale Rd. to south of employment lands (SL3d)	2024	Phase 1	6,950,000	-	-	2,391,000	296,000	4,262,000	820,000	3,200,000	242,000
SL4a	Central Seaton Sub TSS on Whitevale Rd. from Sideline 22 to approx. 475 m east of Sideline 22	Complete	Phase 1	4,726,000	-	-	-	113,000	4,614,000	887,000	3,465,000	262,000
SL4b	Central Seaton Sub TSS from Whitevale Rd. to south of employment lands	2025-2026	Phase 1	5,317,000	-	-	-	127,000	5,191,000	998,000	3,898,000	295,000
SL5	West Seaton TSS (Including Green River) from south of employment lands to Hwy 7	2024	Phase 1	7,750,000	-	-	-	346,000	7,406,000	1,424,000	5,561,000	421,000
SL6	Central Seaton TSS from (SL4b) south of employment lands to Hwy 7	2037-2039	Phase 2	7,500,000	-	-	-	725,000	6,771,000	1,302,000	5,084,000	385,000
SL7	Central Seaton Sub TSS from (SL3c) south of employment lands to Hwy 7	2025-2027	Phase 2	7,900,000	-	-	-	389,000	7,511,000	1,448,000	5,655,000	428,000
	Sub-total			133,298,000								
Regional Attributions Share												
1	York-Durham Debt	Complete	Phase 1	12,822,000	-	-	-	-	12,822,000	4,214,000	7,362,000	1,246,000
2	Biosolids Incineration - Duffin Creek WPCP	Complete	Phase 1	93,522,000	-	72,012,000	-	6,546,000	14,963,000	4,917,000	8,592,000	1,454,000
3	Effluent Discharge Upgrades - Duffin Creek WPCP (Durham)	Complete	Phase 1	3,207,000	1,409,000	545,000	470,000	235,000	547,000	180,000	314,000	53,000
4	Duffin Creek WPCP Stage 1 & 2 Upgrades (constructed)	Complete	Phase 1	41,000,000	23,681,000	8,381,000	-	-	8,938,000	2,937,000	5,132,000	869,000
5	Sanitary Sewer Central Duffin Collector upto south side of CPR (Constructed)	Complete	Phase 1	5,978,000	-	3,910,000	743,000	311,000	1,015,000	195,000	762,000	58,000
6	Environmental Assessment	Complete	Phase 1	1,437,000	-	-	-	-	1,437,000	276,000	1,079,000	82,000
7	Depot Maintenance Facilities	2024	Phase 1	4,547,000	-	-	-	-	4,547,000	874,000	3,414,000	259,000
8	Duffin Creek WPCP Allocation increase of 45.4 MLD	2036	Phase 2	60,000,000	-	6,120,000	31,302,000	15,654,000	6,924,000	2,275,000	3,976,000	673,000
	Sub-total			222,513,000								
	Total			421,294,000	26,594,000	90,968,000	45,883,000	28,754,000	223,080,000	50,073,000	164,202,000	14,805,000

3.2.3 The costs are estimated in 2024 dollars and reflect the total capital needs to provide capacity to meet the full build-out of the Seaton Community, that is 70,000 population and 35,000 employees as per the approved Central Pickering Development Plan. The Seaton allocation of the capital costs are anticipated to be fully recovered from the projected development within the Seaton Community over the time period to 2041.

3.2.4 Although the Federal Lands share of capital costs is excluded from the ASDC calculations, the Seaton Landowners are funding the Federal Lands share of the majority of Phase 1 water and sewer projects as per the Seaton Phase 1 RFEA.

3.3 Benefit to Existing Development Deductions

3.3.1 Since the area-specific DCs are calculated within a geographical service area with limited pre-existing development, a benefit to existing development deduction is not applicable for the majority of the capital items identified in the capital tables.

3.3.2 For the water supply services capital program, there is only one capital item with a benefit to existing development cost share. This project is the existing feedermain from the Ajax WSP to Bayly Street, with an estimated benefit to existing deduction of 58%.

3.3.3 For the sanitary sewerage services capital program, two pumping stations within the Seaton Community will be constructed with minimal benefit to existing development, reflecting the flow requirements to service existing residents in the communities of Whitevale and Green River.

3.3.4 There are also two applicable capital projects related to the Duffin Creek Water Pollution Control Plant in the City of Pickering, the outcome of the outfall environmental assessment (EA) and Stage 1 and 2 upgrades. The benefit to existing development for the outfall project is necessary, as the existing outfall provides service to the existing customers. The preferred solution for the EA Outfall Limitations does not require a new outfall. The proposed work includes modifications to the outfall and optimization of phosphorous removal, resulting in a significantly lower cost as compared to the 2019 Seaton Area-Specific Development Charges Background Study, therefore a much lower benefit to existing development cost.

3.3.5 The Stage 1 and 2 upgrades require a benefit to existing development cost share, as these upgrades applied to a share of the existing plant capacity being utilized (estimated at approximately 57.8% or 65.8 MLD being utilized of Durham's share of the rated plant capacity).

3.4 Benefit to Growth Elsewhere

- 3.4.1 Some of the infrastructure required for the Seaton Community provides capacity for developable lands outside of the area, but within the Region's larger urban boundary. The majority of these capital items are located outside of the Seaton Community, as the infrastructure required for the development of the Seaton Community is generally located within its lands.
- 3.4.2 For water supply services, the expansion of the Ajax water supply plant in the Town of Ajax is required to service subsequent phases of the Seaton Community. The expansion will also provide capacity for other urban areas within the Ajax and Pickering (estimated at 11% or 18/164 MLD). The Brock Road Zone 1 reservoir is needed for the Seaton Community, however it also provides a large benefit to growth elsewhere (estimated at 73% based on 18.3/25.1 MLD requirements).
- 3.4.3 A number of feeder mains required for the Seaton Community also provide capacity to other areas. The methodology used to determine the share of costs attributable to the Seaton Community and growth elsewhere is the marginal cost approach. The pipe size required to meet the Regional needs produced the benefit to growth elsewhere. The Seaton Community cost share is based on the incremental cost to increase the pipe size beyond the Regional needs to meet the anticipated demands of the Seaton Community.
- 3.4.4 For sanitary sewerage services, there is a benefit to growth elsewhere for two capital items at the Duffin Creek WPCP, i.e. the Stage 1 and 2 upgrades, and the Biosolids incineration expansion. These attributions were based on the flow requirements of the urban lands adjacent to the Seaton Community that require service capacity. The remaining project (Central Duffin Collector) with a benefit to growth elsewhere has been constructed. This sewer was constructed for the Duffin Heights Community and the pipe size required for this community determined the attribution to benefit to growth elsewhere in the calculations.

3.5 Post-Period Benefit (Beyond 2041)

- 3.5.1 A number of capital projects identified in the capital tables also provide capacity to development areas outside of the Seaton Community and long-term potential service requirements (post 2041). For example, the expansion of the Ajax WSP will provide excess capacity for lands to be developed beyond the forecast period, estimated at 33% of the planned expansion (approximately 54 MLD of the 164 MLD).

- 3.5.1 A number of feeder mains to be constructed within the Seaton Community will be oversized to provide capacity for development beyond 2041 for lands outside of Seaton. The share for post-period benefit is based on the incremental cost to upsize the pipe to meet the needs of these lands.
- 3.5.2 For sanitary sewerage services, the plant expansion at the Duffin Creek WPCP and effluent discharge upgrades will provide benefit to development beyond 2041 and therefore have a post-period benefit cost share. The Central Duffin Collector sanitary sewer that was constructed for the Duffin Heights Community was also oversized for future development.

3.6 Financing of Federal Land Servicing

- 3.6.1 The cost estimates provided in the water supply and sanitary sewerage capital tables identify a share related to the servicing of the Federal Lands north of the Seaton Community. Although the timing for development of the Federal Lands has not been determined, the Region is planning to oversize the water supply and sanitary sewerage infrastructure to provide capacity to these lands.
- 3.6.2 The water supply capital program includes oversizing for the future expansion of the Ajax WSP, reservoirs and pumping stations, with the Federal Lands share being based on the estimated flow requirements. A number of feeder mains are also being oversized for the development of the Federal Lands. The methodology to allocate the capital costs is based on the marginal cost approach, that is, if the pipe size is required to increase due to the development of the Federal Lands, the additional cost to oversize the pipe is allocated to these lands.
- 3.6.3 For sanitary sewerage services, the future plant expansion (Duffin Creek WPCP), effluent discharge upgrades, and the biosolids incineration expansion project (at the Duffin Creek WPCP) includes a cost share for the Federal Lands, based on anticipated flow requirements. There are also a number of sanitary sewers that have a cost share allocated to the Federal Lands, based on the cost to increase the pipe size to service the development of these lands.

3.7 Residential vs. Non-residential Split

- 3.7.1 The residential/non-residential share for the net Seaton Community capital costs are as follows:

**Table 3-5
Seaton Residential / Non-residential Splits**

<u>Water Supply</u>	<u>Residential</u>	<u>Non-residential</u>	<u>Non-residential</u>		
			<u>Mixed Use Institutional</u>	<u>Mixed Use Commercial</u>	<u>Employment Lands</u>
Plants	69.3%	30.7%	1.1%	5.9%	23.7%
Other Infrastructure	90.0%	10.0%	0.4%	1.9%	7.7%

<u>Sanitary Sewerage</u>	<u>Residential</u>	<u>Non-residential</u>	<u>Non-residential</u>		
			<u>Mixed Use Institutional</u>	<u>Mixed Use Commercial</u>	<u>Employment Lands</u>
Plants	57.4%	42.6%	1.6%	8.1%	32.9%
Other Infrastructure	75.1%	24.9%	0.9%	4.8%	19.2%

3.7.2 These splits are based on the full build-out of the Seaton Community (i.e. 70,000 population and 35,000 employees). The water supply plant splits are based on maximum day volume and all other infrastructure is based on maximum hour volumes. The sanitary sewerage plant splits are based on average day volume and all other infrastructure is based on peak flow volumes.

3.8 Capital Cost Indexing/Updating

3.8.1 The capital costs being utilized to update the area-specific DC are based on the most recent estimates (in 2024 dollars) from the on-going construction and design of infrastructure required to accommodate the Seaton Community.

3.8.2 The Region will also index the area-specific DC annually on July 1 of each year, commencing July 1, 2025.

3.9 Financing Assumptions

3.9.1 The Region is utilizing a 3.0% inflation rate, 3.0% interest earnings rate and 5.0% debt rate for the cashflow calculations of the attribution development charge quantum. These projects include the capital items the Region has already financed, or will be financing in the future, and recovers the Seaton Community cost share through future DC collections.

3.9.2 The DC calculations for the categories of Regional constructed and Landowner constructed capital works that are financed by the Seaton Landowners assumes a lower debt rate of 3.0% for the capital works being upfronted by the landowners as requested by the Landowners Group. This was used as part of the 2013 and 2019 Seaton Area-Specific Development Charge Background Studies. Staff agreed to use this lower debt rate where the Region would not incur borrowing costs.

3.10 Area Specific Development Charge Payment Timing

3.10.1 The Seaton area-specific DCs are payable on the following basis:

- The residential charges are fully payable at the execution of plan of subdivision for residential development;
- On the prestige employment lands, the land area charge is payable on the net developable parcel area upon building permit issuance for the first non-residential development on each parcel; and
- On the mixed use area, the non-residential charge (per square foot) is payable on building permit issuance for all non-residential development.

3.11 Water and Sanitary Sewer Service Levels

3.11.1 The following table summarizes the historical service standards that have been provided for water supply services in Durham Region and as planned for the Seaton Community infrastructure. The standards are expressed in terms of design criteria, legislation or capacity requirements as issued by the Ministry of the Environment or any other appropriate standard setting body. The table also reflects other service criteria adopted by the Regional Works Department.

Region of Durham Water Supply Standards	
Service Component	Service Standards Applied
Purification Plants	<ul style="list-style-type: none"> • Design criteria based on historical flow data for the individual municipality, estimated at 550 litres/capita/day is used which includes residential, industrial, commercial and institutional demands • Treatment based on MOE regulations, MOE guidelines and is site specific. MOE regulations, policies and directives are used in order to establish the final Certificate of Approval (C of A).
Reservoirs	<ul style="list-style-type: none"> • Based on MOE guidelines and system design criteria to meet the storage requirements for fire, equalization and emergency conditions using storage and reserve pumping capacity from water supply plants, if available.
Pumping Stations	<ul style="list-style-type: none"> • Based on MOE and Region of Durham design guidelines and standards

3.11.2 The following table summarizes the historical service standards that have been provided for sanitary sewerage services in Durham Region and as planned for the Seaton Community infrastructure. The standards are expressed in terms of design criteria, legislation, or capacity requirements as issued by the Ministry of the Environment or any other appropriate standard setting body. The table also reflects other service criteria adopted by the Regional Works Department.

Region of Durham Sanitary Sewerage Standards	
Service Component	Service Standards Applied
Treatment Plants	<ul style="list-style-type: none"> • Design criteria based on historical flow data for the individual municipality, estimated at 386 litres/capita/day is used which includes residential, commercial and institutional demands • Treatment based on the MOE guidelines and is site specific. MOE policies and directive are used to establish the final Certificate of Approval (C of A)
Pumping Stations	<ul style="list-style-type: none"> • Based on MOE guidelines and system design criteria
Collection Systems	<ul style="list-style-type: none"> • Based on MOE and Region of Durham design guidelines and standards

3.12 Capital and Operating Cost Examination

3.12.1 As a requirement of the DCA, under subsection 10(2)(c), an analysis must be undertaken to assess the long-term capital and operating cost impacts for the capital infrastructure projects identified in the capital plan.

3.12.2 The Seaton-related water supply and sanitary sewerage capital costs identified in Table 3-2 total \$495.1 million. The Seaton Landowners Group are up-fronting both the Landowner Constructed portion of the costs (\$168.8 million) and the Regional constructed works (\$171.1 million). The remaining attributions cost share (\$155.2 million) will be recovered through the payment of the residential and non-residential area-specific DC.

3.12.3 The pressure on water and sewer user rates related to the share of capital costs that cannot be funded by DCs is limited within the provisions of the area-specific development charge by-law due to the following reasons:

- The foregone development charge revenue due to the exemption on industrial building expansions (as per the DCA) is eliminated with a land-based area-specific development charge on the prestige employment lands;
- All non-residential development charges are recommended at the full calculated rate (i.e. no discounted rates, except for the discounts / exemptions mandated by the DCA); and
- The Region is providing limited discretionary development charge exemptions, however the statutory phase-in of the charge will place funding pressure on the water and sewer rates.

3.12.4 As well, the executed RFEA and other agreements also provides provisions and funding that reduces pressures on user rates needed to fund capital infrastructure related to the Seaton Community. These include:

- A share of the capital costs that cannot be funded by DCs (i.e. a share of the Federal Lands share of water supply and sanitary sewerage capital and a share of the institutional development that is exempt from development charges as per the DCA) is being funded by the Seaton Landowners Group;
- Additional contributions of \$39.0 million (over \$18.0 million already collected) from various landowner groups to support transit and other Seaton Community related infrastructure (including facilities); and
- Provision of land at no cost needed for infrastructure.

3.12.5 The operating costs related to the new infrastructure identified in Table 3-2 will be funded 100% from water supply and sanitary sewerage user rates. This includes the future costs to operate and maintain the infrastructure and the future costs to replace these assets. The water supply and sanitary sewerage service level provided in the Seaton Community is expected to be similar to the Region-wide average, therefore the future operating costs are expected to be similar.

3.12.6 A Seaton Fiscal Impact Study was completed in conjunction with the RFEA to assess the financial implications of the development of the Seaton Community on the Region with respect to facilities, services and infrastructure. This study addressed that Regional capital and operating cost implications of the development of the Seaton Community and considered the tax based operating and user rate position (for water supply and sanitary sewer services).

3.12.7 Forecast revenues for water and sanitary sewer services were estimated based on the expected development in the Seaton Community and compared with the operating costs associated with the new development. For the residential sector, staff identified a neighbourhood with similar lot and house sized anticipated for the Seaton Community to generate representative flow estimates. For the non-residential sector, Regional staff identified various commercial blocks and institutional developments throughout the Region to approximate flow estimates for the commercial and institutional developments in the Seaton Community.

3.12.8 As reported in report #2015-J-25, the analysis indicated that existing property taxpayers and the existing water and sanitary sewer user ratepayers will not bear any additional costs related to the development of the Seaton Community.

3.13 Asset Management

3.13.1 The DCA requires that a DC Background Study include an asset management plan. Moreover, s.s. 10(3) requires that the asset management plan deal with the assets whose capital costs are to be funded by the DC by-law, and that the asset management plan demonstrate that the assets are financially sustainable over their full lifecycle. Some of the assets underlying the capital costs included in the Seaton area-specific DC have been completed and are currently in operation within the municipality. Moreover, the Region annually updates its Asset Management Plan, which is adopted by Regional Council and will include all the Seaton infrastructure as the assets are constructed and assumed by the Region.

3.13.2 As noted in section 3.12, the Region completed a Fiscal Impact Study in conjunction with the RFEA to assess the financial implications of the development of the Seaton Community on the Region with respect to facilities, services and infrastructure. The Study illustrated that existing water and sanitary sewer user ratepayers will not bear any additional costs related to the development of the Seaton Community. This analysis included an allowance for the future lifecycle replacement cost of the Seaton water and sewer infrastructure, including the future replacement cost of the major water supply and sanitary sewer items, and also the replacement cost of the local water and sewer infrastructure to be constructed by the Seaton Landowners Group and assumed by the Region as part of their subdivision agreements.

3.13.3 Based on this work, the assets proposed to be funded under the Seaton ASDC By-law are deemed to be financially sustainable over the full life cycle.

3.14 Consideration of Area Rating

3.14.1 Section 10 of the DCA requires that a DC background study consider the use of more than one by-law to reflect the different needs for services in different areas. The Seaton ASDC By-law is an area-specific DC by-law used to underpin a front-ending agreement entered into with the Seaton Landowners Group in order to advance the water and sewer infrastructure required to accommodate the development of the Seaton Community. The area-specific DCs for water supply and sanitary sewerage services facilitates the provision of development charge credits.

3.15 Well Interference Policy

3.15.1 The Region has an established Well Interference Policy as approved in the 2023 Regional DC Background Study. This policy provides relief to residents in situations where their private well has potentially been negatively impacted by the

construction of Regional services. The current policy has been Regional practice since 1999.

3.15.2 The Regional Well Interference Policy approved in the 2023 Regional DC Background Study uses DC revenue to:

- provide a temporary supply of water during construction of Regional Services to the affected homeowner unless the resident is unwilling to cooperate with the Region's investigation into the well interference claim, as determined by the Commissioner of Works; and,
- construct watermains and water services to homes (e.g. only to the front line of homes that have been or will potentially be negatively impacted). Work on private property remains at the homeowner's expense.

3.15.3 This policy is included in this DC Background Study (Appendix D) and costs have been included in the water supply area-specific DC (these costs are funded 100 percent from the water supply area-specific DC).

3.16 Proposed ASDCs

3.16.1 The following tables provide the updated Seaton area-specific DCs and compares the current and proposed rates for July 1, 2024 (Chapters 4–9 provide the detailed cash flow calculations underlying these charges). Based on the updated development forecasts and capital cost estimates, Table 3-6 summarizes the calculated area-specific DCs for water supply and sanitary sewerage services applicable to the residential and non-residential lands within the Seaton Community.

Table 3-6
Proposed Seaton Residential and Non-residential Area-Specific DCs
(full calculated charges)

	Residential (per SDE)	Non-Residential Lands		Prestige Employment Lands I/C/I (per hectare)
		Mixed Use Area Non-Institutional (per sq ft)	Institutional (per sq ft)	
Water Supply				
Region Constructed - Landowner Funded Works	\$ 6,911	\$ 0.80	\$ 0.27	40,957
Regional Attributions	5,377	2.05	0.68	108,321
Landowner Constructed and Funded Works	2,661	0.33	0.11	16,536
Total - Water Supply	14,949	3.18	1.06	165,814
Sanitary Sewerage				
Region Constructed - Landowner Funded Works	2,290	0.82	0.27	42,694
Regional Attributions	2,650	2.20	0.73	111,514
Landowner Constructed and Funded Works	7,706	2.56	0.85	134,914
Total - Sanitary Sewerage	12,646	5.58	1.85	289,122
Total - Water Supply and Sanitary Sewerage				
Region Constructed - Landowner Funded Works	9,201	1.62	0.54	83,651
Regional Attributions	8,027	4.25	1.41	219,835
Landowner Constructed and Funded Works	10,367	2.89	0.96	151,450
Total - Water & Sewer	\$ 27,595	\$ 8.76	\$ 2.91	\$ 454,936

3.16.2 Table 3-7 provides the phased-in residential rates as of July 1, 2024.

Table 3-7
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Proposed Residential Charges With Phase-In for July 1, 2024 (per unit)

	<u>Phase In</u>	<u>Single / Semi</u>	<u>Medium Density</u>	<u>Apartment</u>
Water Supply				
Region Constructed - Landowner Funded Works	80%	\$ 5,529	\$ 4,368	\$ 2,543
Regional Attributions	80%	\$ 4,302	\$ 3,398	\$ 1,978
Landowner Constructed and Funded Works	80%	\$ 2,129	\$ 1,682	\$ 979
Total - Water Supply		\$ 11,960	\$ 9,448	\$ 5,500
Sanitary Sewerage				
Region Constructed - Landowner Funded Works	80%	\$ 1,832	\$ 1,447	\$ 842
Regional Attributions	80%	\$ 2,120	\$ 1,675	\$ 975
Landowner Constructed and Funded Works	80%	\$ 6,165	\$ 4,870	\$ 2,836
Total - Sanitary Sewerage		\$ 10,117	\$ 7,992	\$ 4,653
Total - Water Supply and Sanitary Sewerage				
Region Constructed - Landowner Funded Works	80%	\$ 7,361	\$ 5,815	\$ 3,385
Regional Attributions	80%	\$ 6,422	\$ 5,073	\$ 2,953
Landowner Constructed and Funded Works	80%	\$ 8,294	\$ 6,552	\$ 3,815
Total - Water & Sewer		\$ 22,077	\$ 17,440	\$ 10,153

3.16.3 Table 3-8 compares the phased-in area-specific DCs with those currently in effect under By-law 38-2019. The total residential water supply and sanitary sewer charge is proposed to decrease from the current rate of \$31,723 for an SDE to \$22,077 as of July 1, 2024.

Table 3-8
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Current and Proposed Residential Charges with Phase In
(per SDE)

	<u>Current Rates</u> <u>(By-law No. 38-2019)</u>	<u>Proposed</u> <u>Rates ⁽¹⁾</u>	<u>Change</u>
Water Supply			
Region Constructed - Landowner Funded Works	\$ 7,990	\$ 5,529	\$ (2,461)
Regional Attributions	5,680	\$ 4,302	(1,378)
Landowner Constructed and Funded Works	3,327	\$ 2,129	(1,198)
Total - Water Supply	16,997	11,960	(5,037)
Sanitary Sewerage			
Region Constructed - Landowner Funded Works	3,360	1,832	(1,528)
Regional Attributions	3,348	2,120	(1,228)
Landowner Constructed and Funded Works	8,018	6,165	(1,853)
Total - Sanitary Sewerage	14,726	10,117	(4,609)
Total - Water Supply and Sanitary Sewerage			
Region Constructed - Landowner Funded Works	11,350	7,361	(3,989)
Regional Attributions	9,028	6,422	(2,606)
Landowner Constructed and Funded Works	11,345	8,294	(3,051)
Total - Water & Sewer	\$ 31,723	\$ 22,077	\$ (9,646)

Notes:

(1) Mandatory phase in of 80% is applied

3.16.4 The following table provides the proposed phased-in non residential rates for July 1, 2024.

Table 3-9
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Proposed Non-Residential Charges with Phase In for July 1, 2024

<u>Non-Residential Category</u>	<u>Phase in</u>	<u>Non-Institutional (per sq. ft.)</u>	<u>Institutional (per sq. ft.)</u>	<u>Employment Land (per hectare)</u>
Water Supply				
Region Constructed - Landowner Funded Works	80%	\$ 0.64	\$ 0.22	\$ 32,766
Regional Attributions	80%	\$ 1.64	\$ 0.54	\$ 86,657
Landowner Constructed and Funded Works	80%	\$ 0.26	\$ 0.09	\$ 13,229
Total - Water Supply		\$ 2.54	\$ 0.85	\$ 132,652
Sanitary Sewerage				
Region Constructed - Landowner Funded Works	80%	\$ 0.66	\$ 0.22	\$ 34,155
Regional Attributions	80%	\$ 1.76	\$ 0.58	\$ 89,211
Landowner Constructed and Funded Works	80%	\$ 2.05	\$ 0.68	\$ 107,931
Total - Sanitary Sewerage		\$ 4.47	\$ 1.48	\$ 231,297
Total		\$ 7.01	\$ 2.33	\$ 363,949

3.16.5 The following table compares the current area-specific DCs for water supply and sanitary sewerage services applicable to the non-residential lands within the Seaton Community with the proposed rates to be phased in on July 1, 2024.

Table 3-10
Seaton Water Supply and Sanitary Sewerage Area-Specific DC
Current and Proposed Non-Residential Charges with Phase In
For July 1, 2024

	<u>Current Rates (By-law No. 38-2019)</u>	<u>Proposed Rates ⁽¹⁾</u>	<u>Change</u>
Non-Institutional (per sq ft)			
Water Supply	\$ 2.86	\$ 2.54	\$ (0.32)
Sanitary Sewerage	5.52	4.47	(1.05)
Total	8.38	7.01	(1.37)
Institutional (per sq ft)			
Water Supply	0.99	0.85	(0.14)
Sanitary Sewerage	1.91	1.48	(0.43)
Total	2.90	2.33	(0.57)
Prestige Employment Lands (per hectare)			
Water Supply	139,291	132,652	(6,639)
Sanitary Sewerage	267,201	231,297	(35,904)
Total	\$ 406,492	\$ 363,949	\$ (42,543)

Notes:

(1) Mandatory phase in of 80% is applied

3.17 Proposed Changes to the Seaton ASDC By-law

3.17.1 A number of changes are proposed to the Seaton ASDC By-law in order to align with Regional DC By-law No. 42-2023. These include:

- Broadening the definition of a bedroom to meet the area requirements of the Ontario Building Code; and
- Broadening the definition of apartment building to include stacked townhouses.

3.17.2 A number of changes to the Seaton ASDC By-law were made to incorporate changes to the DCA through Bill 108, Bill 197 and Bill 23.

3.17.3 The Provincial Government of Ontario enacted changes to the DCA through the More Homes, More Choice Act (Bill 108), which came into effect January 2020. The main changes include the following:

- DCs for the following development types are to be paid in equal annual instalments, commencing the earlier of the date of issuance of an occupancy permit or the date of first occupancy);
 - (a) Rental housing to be paid in six equal annual instalments over five years; and
 - (b) Institutional development to be paid in six equal annual instalments over five years, which includes long term care homes, retirement homes, hospices, post-secondary institutions, indigenous institutes, and the Royal Canadian Legion.
- DC rates are to be frozen at the date of site plan or zoning by-law amendment application, for applications received on or after January 1, 2020 and approval within two years of building permit issuance. DCs will be imposed as per the by-law where a building permit is issued later than two years after approval of the site plan or zoning by-law amendment application and for permits resulting from other planning approvals (e.g. plan of subdivision); and,
- allows municipalities to impose interest charges to recover the costs associated with the DC deferral and the freezing of DC rates.

3.17.4 The provincial government also enacted changes to the DCA through Bill 197, which came into effect September 2020. The main changes include the following:

- Defined the services that are eligible for inclusion in a DC by-law;
- Removed the 10 per cent statutory deduction for all services not specifically identified in s.s. 5 (5) of the DCA (e.g. soft services); and
- Provided statutory exemptions from payment of DCs where the development is creating additional residential dwelling units within prescribed classes of existing residential buildings or structures.

3.17.5 The provincial government enacted further changes to the DCA through the More Homes Built Faster Act (Bill 23), which came into effect November 2022. The main changes include the following:

- Required DC rates, for new by-laws passed after January 1, 2022, to be phased in over a five-year period;
- Extended the maximum length of a DC by-law from five to ten years;
- Removed Housing Services as an eligible DC service;
- Provided new statutory exemptions for affordable units, attainable units, inclusionary zoning units, and non-profit housing developments;
- Provided additional residential unit exemptions for secondary units;
- Revised the definition of capital costs to remove studies;
- Provided discounts on DC rates for rental housing developments, based on the number of bedrooms per dwelling unit;
- Prescribed a maximum interest rate for the freezing and deferral of DC payments; and,
- Required municipalities to spend or allocate 60 per cent of the monies in a DC reserve fund at the beginning of each year (for water, sewer, and services related to a highway)

3.17.6 The Province also passed the Affordable Homes, Good Jobs Act, 2023 (Bill 134), which received Royal Assent on December 4, 2023 which made amendments to the provisions that set out when a residential unit shall be considered to be an affordable residential unit. There are two categories for affordable residential units that are defined as follows:

Affordable Residential Unit (Ownership)

- Based on the Minister's opinion, the purchase price is no greater than the lesser of:
 - i. Income-Based Approach (60th percentile of gross annual income in an applicable local municipality, and purchase price that would result in annual accommodation costs equal to 30 per cent of household income at the 60th percentile); or
 - ii. 90 per cent of the average purchase price identified in the "Affordable Residential Units for the Purpose of the Development Charges Act, 1997 bulletin"

Affordable Residential Unit (Rented)

- Based on the Minister's opinion, the rent is no greater than the lesser of:
 - i. Income-Based Approach (60th percentile of gross annual incomes for renter households in the applicable local municipality, and rent that is equal to 30 per cent of household income at the 60th percentile); or

- ii. 80 per cent of the average market rent identified in the “Affordable Residential Units for the Purpose of the Development Charges Act, 1997 bulletin”

3.17.7 The Province has not yet released the bulletin, which will provide the thresholds necessary for a municipality to determine if a housing project meets the definition of affordable.

**4. Regional Constructed / Landowner Financed Works
Development Charge
Component- Water Supply**

4.0 Regional Constructed / Landowner Financed Works Development Charge Component – Water Supply

4.1 Capital Program, Cost Allocations and DC Calculations

4.1.1 Table 4-1 provides the capital estimates for the Seaton Water Supply Capital Program that will be constructed by the Region of Durham and funded by the Seaton Landowners Group. The table identifies the growth cost and the appropriate deductions (benefit to existing development, benefit to growth elsewhere, post period benefit, Federal lands share) with the remaining share being allocated to Seaton (residential and non-residential development).

4.1.2 Tables 4-2 to 4-5 provide the residential charge and non-residential development charge calculations related to the capital works in Table 4-1.

**Table 4-1
Infrastructure Costs Covered in the DC Calculation
Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham
2024\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
WR1	25 ML Brock Rd. Zone 1 Reservoir	Complete	Phase 1	19,054,000	-	13,909,000	-	1,524,000	3,620,000	279,000	3,259,000	82,000
WR2	Zone 4 Reservoir (17 ML)	Complete	Phase 1	21,382,000	-	-	-	428,000	20,954,000	1,615,000	18,862,000	477,000
WR3	Zone 3 PS (62.2 MLD) and Zone 4 PS (32.2 MLD) @ Zone 1 reservoir	Complete	Phase 1	10,677,000	-	-	-	3,983,000	6,694,000	516,000	6,026,000	152,000
WR4	Zone 5 PS (14.1 MLD) @ Zone 4 reservoir	Complete	Phase 1	5,345,000	-	-	-	3,801,000	1,544,000	119,000	1,390,000	35,000
WR5	Zone 3 Reservoir (10 ML)	2030-2032	Phase 2	26,400,000	-	-	-	1,056,000	25,343,000	1,953,000	22,813,000	577,000
WR6	Zone 5 Elevated Tank (8.8 ML)	2030-2032	Phase 2	15,400,000	-	-	-	-	15,400,000	1,187,000	13,862,000	351,000
WR7	Zone 4 PS (46.5 MLD) and Zone 5 PS (10.6 MLD) @ Zone 3 Reservoir	2030-2032	Phase 2	14,400,000	-	-	-	5,443,000	8,956,000	690,000	8,062,000	204,000
WR8a	Zone 3 FM - Zone 3 PS (at Zone 1 reservoir) to Taunton Rd.	Complete	Phase 1	386,000	-	-	-	-	386,000	30,000	347,000	9,000
WR8b	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Brock Rd. and on Brock Rd. from Taunton Rd. to Whitevale Rd.	2035-2037	Phase 2	11,765,000	-	-	-	-	11,765,000	907,000	10,590,000	268,000
WR9	Zone 4 PS (40.1 MLD) at Westney Zone 2 reservoir	2036-2038	Phase 2	15,300,000	-	-	-	5,707,000	9,592,000	739,000	8,635,000	218,000
WR10b	Zone 4 FM - on Whitevale Rd. from Sideline 16 to Westney Rd. and on Westney Road from Whitevale Rd. to Westney Rd. Zone 4 PS at Zone 2 reservoir	2036-2038	Phase 2	32,800,000	-	-	13,150,000	4,992,000	14,659,000	1,130,000	13,195,000	334,000
WR11	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Taunton Road	Complete	Phase 1	313,000	-	-	-	125,000	187,000	14,000	169,000	4,000
WR12	Zone 4 FM - on Sideline 26 from north side of Hwy 407 Interchange to Zone 4 reservoir	Complete	Phase 1	770,000	-	-	-	308,000	463,000	36,000	416,000	11,000
WR13	Zone 5 FM - on Sideline 26 from the northside of Hwy 407 interchange to Zone 5 reservoir	Complete	Phase 1	770,000	-	-	-	-	770,000	59,000	693,000	18,000
	Total			174,762,000	-	13,909,000	13,150,000	27,367,000	120,333,000	9,274,000	108,319,000	2,740,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.3% is allocated to Institutional development and 83.7% allocated to Non-Institutional development.

**Table 4-2
Residential Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Debt Costs on New Debt at 5.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(9,523)	-	1,384	1,384	-	1,107	6,911	7,648	(3,259)	(98)	(3,357)
2025	(3,357)	-	-	-	-	1,107	7,118	7,877	4,520	136	4,656
2026	4,656	-	-	-	-	1,107	7,332	8,114	12,770	383	13,153
2027	13,153	-	-	-	-	1,107	7,552	8,357	21,510	645	22,155
2028	22,155	-	-	-	-	1,110	7,778	8,632	30,787	924	31,711
2029	31,711	-	-	-	-	833	8,011	6,672	38,383	1,151	39,534
2030	39,534	-	14,764	17,629	-	833	8,252	6,872	28,777	863	29,641
2031	29,641	-	14,764	18,157	-	833	8,499	7,078	18,561	557	19,118
2032	19,118	-	15,211	19,269	-	833	8,754	7,290	7,140	214	7,354
2033	7,354	-	-	-	-	830	9,017	7,482	14,836	445	15,281
2034	15,281	-	-	-	-	609	9,287	5,658	20,939	628	21,567
2035	21,567	-	3,495	4,838	-	609	9,566	5,828	22,557	677	23,233
2036	23,233	-	10,699	15,254	-	609	9,853	6,002	13,982	419	14,402
2037	14,402	-	10,805	15,867	-	609	10,149	6,182	4,717	142	4,859
2038	4,859	-	7,422	11,227	-	609	10,453	6,368	0	0	0
Total			78,543	103,624	-	12,743		106,060		7,087	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 6,911	\$ 5,460	\$ 3,179

- Table 4-1 identifies \$108.3 million in the residential share of Seaton capital costs, which includes \$78.5 million in future costs and \$29.8 million in prior costs. The opening balance reflects the prior costs, development charge credits realized and the indexing of development charge credits.

**Table 4-3
Prestige Employment Lands – Per Acre Charge for Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(1,830)	-	119	119	24.4	16,575	404	(1,545)	(46)	(1,591)
2025	(1,591)	-	-	-	24.4	17,072	416	(1,175)	(35)	(1,211)
2026	(1,211)	-	-	-	24.4	17,584	429	(782)	(23)	(806)
2027	(806)	-	-	-	24.4	18,111	441	(364)	(11)	(375)
2028	(375)	-	-	-	24.4	18,655	455	80	2	82
2029	82	-	-	-	24.4	19,214	468	550	17	567
2030	567	-	1,264	1,510	26.8	19,791	530	(412)	(12)	(425)
2031	(425)	-	1,264	1,555	26.8	20,385	546	(1,433)	(43)	(1,476)
2032	(1,476)	-	1,302	1,650	32.8	20,996	688	(2,438)	(73)	(2,511)
2033	(2,511)	-	-	-	38.8	21,626	839	(1,673)	(50)	(1,723)
2034	(1,723)	-	-	-	38.8	22,275	864	(859)	(26)	(885)
2035	(885)	-	299	414	38.8	22,943	890	(410)	(12)	(422)
2036	(422)	-	916	1,306	38.8	23,631	916	(812)	(24)	(836)
2037	(836)	-	925	1,359	41.2	24,340	1,002	(1,193)	(36)	(1,228)
2038	(1,228)	-	636	961	43.6	25,070	1,092	(1,097)	(33)	(1,130)
2039	(1,130)	-	-	-	43.8	25,823	1,130	0	0	0
Total			6,726	8,873	516.2		11,111		(407)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 16,575	\$ 40,957

- Table 4-1 identifies \$9.3 million in the prestige employment lands share of Seaton capital costs, which includes \$6.7 million in future costs and \$2.6 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 4-4
Non-Institutional Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham**

Year	DC Reserve Fund Opening Balance	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Estimated ft2 Non-Institutional Development	Unit Charge Inflated ft2 at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(719,630)	29,311	29,311	246,353	0.80	197,591	(551,349)	(16,540)	(567,889)
2025	(567,889)	-	-	246,353	0.83	203,519	(364,370)	(10,931)	(375,302)
2026	(375,302)	-	-	246,353	0.85	209,625	(165,677)	(4,970)	(170,647)
2027	(170,647)	-	-	246,353	0.88	215,913	45,266	1,358	46,624
2028	46,624	-	-	246,353	0.90	222,391	269,014	8,070	277,085
2029	277,085	-	-	246,353	0.93	229,062	506,147	15,184	521,332
2030	521,332	312,560	373,213	230,922	0.96	221,156	369,274	11,078	380,352
2031	380,352	312,560	384,410	230,922	0.99	227,791	223,733	6,712	230,445
2032	230,445	322,032	407,940	188,378	1.02	191,398	13,903	417	14,320
2033	14,320	-	-	145,834	1.05	152,617	166,938	5,008	171,946
2034	171,946	-	-	145,834	1.08	157,196	329,141	9,874	339,016
2035	339,016	73,988	102,417	145,834	1.11	161,912	398,510	11,955	410,466
2036	410,466	226,501	322,936	145,834	1.14	166,769	254,299	7,629	261,928
2037	261,928	228,743	335,916	134,854	1.18	158,839	84,851	2,546	87,396
2038	87,396	157,134	237,679	123,874	1.21	150,283	0	0	0
Total		1,662,829	2,193,822	2,970,404		2,866,061		47,390	

	Non-Institutional
Development Charge/sq ft	\$ 0.80

- Table 4-1 identifies \$2.7 million in the non-residential mixed use lands share of Seaton capital costs (\$2.3 million for non-institutional). The non-institutional share includes \$1.7 million in future costs and \$0.6 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 4-5
Institutional Water Supply**

Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated ft ² at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(140,140)	-	5,708	5,708	159,146	0.27	42,430	(103,418)	(3,103)	(106,520)
2025	(106,520)	-	-	-	159,146	0.27	43,703	(62,817)	(1,885)	(64,701)
2026	(64,701)	-	-	-	159,146	0.28	45,014	(19,687)	(591)	(20,278)
2027	(20,278)	-	-	-	159,146	0.29	46,365	26,087	783	26,870
2028	26,870	-	-	-	159,146	0.30	47,756	74,625	2,239	76,864
2029	76,864	-	-	-	159,146	0.31	49,188	126,053	3,782	129,834
2030	129,834	-	60,868	72,679	135,748	0.32	43,215	100,370	3,011	103,381
2031	103,381	-	60,868	74,860	135,748	0.33	44,512	73,033	2,191	75,224
2032	75,224	-	62,712	79,442	104,030	0.34	35,135	30,917	928	31,845
2033	31,845	-	-	-	72,312	0.35	25,155	57,000	1,710	58,710
2034	58,710	-	-	-	72,312	0.36	25,910	84,620	2,539	87,158
2035	87,158	-	14,408	19,945	72,312	0.37	26,687	93,901	2,817	96,718
2036	96,718	-	44,109	62,888	72,312	0.38	27,488	61,317	1,840	63,157
2037	63,157	-	44,545	65,416	64,286	0.39	25,170	22,910	687	23,598
2038	23,598	-	30,600	46,286	56,259	0.40	22,688	0	0	0
Total			323,818	427,223	1,740,195		550,416		16,947	

	Institutional
Development Charge/sq ft	\$ 0.27

1. Table 4-1 identifies \$2.7 million in the non-residential mixed use lands share of Seaton capital costs (\$0.4 million for institutional). The institutional share includes \$0.3 million in future costs and \$0.1 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

5. Regional Attribution Development Charge Component – Water Supply

5.0 Regional Attribution Development Charge Component – Water Supply

5.1 Capital Program, Cost Allocations and DC Calculations

5.1.1 The following table (Table 5-1) provides the capital estimates for the Seaton Water Supply Capital Program (Regional Attributions portion). This includes prior infrastructure costs and future plant expansions required for subsequent development phases. The table identifies the growth cost and the appropriate deductions (benefit to existing development, benefit to growth elsewhere, post period benefit, Federal lands share) with the remaining share being allocated to Seaton (residential and non-residential development).

5.1.2 Tables 5-2 to 5-5 provide the residential charge and non-residential development charge calculations related to the capital works in Table 5-1.

**Table 5-1
Infrastructure Costs Covered in the DC Calculation
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Durham (Attributions Share)
2024\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost Estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
1	Ajax WSP Debt	Complete	Phase 1	16,000,000	-	-	-	4,786,000	11,215,000	2,661,000	7,768,000	786,000
2	Feeder mains - Ajax WSP to Bayly	Complete	Phase 1	17,500,000	10,108,000	2,352,000	2,924,000	546,000	1,570,000	121,000	1,413,000	36,000
3	Zone 1 Feeder main - Bayly St from Pickering Beach to Toy Ave.	2025-2027	Phase 2	32,050,000	-	25,349,000	-	-	6,702,000	517,000	6,032,000	153,000
4	Zone 1 Feeder main - Harwood Ave from Rossland Rd to Magill Dr.	Complete	Phase 2	3,108,000	-	1,944,000	-	-	1,165,000	90,000	1,048,000	27,000
5	Zone 1 Feeder main - Rossland Rd. from Brock Rd. to Westney Rd.	Complete	Phase 1	12,747,000	-	8,240,000	-	3,238,000	1,270,000	98,000	1,143,000	29,000
6	Zone 1 Feeder main - Brock Rd. from Rossland to Zone 1 Reservoir	Complete	Phase 1	12,051,000	-	6,847,000	-	2,597,000	2,606,000	201,000	2,346,000	59,000
7	Well Interference	2024 >	Phase 1	6,100,000	-	-	-	-	6,100,000	470,000	5,491,000	139,000
8	Environmental Assessment	Complete	Phase 1	1,437,000	-	-	-	-	1,438,000	111,000	1,294,000	33,000
9	Depot Maintenance Facilities	2024	Phase 1	4,547,000	-	-	-	-	4,547,000	350,000	4,093,000	104,000
10	Ajax WSP Expansion	2020-2028	Phase 2	173,000,000	-	19,030,000	57,090,000	29,410,000	67,469,000	16,007,000	46,734,000	4,728,000
	Total			278,540,000	10,108,000	63,762,000	60,014,000	40,577,000	104,082,000	20,626,000	77,362,000	6,094,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.3% is allocated to Institutional development and 83.7% allocated to Non-Institutional development.

**Table 5-2
Residential Water Supply**

**Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Durham (Attributions Share)
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Debt Costs on New Debt at 5.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(2,539)	-	10,390	10,390	-	1,107	5,377	5,951	(6,979)	(349)	(7,328)
2025	(7,328)	-	1,991	2,050	-	1,107	5,538	6,129	(3,249)	(162)	(3,412)
2026	(3,412)	-	1,991	2,112	-	1,107	5,705	6,313	790	24	813
2027	813	-	2,051	2,241	-	1,107	5,876	6,502	5,075	152	5,227
2028	5,227	-	40,939	46,078	-	1,110	6,052	6,716	(34,134)	(1,707)	(35,841)
2029	(35,841)	-	4,942	5,729	-	833	6,234	5,191	(36,379)	(1,819)	(38,198)
2030	(38,198)	-	-	-	-	833	6,421	5,347	(32,851)	(1,643)	(34,493)
2031	(34,493)	-	-	-	-	833	6,613	5,507	(28,986)	(1,449)	(30,435)
2032	(30,435)	-	-	-	-	833	6,812	5,673	(24,763)	(1,238)	(26,001)
2033	(26,001)	-	-	-	-	830	7,016	5,821	(20,180)	(1,009)	(21,189)
2034	(21,189)	-	-	-	-	609	7,226	4,402	(16,786)	(839)	(17,626)
2035	(17,626)	-	-	-	-	609	7,443	4,534	(13,091)	(655)	(13,746)
2036	(13,746)	-	-	-	-	609	7,666	4,670	(9,075)	(454)	(9,529)
2037	(9,529)	-	-	-	-	609	7,896	4,810	(4,719)	(236)	(4,955)
2038	(4,955)	-	-	-	-	609	8,133	4,955	0	0	0
Total		-	62,304	68,600	-	12,743		82,523		(11,384)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 5,377	\$ 4,248	\$ 2,473

1. Table 5-1 identifies \$77.4 million in the residential share of Seaton capital costs, which includes \$62.3 million in future costs and \$15.1 million in prior costs. The opening balance reflects the prior costs indexed, development charges collected and capital costs excluded (i.e. Cost of EA funded by Seaton Landowners Group).

Table 5-3

Prestige Employment Lands – Per Acre Charge for Water Supply

**Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Durham (Attributions Share)
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(3,046)	-	2,366	2,366	24.4	43,837	1,068	(4,344)	(217)	(4,561)
2025	(4,561)	-	170	176	24.4	45,152	1,100	(3,637)	(182)	(3,818)
2026	(3,818)	-	170	181	24.4	46,507	1,133	(2,866)	(143)	(3,009)
2027	(3,009)	-	176	192	24.4	47,902	1,167	(2,033)	(102)	(2,135)
2028	(2,135)	-	14,022	15,782	24.4	49,339	1,202	(16,715)	(836)	(17,551)
2029	(17,551)	-	423	491	24.4	50,820	1,239	(16,803)	(840)	(17,643)
2030	(17,643)	-	-	-	26.8	52,344	1,402	(16,240)	(812)	(17,052)
2031	(17,052)	-	-	-	26.8	53,914	1,444	(15,608)	(780)	(16,388)
2032	(16,388)	-	-	-	32.8	55,532	1,821	(14,568)	(728)	(15,296)
2033	(15,296)	-	-	-	38.8	57,198	2,218	(13,078)	(654)	(13,732)
2034	(13,732)	-	-	-	38.8	58,914	2,284	(11,448)	(572)	(12,020)
2035	(12,020)	-	-	-	38.8	60,681	2,353	(9,667)	(483)	(10,151)
2036	(10,151)	-	-	-	38.8	62,502	2,424	(7,727)	(386)	(8,113)
2037	(8,113)	-	-	-	41.2	64,377	2,650	(5,463)	(273)	(5,736)
2038	(5,736)	-	-	-	43.6	66,308	2,889	(2,847)	(142)	(2,990)
2039	(2,990)	-	-	-	43.8	68,297	2,990	0	0	0
Total		-	17,328	19,187	516.2		29,386		(7,152)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 43,837	\$ 108,321

1. Table 5-1 identifies \$20.6 million in the prestige employment lands share of Seaton capital costs, which includes \$17.3 million in future costs and \$3.3 million in prior costs. The opening balance reflects the prior costs indexed and capital costs excluded (i.e. Cost of EA funded by Seaton Landowners Group).

Table 5-4

Non-Institutional Water Supply

Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Durham (Attributions Share)

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0% debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(1,440,199)	585,068	585,068	246,353	2.05	506,002	(1,519,265)	(75,963)	(1,595,228)
2025	(1,595,228)	42,144	43,408	246,353	2.12	521,182	(1,117,454)	(55,873)	(1,173,327)
2026	(1,173,327)	42,144	44,710	246,353	2.18	536,817	(681,220)	(34,061)	(715,281)
2027	(715,281)	43,421	47,447	246,353	2.24	552,922	(209,806)	(10,490)	(220,297)
2028	(220,297)	3,466,899	3,902,025	246,353	2.31	569,510	(3,552,812)	(177,641)	(3,730,453)
2029	(3,730,453)	104,623	121,287	246,353	2.38	586,595	(3,265,145)	(163,257)	(3,428,402)
2030	(3,428,402)	-	-	230,922	2.45	566,347	(2,862,055)	(143,103)	(3,005,158)
2031	(3,005,158)	-	-	230,922	2.53	583,338	(2,421,820)	(121,091)	(2,542,911)
2032	(2,542,911)	-	-	188,378	2.60	490,142	(2,052,769)	(102,638)	(2,155,407)
2033	(2,155,407)	-	-	145,834	2.68	390,830	(1,764,577)	(88,229)	(1,852,806)
2034	(1,852,806)	-	-	145,834	2.76	402,555	(1,450,251)	(72,513)	(1,522,763)
2035	(1,522,763)	-	-	145,834	2.84	414,632	(1,108,131)	(55,407)	(1,163,538)
2036	(1,163,538)	-	-	145,834	2.93	427,071	(736,467)	(36,823)	(773,291)
2037	(773,291)	-	-	134,854	3.02	406,764	(366,527)	(18,326)	(384,854)
2038	(384,854)	-	-	123,874	3.11	384,854	0	0	0
Total		4,284,299	4,743,946	2,970,404		7,339,560		(1,155,415)	

	Non-Institutional
Development Charge/sq ft	\$ 2.05

1. Table 5-1 identifies \$6.1 million in the non-residential mixed use lands share of Seaton capital costs (\$5.1 million for non-institutional). The non-institutional share includes \$4.3 million in future costs and \$0.8 million in prior costs. The opening balance reflects the prior costs indexed and capital costs excluded (i.e. Cost of EA funded by Seaton Landowners Group).

**Table 5-5
Institutional Water Supply**

Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Durham (Attributions Share)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(280,463)	-	113,936	113,936	159,146	0.68	107,733	(286,666)	(14,333)	(300,999)
2025	(300,999)	-	8,207	8,453	159,146	0.70	110,965	(198,487)	(9,924)	(208,411)
2026	(208,411)	-	8,207	8,707	159,146	0.72	114,294	(102,824)	(5,141)	(107,965)
2027	(107,965)	-	8,456	9,240	159,146	0.74	117,723	519	16	534
2028	534	-	675,141	759,878	159,146	0.76	121,255	(638,089)	(31,904)	(669,993)
2029	(669,993)	-	20,374	23,619	159,146	0.78	124,893	(568,720)	(28,436)	(597,156)
2030	(597,156)	-	-	-	135,748	0.81	109,726	(487,429)	(24,371)	(511,801)
2031	(511,801)	-	-	-	135,748	0.83	113,018	(398,782)	(19,939)	(418,722)
2032	(418,722)	-	-	-	104,030	0.86	89,209	(329,512)	(16,476)	(345,988)
2033	(345,988)	-	-	-	72,312	0.88	63,870	(282,117)	(14,106)	(296,223)
2034	(296,223)	-	-	-	72,312	0.91	65,787	(230,437)	(11,522)	(241,958)
2035	(241,958)	-	-	-	72,312	0.94	67,760	(174,198)	(8,710)	(182,908)
2036	(182,908)	-	-	-	72,312	0.97	69,793	(113,115)	(5,656)	(118,771)
2037	(118,771)	-	-	-	64,286	0.99	63,908	(54,863)	(2,743)	(57,606)
2038	(57,606)	-	-	-	56,259	1.02	57,606	0	0	0
	Total	-	834,321	923,833	1,740,195		1,397,542		(193,246)	

	Institutional
Development Charge/sq ft	\$ 0.68

1. Table 5-1 identifies \$6.1 million in the non-residential mixed use lands share of Seaton capital costs (\$1.0 million for institutional). The institutional share includes \$0.8 million in future costs and \$0.2 million in prior costs. The opening balance reflects the prior costs indexed and capital costs excluded (i.e. Cost of EA funded by Seaton Landowners Group).

6. Landowner Constructed and Financed Development Charge Component – Water Supply

6. Landowner Development Charge Component – Water Supply

6.1 Capital Program, Cost Allocations and DC Calculations

The following table (Table 6-1) provides the capital estimates for the Seaton Water Supply Capital Program (Landowner constructed and financed). The table identifies the gross cost and the appropriate deductions (benefit to existing development, benefit to growth elsewhere, post period benefit, Federal lands share) with the remaining share being allocated to Seaton (residential and non-residential development).

Tables 6-2 to 6-5 provide the residential charge and non-residential development charge calculations related to the capital works in Table 6-1.

**Table 6-1
Infrastructure Costs Covered in the DC Calculation
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
2024\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
WL1a	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Sideline 24	Complete	Phase 1	2,133,000	-	-	-	-	2,133,000	164,000	1,920,000	49,000
WL1b	Zone 3 FM - on Sideline 24 from Taunton Rd. to Whitevale Rd. and on Whitevale Rd. from Sideline 24 to Zone 3 Reservoir	2024	Phase 1	15,797,000	-	-	-	-	15,798,000	1,218,000	14,220,000	360,000
WL2	Zone 4 FM - on Taunton Rd. from Zone 4 PS (at Zone 1 reservoir) to Sideline 26 and on Sideline 26 to Whitevale Rd.	Complete	Phase 1	6,355,000	-	-	-	-	6,355,000	490,000	5,720,000	145,000
WL3a	Zone 4 FM - on Sideline 26 from Whitevale Rd. to the north side Hwy 407 Interchange	Complete	Phase 1	4,923,000	-	-	-	1,969,000	2,954,000	228,000	2,659,000	67,000
WL3b	Zone 4 FM - on Whitevale Rd. from Sideline 26 to Zone 4 PS (at Zone 3 Reservoir)	Complete	Phase 1	1,061,000	-	-	-	424,000	637,000	49,000	573,000	15,000
WL4	Zone 4 FM - on Whitevale Rd. from Zone 4 PS (at Zone 3 reservoir) to Brock Rd.	2024	Phase 1	11,848,000	-	-	4,750,000	1,804,000	5,295,000	408,000	4,766,000	121,000
WL5	Zone 4 FM - on Whitevale Rd. - Sideline 26 to 1100 m west of Sideline 26	Complete	Phase 1	1,736,000	-	-	-	-	1,736,000	134,000	1,562,000	40,000
WL6a	Zone 5 FM - on Sideline 26 from Whitevale Rd. to north side of the Hwy 407 Interchange	Complete	Phase 1	5,051,000	-	-	-	-	5,051,000	389,000	4,547,000	115,000
WL6b	Zone 5 FM - on Whitevale Rd. from Sideline 26 to Zone 5 PS (at Zone 3 reservoir)	Complete	Phase 1	1,061,000	-	-	-	-	1,061,000	82,000	955,000	24,000
WL10a	Zone 4 FM - on Whitevale Rd. from Brock Road to Sideline 16	2024	Phase 2	1,410,000	-	-	565,000	215,000	630,000	49,000	567,000	14,000
	Total			51,375,000	-	-	5,315,000	4,412,000	41,650,000	3,211,000	37,489,000	950,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.3% is allocated to Institutional development and 83.7% allocated to Non-Institutional development.

Table 6-2
Residential Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Debt Costs on New Debt at 5.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(14,354)	-	19,553	19,553	-	1,107	2,661	2,945	(30,962)	(929)	(31,891)
2025	(31,891)	-	-	-	-	1,107	2,741	3,033	(28,858)	(866)	(29,724)
2026	(29,724)	-	-	-	-	1,107	2,823	3,124	(26,600)	(798)	(27,398)
2027	(27,398)	-	-	-	-	1,107	2,907	3,218	(24,180)	(725)	(24,906)
2028	(24,906)	-	-	-	-	1,110	2,995	3,324	(21,582)	(647)	(22,230)
2029	(22,230)	-	-	-	-	833	3,085	2,569	(19,661)	(590)	(20,251)
2030	(20,251)	-	-	-	-	833	3,177	2,646	(17,605)	(528)	(18,133)
2031	(18,133)	-	-	-	-	833	3,272	2,725	(15,408)	(462)	(15,870)
2032	(15,870)	-	-	-	-	833	3,371	2,807	(13,063)	(392)	(13,455)
2033	(13,455)	-	-	-	-	830	3,472	2,881	(10,575)	(317)	(10,892)
2034	(10,892)	-	-	-	-	609	3,576	2,178	(8,714)	(261)	(8,975)
2035	(8,975)	-	-	-	-	609	3,683	2,244	(6,731)	(202)	(6,933)
2036	(6,933)	-	-	-	-	609	3,794	2,311	(4,622)	(139)	(4,761)
2037	(4,761)	-	-	-	-	609	3,907	2,380	(2,380)	(71)	(2,452)
2038	(2,452)	-	-	-	-	609	4,025	2,452	0	0	0
Total			19,553	19,553	-	12,743		40,835		(6,928)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 2,661	\$ 2,102	\$ 1,224

1. Table 6-1 identifies \$37.5 million in the residential share of Seaton capital costs, which includes \$19.6 million in future costs and \$17.9 million in prior costs. The opening balance reflects the prior costs, development charge credits realized and the indexing of development charge credits.

Table 6-3
Prestige Employment Lands – Per Acre Charge for Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(1,780)	-	1,674	1,674	24.4	6,692	163	(3,292)	(99)	(3,390)
2025	(3,390)	-	-	-	24.4	6,893	168	(3,222)	(97)	(3,319)
2026	(3,319)	-	-	-	24.4	7,100	173	(3,146)	(94)	(3,240)
2027	(3,240)	-	-	-	24.4	7,313	178	(3,062)	(92)	(3,154)
2028	(3,154)	-	-	-	24.4	7,532	184	(2,970)	(89)	(3,060)
2029	(3,060)	-	-	-	24.4	7,758	189	(2,870)	(86)	(2,957)
2030	(2,957)	-	-	-	26.8	7,991	214	(2,742)	(82)	(2,825)
2031	(2,825)	-	-	-	26.8	8,231	221	(2,604)	(78)	(2,682)
2032	(2,682)	-	-	-	32.8	8,478	278	(2,404)	(72)	(2,477)
2033	(2,477)	-	-	-	38.8	8,732	339	(2,138)	(64)	(2,202)
2034	(2,202)	-	-	-	38.8	8,994	349	(1,853)	(56)	(1,909)
2035	(1,909)	-	-	-	38.8	9,264	359	(1,550)	(46)	(1,596)
2036	(1,596)	-	-	-	38.8	9,542	370	(1,226)	(37)	(1,263)
2037	(1,263)	-	-	-	41.2	9,828	405	(858)	(26)	(884)
2038	(884)	-	-	-	43.6	10,123	441	(443)	(13)	(456)
2039	(456)	-	-	-	43.8	10,427	456	0	0	0
Total			1,674	1,674	516.2		4,486		(1,031)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 6,692	\$ 16,536

1. Table 6-1 identifies \$3.2 million in the prestige employment lands share of Seaton capital costs, which includes \$1.7 million in future costs and \$1.5 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

Table 6-4
Non-Institutional Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(556,631)	413,958	413,958	246,353	0.33	80,497	(890,093)	(26,703)	(916,795)
2025	(916,795)	-	-	246,353	0.34	82,912	(833,884)	(25,017)	(858,900)
2026	(858,900)	-	-	246,353	0.35	85,399	(773,501)	(23,205)	(796,707)
2027	(796,707)	-	-	246,353	0.36	87,961	(708,746)	(21,262)	(730,008)
2028	(730,008)	-	-	246,353	0.37	90,600	(639,408)	(19,182)	(658,591)
2029	(658,591)	-	-	246,353	0.38	93,318	(565,273)	(16,958)	(582,231)
2030	(582,231)	-	-	230,922	0.39	90,097	(492,134)	(14,764)	(506,898)
2031	(506,898)	-	-	230,922	0.40	92,800	(414,099)	(12,423)	(426,522)
2032	(426,522)	-	-	188,378	0.41	77,974	(348,548)	(10,456)	(359,005)
2033	(359,005)	-	-	145,834	0.43	62,175	(296,830)	(8,905)	(305,735)
2034	(305,735)	-	-	145,834	0.44	64,040	(241,695)	(7,251)	(248,946)
2035	(248,946)	-	-	145,834	0.45	65,961	(182,985)	(5,490)	(188,474)
2036	(188,474)	-	-	145,834	0.47	67,940	(120,534)	(3,616)	(124,150)
2037	(124,150)	-	-	134,854	0.48	64,709	(59,441)	(1,783)	(61,224)
2038	(61,224)	-	-	123,874	0.49	61,224	0	0	0
Total		413,958	413,958	2,970,404		1,167,604		(197,015)	

	Non-Institutional
Development Charge/sq ft	\$ 0.33

- Table 6-1 identifies \$1.0 million in the non-residential mixed use lands share of Seaton capital costs (\$0.8 million for non-institutional). The non-institutional share includes \$0.4 million in future costs and \$0.4 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 6-5
Institutional Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/Landowner rate at 3.0%	DC Reserve Fund Closing Balance
2024	(108,398)	-	80,614	80,614	159,146	0.11	17,286	(171,726)	(5,152)	(176,878)
2025	(176,878)	-	-	-	159,146	0.11	17,804	(159,074)	(4,772)	(163,846)
2026	(163,846)	-	-	-	159,146	0.12	18,338	(145,508)	(4,365)	(149,873)
2027	(149,873)	-	-	-	159,146	0.12	18,889	(130,984)	(3,930)	(134,914)
2028	(134,914)	-	-	-	159,146	0.12	19,455	(115,459)	(3,464)	(118,922)
2029	(118,922)	-	-	-	159,146	0.13	20,039	(98,883)	(2,967)	(101,850)
2030	(101,850)	-	-	-	135,748	0.13	17,605	(84,244)	(2,527)	(86,772)
2031	(86,772)	-	-	-	135,748	0.13	18,134	(68,638)	(2,059)	(70,697)
2032	(70,697)	-	-	-	104,030	0.14	14,314	(56,384)	(1,692)	(58,075)
2033	(58,075)	-	-	-	72,312	0.14	10,248	(47,827)	(1,435)	(49,262)
2034	(49,262)	-	-	-	72,312	0.15	10,555	(38,707)	(1,161)	(39,868)
2035	(39,868)	-	-	-	72,312	0.15	10,872	(28,996)	(870)	(29,866)
2036	(29,866)	-	-	-	72,312	0.15	11,198	(18,668)	(560)	(19,228)
2037	(19,228)	-	-	-	64,286	0.16	10,254	(8,974)	(269)	(9,243)
2038	(9,243)	-	-	-	56,259	0.16	9,243	0	0	0
	Total		80,614	80,614	1,740,195		224,234		(35,222)	

	Institutional
Development Charge/sq ft	\$ 0.11

1. Table 6-1 identifies \$1.0 million in the non-residential mixed use lands share of Seaton capital costs (\$0.2 million for institutional). The institutional share includes \$0.1 million in future costs and \$0.1 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

7.0 Regional Constructed / Landowner Financed Works Development Charge Component- Sanitary Sewerage

7.0 Regional Constructed / Landowner Financed Works Development Charge Component – Sanitary Sewerage

7.1 Capital Program, Cost Allocations and DC Calculations

Table 7-1 provides capital estimates for the Seaton Sanitary Sewerage Capital Program that will be constructed by the Region of Durham and funded by the Seaton Landowners Group. The table identifies the growth cost and the appropriate deductions (benefit to existing development, benefit to growth elsewhere, post period benefit, Federal lands share) with the remaining share being allocated to Seaton (residential and non-residential development).

Tables 7-2 to 7-5 provide the residential charge and non-residential development charge calculations related to the capital works in Table 7-1.

Table 7-1

Infrastructure Costs Covered in the DC Calculation

**Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed by Landowners Group, Constructed by Durham
2024\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
SR1	Seaton SSPS 4 & twin 250 mm forcemains	Complete	Phase 1	6,239,000	-	-	-	-	6,240,000	1,200,000	4,685,000	355,000
SR2a	Central Duffin Collector TSS - upto south side of CPR to Old Taunton Rd. (O/S for Airport & Seaton & other)	Complete	Phase 1	2,276,000	-	-	380,000	282,000	1,614,000	310,000	1,212,000	92,000
SR2b	CDC TSS (O/S for Federal Lands & Other) - Old Taunton Rd. to Taunton Rd.	Complete	Phase 1	2,391,000	-	-	399,000	296,000	1,695,000	326,000	1,273,000	96,000
SR3a	CDC TSS (O/S for Federal Lands & Other) - on Taunton Rd. and Brock Rd. from Taunton Rd. to Whitevale Rd.	Complete	Phase 1	22,777,000	-	-	7,837,000	971,000	13,969,000	2,686,000	10,489,000	794,000
SR4	Seaton SSPS 1 & twin 300 mm forcemains (Includes Whitevale)	2030 - 2032	Phase 2	12,200,000	966,000	-	-	-	11,234,000	2,160,000	8,435,000	639,000
SR5	Seaton SSPS 3 & twin 200 mm forcemains (Includes Green River)	2030-2032	Phase 2	10,400,000	538,000	-	-	-	9,862,000	1,896,000	7,405,000	561,000
SR6	CDC Brock Rd. TSS (O/S for Federal Lands & Other) - south of employment lands to Hwy 7	2037-2039	Phase 2	9,200,000	-	-	2,361,000	677,000	6,162,000	1,185,000	4,627,000	350,000
	Total			65,483,000	1,504,000	-	10,977,000	2,226,000	50,776,000	9,763,000	38,126,000	2,887,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.3% is allocated to Institutional development and 83.7% allocated to Non-Institutional development.

**Table 7-2
Residential Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed by Landowners Group, Constructed by Durham
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(5,022)	-	3,689	3,689	1,107	2,290	2,534	(6,177)	(185)	(6,363)
2025	(6,363)	-	-	-	1,107	2,358	2,610	(3,753)	(113)	(3,865)
2026	(3,865)	-	-	-	1,107	2,429	2,688	(1,177)	(35)	(1,212)
2027	(1,212)	-	-	-	1,107	2,502	2,769	1,557	47	1,603
2028	1,603	-	-	-	1,110	2,577	2,860	4,463	134	4,597
2029	4,597	-	-	-	833	2,654	2,211	6,808	204	7,012
2030	7,012	-	5,227	6,242	833	2,734	2,277	3,047	91	3,138
2031	3,138	-	5,227	6,429	833	2,816	2,345	(945)	(28)	(974)
2032	(974)	-	5,386	6,822	833	2,901	2,415	(5,380)	(161)	(5,542)
2033	(5,542)	-	-	-	830	2,988	2,479	(3,063)	(92)	(3,155)
2034	(3,155)	-	-	-	609	3,077	1,875	(1,280)	(38)	(1,319)
2035	(1,319)	-	-	-	609	3,169	1,931	612	18	630
2036	630	-	-	-	609	3,265	1,989	2,619	79	2,698
2037	2,698	-	1,527	2,242	609	3,363	2,048	2,504	75	2,579
2038	2,579	-	1,527	2,309	609	3,463	2,110	2,379	71	2,451
2039	2,451	-	1,573	2,451	-	3,567	-	0	0	0
Total			24,156	30,184	12,743		35,140		66	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 2,290	\$ 1,809	\$ 1,053

1. Table 7-1 identifies \$38.1 million in the residential share of Seaton capital costs, which includes \$24.2 million in future costs and \$13.9 million in prior costs. The opening balance reflects the prior costs, development charge credits realized and the indexing of development charge credits.

**Table 7-3
Prestige Employment Lands – Per Acre Charge for Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed by Landowners Group, Constructed by Durham
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(2,733)	-	945	945	24.4	17,278	421	(3,257)	(98)	(3,355)
2025	(3,355)	-	-	-	24.4	17,796	434	(2,921)	(88)	(3,008)
2026	(3,008)	-	-	-	24.4	18,330	447	(2,562)	(77)	(2,639)
2027	(2,639)	-	-	-	24.4	18,880	460	(2,178)	(65)	(2,244)
2028	(2,244)	-	-	-	24.4	19,447	474	(1,770)	(53)	(1,823)
2029	(1,823)	-	-	-	24.4	20,030	488	(1,335)	(40)	(1,375)
2030	(1,375)	-	1,339	1,598	26.8	20,631	553	(2,420)	(73)	(2,493)
2031	(2,493)	-	1,339	1,646	26.8	21,250	569	(3,570)	(107)	(3,677)
2032	(3,677)	-	1,379	1,747	32.8	21,887	718	(4,707)	(141)	(4,848)
2033	(4,848)	-	-	-	38.8	22,544	874	(3,974)	(119)	(4,093)
2034	(4,093)	-	-	-	38.8	23,220	900	(3,193)	(96)	(3,288)
2035	(3,288)	-	-	-	38.8	23,917	927	(2,361)	(71)	(2,432)
2036	(2,432)	-	-	-	38.8	24,634	955	(1,476)	(44)	(1,521)
2037	(1,521)	-	391	574	41.2	25,373	1,045	(1,050)	(32)	(1,082)
2038	(1,082)	-	391	591	43.6	26,134	1,139	(535)	(16)	(551)
2039	(551)	-	403	628	43.8	26,919	1,178	0	0	0
Total			6,186	7,730	516.2		11,582		(1,119)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 17,278	\$ 42,694

1. Table 7-1 identifies \$9.8 million in the prestige employment lands share of Seaton capital costs, which includes \$6.2 million in future costs and \$3.6 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 7-4
Non-Institutional Sanitary Sewerage**

Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed by Landowners Group, Constructed by Durham

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated ft ² at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(919,194)	-	233,839	233,839	246,353	0.82	203,224	(949,810)	(28,494)	(978,304)
2025	(978,304)	-	-	-	246,353	0.85	209,321	(768,983)	(23,070)	(792,053)
2026	(792,053)	-	-	-	246,353	0.88	215,600	(576,453)	(17,294)	(593,746)
2027	(593,746)	-	-	-	246,353	0.90	222,068	(371,678)	(11,150)	(382,828)
2028	(382,828)	-	-	-	246,353	0.93	228,730	(154,098)	(4,623)	(158,721)
2029	(158,721)	-	-	-	246,353	0.96	235,592	76,871	2,306	79,177
2030	79,177	-	331,341	395,639	230,922	0.99	227,460	(89,001)	(2,670)	(91,671)
2031	(91,671)	-	331,341	407,508	230,922	1.01	234,284	(264,895)	(7,947)	(272,842)
2032	(272,842)	-	341,382	432,452	188,378	1.04	196,854	(508,440)	(15,253)	(523,693)
2033	(523,693)	-	-	-	145,834	1.08	156,968	(366,725)	(11,002)	(377,727)
2034	(377,727)	-	-	-	145,834	1.11	161,677	(216,050)	(6,481)	(222,531)
2035	(222,531)	-	-	-	145,834	1.14	166,527	(56,004)	(1,680)	(57,684)
2036	(57,684)	-	-	-	145,834	1.18	171,523	113,839	3,415	117,254
2037	117,254	-	96,781	142,127	134,854	1.21	163,367	138,494	4,155	142,649
2038	142,649	-	96,781	146,390	123,874	1.25	154,568	150,826	4,525	155,351
2039	155,351	-	99,714	155,351	-	1.29	-	0	0	0
Total			1,531,180	1,913,306	2,970,404		2,947,764		(115,263)	

	Non-Institutional
Development Charge/sq ft	\$ 0.82

1. Table 7-1 identifies \$2.9 million in the non-residential mixed use lands share of Seaton capital costs (\$2.4 million for non-institutional). The non-institutional share includes \$1.5 million in future costs and \$0.9 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 7-5
Institutional Sanitary Sewerage**

Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed by Landowners Group, Constructed by Durham

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated ft ² at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(178,858)	-	45,501	45,501	159,146	0.27	43,604	(180,754)	(5,423)	(186,176)
2025	(186,176)	-	-	-	159,146	0.28	44,913	(141,264)	(4,238)	(145,502)
2026	(145,502)	-	-	-	159,146	0.29	46,260	(99,242)	(2,977)	(102,219)
2027	(102,219)	-	-	-	159,146	0.30	47,648	(54,571)	(1,637)	(56,209)
2028	(56,209)	-	-	-	159,146	0.31	49,077	(7,132)	(214)	(7,345)
2029	(7,345)	-	-	-	159,146	0.32	50,549	43,204	1,296	44,500
2030	44,500	-	64,473	76,984	135,748	0.33	44,411	11,927	358	12,285
2031	12,285	-	64,473	79,293	135,748	0.34	45,743	(21,264)	(638)	(21,902)
2032	(21,902)	-	66,426	84,147	104,030	0.35	36,107	(69,942)	(2,098)	(72,041)
2033	(72,041)	-	-	-	72,312	0.36	25,851	(46,189)	(1,386)	(47,575)
2034	(47,575)	-	-	-	72,312	0.37	26,627	(20,948)	(628)	(21,577)
2035	(21,577)	-	-	-	72,312	0.38	27,425	5,849	175	6,024
2036	6,024	-	-	-	72,312	0.39	28,248	34,272	1,028	35,300
2037	35,300	-	18,832	27,655	64,286	0.40	25,866	33,512	1,005	34,517
2038	34,517	-	18,832	28,485	56,259	0.41	23,316	29,348	880	30,228
2039	30,228	-	19,402	30,228	-	0.43	-	0	0	0
Total			297,938	372,292	1,740,195		565,646		(14,496)	

	Institutional
Development Charge/sq ft	\$ 0.27

1. Table 7-1 identifies \$2.9 million in the non-residential mixed use lands share of Seaton capital costs (\$0.5 million for institutional). The institutional share includes \$0.3 million in future costs and \$0.2 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

8. Regional Attribution Development Charge Component – Sanitary Sewerage

8.0 Regional Constructed / Landowner Financed Works Development Charge Component – Sanitary Sewerage

8.1 Capital Program, Cost Allocations and DC Calculations

Table 8-1 provides the capital estimates for the Seaton Sanitary Sewerage Capital Program (Regional Attributions portion). This includes prior infrastructure costs and future plant expansions. The table identifies the growth cost and the appropriate deductions (benefit to existing development, benefit to growth elsewhere, post period benefit, Federal lands share) with the remaining share being allocated to Seaton (residential and non-residential development).

Tables 8-2 to 8-5 provide the residential charge and non-residential development charge calculations related to the capital works in Table 8-1.

Table 8-1
Infrastructure Costs Covered in the DC Calculation
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)
2024\$

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
1	York-Durham Debt	Complete	Phase 1	12,822,000	-	-	-	-	12,822,000	4,214,000	7,362,000	1,246,000
2	Biosolids Incineration - Duffin Creek WPCP	Complete	Phase 1	93,522,000	-	72,012,000	-	6,546,000	14,963,000	4,917,000	8,592,000	1,454,000
3	Effluent Discharge Upgrades - Duffin Creek WPCP (Durham Share)	Complete	Phase 1	3,207,000	1,409,000	545,000	470,000	235,000	547,000	180,000	314,000	53,000
4	Duffin Creek WPCP Stage 1 & 2 Upgrades (constructed)	Complete	Phase 1	41,000,000	23,681,000	8,381,000	-	-	8,938,000	2,937,000	5,132,000	869,000
5	Sanitary Sewer Central Duffin Collector upto south side of CPR (Constructed)	Complete	Phase 1	5,978,000	-	3,910,000	743,000	311,000	1,015,000	195,000	762,000	58,000
6	Environmental Assessment	Complete	Phase 1	1,437,000	-	-	-	-	1,437,000	276,000	1,079,000	82,000
7	Depot Maintenance Facilities	2024	Phase 1	4,547,000	-	-	-	-	4,547,000	874,000	3,414,000	259,000
8	Duffin Creek WPCP Allocation increase of 45.4 MLD	2036	Phase 2	60,000,000	-	6,120,000	31,302,000	15,654,000	6,924,000	2,275,000	3,976,000	673,000
	Total			222,513,000	25,090,000	90,968,000	32,515,000	22,746,000	51,193,000	15,868,000	30,631,000	4,694,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.3% is allocated to Institutional development and 83.7% allocated to Non-Institutional development.

Table 8-2
Residential Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(23,602)	-	3,414	3,414	1,107	2,650	2,932	(24,084)	(1,204)	(25,288)
2025	(25,288)	-	-	-	1,107	2,729	3,020	(22,267)	(1,113)	(23,381)
2026	(23,381)	-	-	-	1,107	2,811	3,111	(20,270)	(1,013)	(21,283)
2027	(21,283)	-	-	-	1,107	2,895	3,204	(18,079)	(904)	(18,983)
2028	(18,983)	-	-	-	1,110	2,982	3,310	(15,673)	(784)	(16,457)
2029	(16,457)	-	-	-	833	3,072	2,558	(13,899)	(695)	(14,593)
2030	(14,593)	-	-	-	833	3,164	2,635	(11,959)	(598)	(12,557)
2031	(12,557)	-	-	-	833	3,259	2,714	(9,843)	(492)	(10,335)
2032	(10,335)	-	-	-	833	3,357	2,795	(7,539)	(377)	(7,916)
2033	(7,916)	-	-	-	830	3,457	2,869	(5,048)	(252)	(5,300)
2034	(5,300)	-	-	-	609	3,561	2,169	(3,131)	(157)	(3,287)
2035	(3,287)	-	-	-	609	3,668	2,234	(1,053)	(53)	(1,105)
2036	(1,105)	-	3,976	5,669	609	3,778	2,301	(4,472)	(224)	(4,696)
2037	(4,696)	-	-	-	609	3,891	2,371	(2,325)	(116)	(2,442)
2038	(2,442)	-	-	-	609	4,008	2,442	0	0	0
Total		-	7,390	9,083	12,743		40,667		(7,982)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 2,650	\$ 2,094	\$ 1,219

- Table 8-1 identifies \$30.6 million in the residential share of Seaton capital costs, which includes \$7.4 million in future costs and \$23.2 million in prior costs. The opening balance reflects the prior costs indexed, development charges collected and capital costs excluded (i.e. Cost of EA and Central Duffin Collector Sewer funded by Seaton Landowners Group).

Table 8-3
Prestige Employment Lands – Per Acre Charge for Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(17,165)	-	874	874	24.4	45,129	1,100	(16,940)	(847)	(17,787)
2025	(17,787)	-	-	-	24.4	46,483	1,133	(16,654)	(833)	(17,486)
2026	(17,486)	-	-	-	24.4	47,877	1,167	(16,320)	(816)	(17,136)
2027	(17,136)	-	-	-	24.4	49,313	1,202	(15,934)	(797)	(16,730)
2028	(16,730)	-	-	-	24.4	50,793	1,238	(15,492)	(775)	(16,267)
2029	(16,267)	-	-	-	24.4	52,317	1,275	(14,992)	(750)	(15,742)
2030	(15,742)	-	-	-	26.8	53,886	1,444	(14,298)	(715)	(15,013)
2031	(15,013)	-	-	-	26.8	55,503	1,487	(13,526)	(676)	(14,202)
2032	(14,202)	-	-	-	32.8	57,168	1,874	(12,328)	(616)	(12,944)
2033	(12,944)	-	-	-	38.8	58,883	2,283	(10,661)	(533)	(11,194)
2034	(11,194)	-	-	-	38.8	60,649	2,352	(8,842)	(442)	(9,285)
2035	(9,285)	-	-	-	38.8	62,469	2,422	(6,862)	(343)	(7,205)
2036	(7,205)	-	2,275	3,244	38.8	64,343	2,495	(7,955)	(398)	(8,352)
2037	(8,352)	-	-	-	41.2	66,273	2,728	(5,624)	(281)	(5,905)
2038	(5,905)	-	-	-	43.6	68,261	2,974	(2,931)	(147)	(3,078)
2039	(3,078)	-	-	-	43.8	70,309	3,078	0	0	0
Total		-	3,150	4,118	516.2		30,252		(8,968)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 45,129	\$ 111,514

Table 8-1 identifies \$15.9 million in the prestige employment lands share of Seaton capital costs, which includes \$3.2 million in future costs and \$12.7 million in prior costs. The opening balance reflects the prior costs indexed and capital costs excluded (i.e. Cost of EA and Central Duffin Collector Sewer funded by Seaton Landowners Group).

Table 8-4
Non-Institutional Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(5,184,029)	-	216,415	216,415	246,353	2.20	542,580	(4,857,864)	(242,893)	(5,100,757)
2025	(5,100,757)	-	-	-	246,353	2.27	558,857	(4,541,900)	(227,095)	(4,768,995)
2026	(4,768,995)	-	-	-	246,353	2.34	575,623	(4,193,373)	(209,669)	(4,403,041)
2027	(4,403,041)	-	-	-	246,353	2.41	592,891	(3,810,150)	(190,508)	(4,000,658)
2028	(4,000,658)	-	-	-	246,353	2.48	610,678	(3,389,979)	(169,499)	(3,559,478)
2029	(3,559,478)	-	-	-	246,353	2.55	628,998	(2,930,480)	(146,524)	(3,077,004)
2030	(3,077,004)	-	-	-	230,922	2.63	607,287	(2,469,716)	(123,486)	(2,593,202)
2031	(2,593,202)	-	-	-	230,922	2.71	625,506	(1,967,696)	(98,385)	(2,066,081)
2032	(2,066,081)	-	-	-	188,378	2.79	525,574	(1,540,507)	(77,025)	(1,617,533)
2033	(1,617,533)	-	-	-	145,834	2.87	419,082	(1,198,450)	(59,923)	(1,258,373)
2034	(1,258,373)	-	-	-	145,834	2.96	431,655	(826,718)	(41,336)	(868,054)
2035	(868,054)	-	-	-	145,834	3.05	444,605	(423,449)	(21,172)	(444,622)
2036	(444,622)	-	563,226	803,026	145,834	3.14	457,943	(789,705)	(39,485)	(829,190)
2037	(829,190)	-	-	-	134,854	3.23	436,168	(393,023)	(19,651)	(412,674)
2038	(412,674)	-	-	-	123,874	3.33	412,674	0	0	0
Total		-	779,641	1,019,441	2,970,404		7,870,120		(1,666,651)	

	Non-Institutional
Development Charge/sq ft	\$ 2.20

- Table 8-1 identifies \$4.7 million in the non-residential mixed use lands share of Seaton capital costs (\$3.9 million for non-institutional). The non-institutional share includes \$0.8 million in future costs and \$3.1 million in prior costs. The opening balance reflects the prior costs indexed and capital costs excluded (i.e. Cost of EA and Central Duffin Collector Sewer funded by Seaton Landowners Group).

**Table 8-5
Institutional Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2024	(1,008,712)	-	42,110	42,110	159,146	0.73	115,426	(935,396)	(46,770)	(982,166)
2025	(982,166)	-	-	-	159,146	0.75	118,889	(863,277)	(43,164)	(906,441)
2026	(906,441)	-	-	-	159,146	0.77	122,456	(783,985)	(39,199)	(823,184)
2027	(823,184)	-	-	-	159,146	0.79	126,129	(697,055)	(34,853)	(731,908)
2028	(731,908)	-	-	-	159,146	0.82	129,913	(601,994)	(30,100)	(632,094)
2029	(632,094)	-	-	-	159,146	0.84	133,811	(498,283)	(24,914)	(523,198)
2030	(523,198)	-	-	-	135,748	0.87	117,562	(405,636)	(20,282)	(425,918)
2031	(425,918)	-	-	-	135,748	0.89	121,088	(304,829)	(15,241)	(320,071)
2032	(320,071)	-	-	-	104,030	0.92	95,580	(224,491)	(11,225)	(235,716)
2033	(235,716)	-	-	-	72,312	0.95	68,431	(167,285)	(8,364)	(175,649)
2034	(175,649)	-	-	-	72,312	0.97	70,484	(105,165)	(5,258)	(110,423)
2035	(110,423)	-	-	-	72,312	1.00	72,599	(37,824)	(1,891)	(39,715)
2036	(39,715)	-	109,593	156,253	72,312	1.03	74,777	(121,192)	(6,060)	(127,252)
2037	(127,252)	-	-	-	64,286	1.07	68,471	(58,780)	(2,939)	(61,719)
2038	(61,719)	-	-	-	56,259	1.10	61,719	0	0	0
	Total	-	151,703	198,363	1,740,195		1,497,335		(290,260)	

	Institutional
Development Charge/sq ft	\$ 0.73

1. Table 8-1 identifies \$4.7 million in the non-residential mixed use lands share of Seaton capital costs (\$0.8 million for institutional). The institutional share includes \$0.2 million in future costs and \$0.6 million in prior costs. The opening balance reflects the prior costs indexed and capital costs excluded (i.e. Cost of EA and Central Duffin Collector Sewer funded by Seaton Landowners Group).

9. Landowner Constructed and Financed Development Charge Component – Sanitary Sewerage

9.0 Landowner Constructed and Financed Development Charge Component – Sanitary Sewerage

9.1 Capital Program, Cost Allocations and DC Calculations

Table 9-1 provides the capital estimates for the Seaton Water Supply Capital Program that will be constructed and financed by the Seaton Landowners Group. The table identifies the growth cost and the appropriate deductions (benefit to existing development, benefit to growth elsewhere, post period benefit, Federal lands share) with the remaining share being allocated to Seaton (residential and non-residential development).

Tables 9-2 to 9-5 provide the residential charge and non-residential development charge calculations related to the capital works in Table 9-1.

**Table 9-1
Infrastructure Costs Covered in the DC Calculation
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group
2024\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
									Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
SL1a	West Seaton TSS - Central Duffin Collector from Third Concession @ Valleyfarm Rd. north to Whitevale Rd.	Complete	Phase 1	39,239,000	-	-	-	545,000	38,694,000	7,440,000	29,054,000	2,200,000
SL1b	West Seaton TSS - Whitevale Rd. to south of employment lands	2024	Phase 1	6,245,000	-	-	-	87,000	6,158,000	1,184,000	4,624,000	350,000
SL2a	West Seaton Sub TSS - Whitevale Rd. to north side of Hwy 407 Interchange	Complete	Phase 1	4,876,000	-	-	-	29,000	4,845,000	932,000	3,638,000	275,000
SL2b	West Seaton Sub TSS - north side of Hwy 407 Interchange to Hwy 7	2029	Phase 1	800,000	-	-	-	5,000	795,000	153,000	597,000	45,000
SL3a	Central Seaton TSS on Peter Mathews Dr. from Burkholder Dr. to Taunton Rd.	Complete	Phase 1	11,689,000	-	-	-	320,000	11,368,000	2,186,000	8,536,000	646,000
SL3b	Central Seaton TSS on Sideline 22 from Taunton Rd. to Whitevale Rd.	Complete	Phase 1	28,381,000	-	-	-	777,000	27,604,000	5,308,000	20,727,000	1,569,000
SL3c	Central Seaton TSS on Sideline 22 from Whitevale Rd. to south of employment lands	2025-2026	Phase 1	1,925,000	-	-	-	53,000	1,872,000	360,000	1,406,000	106,000
SL3d	CDC Brock Rd. TSS (O/S for Federal Lands & Other) - Whitevale Rd. to south of employment lands (SL3d)	2024	Phase 1	6,950,000	-	-	2,391,000	296,000	4,262,000	820,000	3,200,000	242,000
SL4a	Central Seaton Sub TSS on Whitevale Rd. from Sideline 22 to approx. 475 m east of Sideline 22	Complete	Phase 1	4,726,000	-	-	-	113,000	4,614,000	887,000	3,465,000	262,000
SL4b	Central Seaton Sub TSS from Whitevale Rd. to south of employment lands	2025-2026	Phase 1	5,317,000	-	-	-	127,000	5,191,000	998,000	3,898,000	295,000
SL5	West Seaton TSS (Including Green River) from south of employment lands to Hwy 7	2024	Phase 1	7,750,000	-	-	-	346,000	7,406,000	1,424,000	5,561,000	421,000
SL6	Central Seaton TSS from (SL4b) south of employment lands to Hwy 7	2037-2039	Phase 2	7,500,000	-	-	-	725,000	6,771,000	1,302,000	5,084,000	385,000
SL7	Central Seaton Sub TSS from (SL3c) south of employment lands to Hwy 7	2025-2027	Phase 2	7,900,000	-	-	-	369,000	7,531,000	1,448,000	5,655,000	428,000
	Total			133,298,000	-	-	2,391,000	3,792,000	127,111,000	24,442,000	95,445,000	7,224,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.3% is allocated to Institutional development and 83.7% allocated to Non-Institutional development.

Table 9-2
Residential Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(68,171)	-	13,385	13,385	1,107	7,706	8,528	(73,029)	(2,191)	(75,219)
2025	(75,219)	-	4,518	4,654	1,107	7,937	8,784	(71,089)	(2,133)	(73,222)
2026	(73,222)	-	4,518	4,793	1,107	8,175	9,047	(68,968)	(2,069)	(71,037)
2027	(71,037)	-	1,923	2,101	1,107	8,420	9,318	(63,820)	(1,915)	(65,734)
2028	(65,734)	-	-	-	1,110	8,673	9,625	(56,109)	(1,683)	(57,793)
2029	(57,793)	-	597	692	833	8,933	7,439	(51,045)	(1,531)	(52,577)
2030	(52,577)	-	-	-	833	9,201	7,662	(44,914)	(1,347)	(46,262)
2031	(46,262)	-	-	-	833	9,477	7,892	(38,369)	(1,151)	(39,520)
2032	(39,520)	-	-	-	833	9,761	8,129	(31,391)	(942)	(32,333)
2033	(32,333)	-	-	-	830	10,054	8,342	(23,991)	(720)	(24,710)
2034	(24,710)	-	-	-	609	10,356	6,309	(18,402)	(552)	(18,954)
2035	(18,954)	-	-	-	609	10,667	6,498	(12,456)	(374)	(12,830)
2036	(12,830)	-	-	-	609	10,987	6,693	(6,137)	(184)	(6,321)
2037	(6,321)	-	1,678	2,464	609	11,316	6,894	(1,891)	(57)	(1,948)
2038	(1,948)	-	1,678	2,538	609	11,656	7,100	2,615	78	2,693
2039	2,693	-	1,729	2,693	-	12,005	-	0	0	0
Total			30,025	33,320	12,743		118,261		(16,770)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 7,706	\$ 6,088	\$ 3,545

1. Table 9-1 identifies \$95.4 million in the residential share of Seaton capital costs, which includes \$30.0 million in future costs and \$65.4 million in prior costs. The opening balance reflects the prior costs, development charge credits realized and the indexing of development charge credits.

Table 9-3

Prestige Employment Lands – Per Acre Charge for Sanitary Sewerage

**Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(20,496)	-	3,428	3,428	24.4	54,599	1,331	(22,593)	(678)	(23,271)
2025	(23,271)	-	1,157	1,192	24.4	56,237	1,371	(23,092)	(693)	(23,785)
2026	(23,785)	-	1,157	1,227	24.4	57,924	1,412	(23,600)	(708)	(24,308)
2027	(24,308)	-	492	538	24.4	59,662	1,454	(23,392)	(702)	(24,094)
2028	(24,094)	-	-	-	24.4	61,452	1,498	(22,596)	(678)	(23,274)
2029	(23,274)	-	153	177	24.4	63,296	1,543	(21,909)	(657)	(22,566)
2030	(22,566)	-	-	-	26.8	65,194	1,747	(20,819)	(625)	(21,444)
2031	(21,444)	-	-	-	26.8	67,150	1,799	(19,645)	(589)	(20,234)
2032	(20,234)	-	-	-	32.8	69,165	2,267	(17,967)	(539)	(18,506)
2033	(18,506)	-	-	-	38.8	71,240	2,762	(15,743)	(472)	(16,216)
2034	(16,216)	-	-	-	38.8	73,377	2,845	(13,370)	(401)	(13,771)
2035	(13,771)	-	-	-	38.8	75,578	2,931	(10,841)	(325)	(11,166)
2036	(11,166)	-	-	-	38.8	77,845	3,019	(8,148)	(244)	(8,392)
2037	(8,392)	-	430	631	41.2	80,181	3,301	(5,722)	(172)	(5,894)
2038	(5,894)	-	430	650	43.6	82,586	3,598	(2,946)	(88)	(3,034)
2039	(3,034)	-	443	690	43.8	85,064	3,724	0	0	0
Total			7,689	8,533	516.2		36,600		(7,571)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 54,599	\$ 134,914

1. Table 9-1 identifies \$24.4 million in the prestige employment lands share of Seaton capital costs, which includes \$7.7 million in future costs and \$16.7 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 9-4
Non-Institutional Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(5,693,678)	-	848,458	848,458	246,353	2.56	630,056	(5,912,080)	(177,362)	(6,089,442)
2025	(6,089,442)	-	286,385	294,976	246,353	2.63	648,957	(5,735,461)	(172,064)	(5,907,525)
2026	(5,907,525)	-	286,385	303,826	246,353	2.71	668,426	(5,542,924)	(166,288)	(5,709,212)
2027	(5,709,212)	-	121,875	133,176	246,353	2.79	688,479	(5,153,909)	(154,617)	(5,308,526)
2028	(5,308,526)	-	-	-	246,353	2.88	709,133	(4,599,393)	(137,982)	(4,737,374)
2029	(4,737,374)	-	37,838	43,865	246,353	2.96	730,407	(4,050,832)	(121,525)	(4,172,357)
2030	(4,172,357)	-	-	-	230,922	3.05	705,196	(3,467,161)	(104,015)	(3,571,176)
2031	(3,571,176)	-	-	-	230,922	3.15	726,352	(2,844,824)	(85,345)	(2,930,168)
2032	(2,930,168)	-	-	-	188,378	3.24	610,308	(2,319,860)	(69,596)	(2,389,456)
2033	(2,389,456)	-	-	-	145,834	3.34	486,648	(1,902,808)	(57,084)	(1,959,892)
2034	(1,959,892)	-	-	-	145,834	3.44	501,247	(1,458,645)	(43,759)	(1,502,404)
2035	(1,502,404)	-	-	-	145,834	3.54	516,285	(986,119)	(29,584)	(1,015,703)
2036	(1,015,703)	-	-	-	145,834	3.65	531,773	(483,930)	(14,518)	(498,448)
2037	(498,448)	-	106,355	156,185	134,854	3.76	506,488	(148,145)	(4,444)	(152,590)
2038	(152,590)	-	106,355	160,871	123,874	3.87	479,206	165,746	4,972	170,718
2039	170,718	-	109,577	170,718	-	3.98	-	0	0	0
Total			1,903,226	2,112,074	2,970,404		9,138,963		(1,333,210)	

	Non-Institutional
Development Charge/sq ft	\$ 2.56

1. Table 9-1 identifies \$7.2 million in the non-residential mixed use lands share of Seaton capital costs (\$6.0 million for non-institutional). The non-institutional share includes \$1.9 million in future costs and \$4.1 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

**Table 9-5
Institutional Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2024	(1,107,880)	-	165,093	165,093	159,146	0.85	135,187	(1,137,787)	(34,134)	(1,171,920)
2025	(1,171,920)	-	55,725	57,397	159,146	0.87	139,242	(1,090,075)	(32,702)	(1,122,777)
2026	(1,122,777)	-	55,725	59,119	159,146	0.90	143,420	(1,038,476)	(31,154)	(1,069,630)
2027	(1,069,630)	-	23,714	25,913	159,146	0.93	147,722	(947,821)	(28,435)	(976,256)
2028	(976,256)	-	-	-	159,146	0.96	152,154	(824,102)	(24,723)	(848,825)
2029	(848,825)	-	7,363	8,535	159,146	0.98	156,719	(700,642)	(21,019)	(721,661)
2030	(721,661)	-	-	-	135,748	1.01	137,688	(583,973)	(17,519)	(601,492)
2031	(601,492)	-	-	-	135,748	1.04	141,818	(459,674)	(13,790)	(473,464)
2032	(473,464)	-	-	-	104,030	1.08	111,942	(361,522)	(10,846)	(372,367)
2033	(372,367)	-	-	-	72,312	1.11	80,146	(292,221)	(8,767)	(300,987)
2034	(300,987)	-	-	-	72,312	1.14	82,551	(218,437)	(6,553)	(224,990)
2035	(224,990)	-	-	-	72,312	1.18	85,027	(139,962)	(4,199)	(144,161)
2036	(144,161)	-	-	-	72,312	1.21	87,578	(56,583)	(1,697)	(58,281)
2037	(58,281)	-	20,695	30,391	64,286	1.25	80,193	(8,478)	(254)	(8,732)
2038	(8,732)	-	20,695	31,302	56,259	1.28	72,286	32,251	968	33,218
2039	33,218	-	21,322	33,218	-	1.32	-	0	0	0
Total			370,331	410,969	1,740,195		1,753,674		(234,825)	

	Institutional
Development Charge/sq ft	\$ 0.85

- Table 9-1 identifies \$7.2 million in the non-residential mixed use lands share of Seaton capital costs (\$1.2 million for institutional). The institutional share includes \$0.4 million in future costs and \$0.8 million in prior costs. The opening balance reflects the prior costs and the indexing of development charge credits.

10. By-law and Implementation Matters

10.0 By-law and Implementation Matters

10.1 By-law Provisions

10.1.1 It is proposed that the following policies apply to Seaton Area-specific Water Supply and Sanitary Sewerage By-law:

- a) The Industrial expansion exemption as per the DCA is not relevant on the Prestige Employment Lands as the development charge is on a land basis (i.e. a per hectare charge).
- b) There are limited discretionary exemptions in the interests of full cost recovery.
- d) A front-ending agreement represents an essential complement to this area specific development charge by-law which will include DC credit provisions.
- e) Payment of residential development charges is due at execution of subdivision agreement.
- g) This by-law does not provide credits for redevelopment of existing sites.
- h) Indexing of the charges commences on July 1, 2025.

10.2 By-law Policy Modifications

10.2.1 Once the Region has fully recovered the Seaton area-specific water supply and sanitary sewerage costs contained in this Background Study, as updated and possibly expanded over time, it is understood that any additional development would not be subject to development charges for water supply or sanitary sewerage purposes, unless additional infrastructure is required.

10.2.2 Durham Region's "Region Share" policy for water supply and sanitary sewerage purposes provides subdividers with Regional cost sharing under the current and proposed Regional DC By-laws. This occurs where their servicing is oversized beyond the needs of their own development, based on a clearly enunciated set of sizing conventions. The cost to the Region of providing this funding arrangement is underwritten by a component of the Region's sanitary sewer and water supply development charge (in By-law No. 42-2023), in the amount of \$500 and \$556 per single detached equivalent unit, respectively (in 2023 \$).

10.2.3 This development charge component and Regional cost sharing arrangement do not apply to the Seaton development charge by-law addressed in this

Background Study. The landowners involved are making their own internal cost sharing arrangements for these purposes and the Region's participation, beyond the requirements of this by-law and the associated Front-ending Agreement, is not required or involved.

10.3 By-law Adoption Process

10.3.1 At this stage in the process, the Background Study and proposed Development Charge By-law are being provided for information purposes, as part of the consultation process. At such time as that process is complete and final Development Charge recommendations are made to Council, approval will be sought for:

- the 2024 Development Charge By-law; and
- the Background Study, including the growth projections, the development-related capital program, the Development Charge calculations and associated material, subject to any Addendum which may be produced prior to by-law adoption.

10.3.2 The Building Industry and Land Development Association (BILD), Durham Region Home Builders Association (DRHBA), area municipalities, Boards of Trade, Chambers of Commerce and the Trustee representing the Seaton Landowners Group have been notified of the pending Background Study and offered contact information for any further discussion.

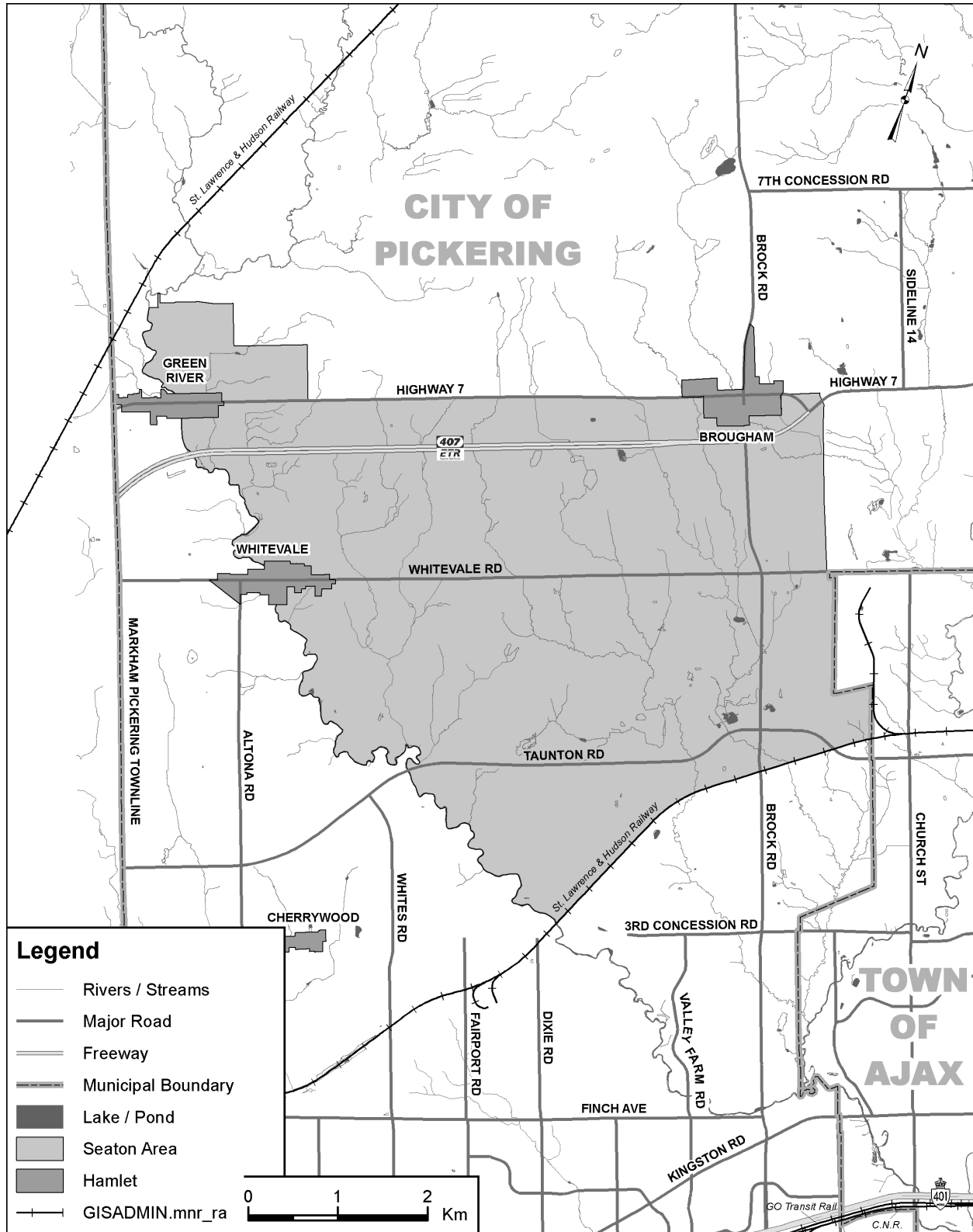
10.3.3 As summarized below, the public meeting of Regional Council is scheduled for March 27, 2024 as required by Section 12 of the DCA. Council will consider approval of the by-law on May 29, 2024. There has been consultation between Regional staff and the Seaton Landowners Group in preparation of this background study.

	Process	Date
1.	Outreach to the development community and business associations	February- March 2024
2.	Meeting Notice ad placed in newspaper(s)	By March 6, 2024
3.	Proposed By-law and Background Study Available to public	March 12, 2024
4.	Statutory Public Meeting	March 27, 2024
5.	By-law Revisions (if necessary)	April - May 2024
6.	Council considers adoption of background study and passage of By-law.	May 29, 2024
7.	Implementation of New Development Charge By-law	July 1, 2024
8.	Newspaper notice given of by-law amendment passage	By 20 days after passage
9.	Last day for By-law appeal	40 days after passage

Appendix A

Seaton Servicing Area

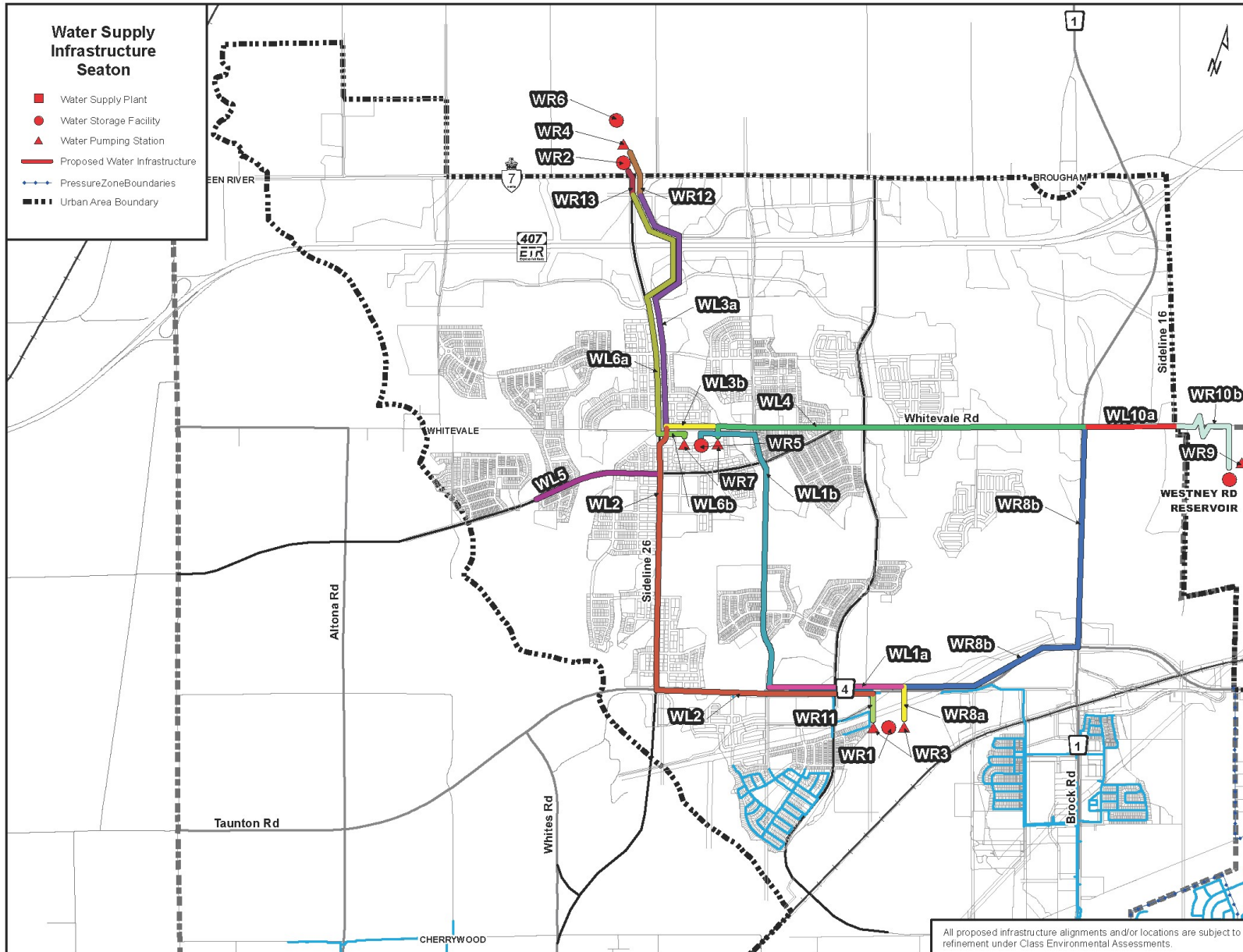
Seaton Servicing Area



Appendix B

Seaton Water Supply Servicing

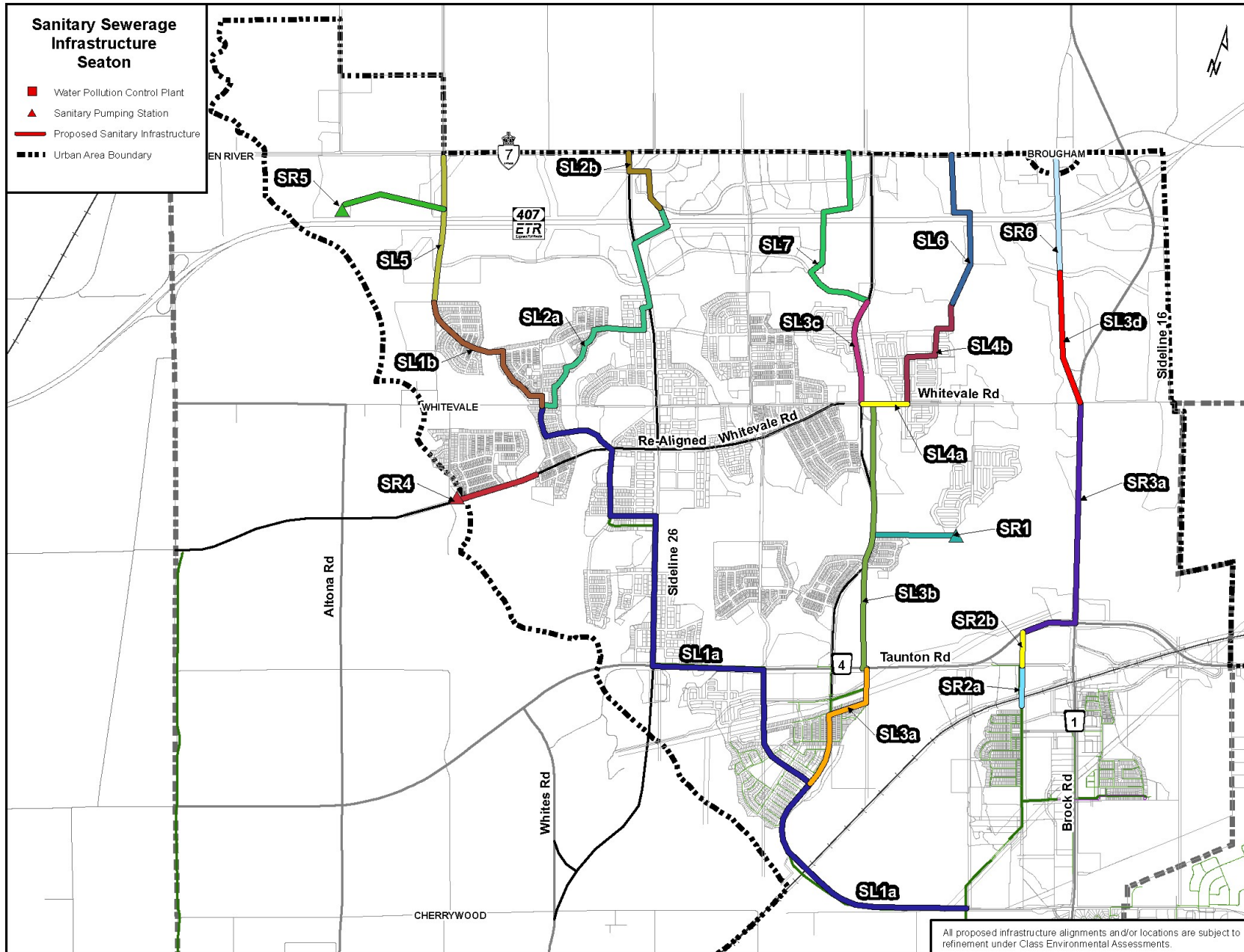
Seaton Water Supply Servicing



Appendix C

Seaton Sanitary Sewer Servicing

Seaton Sanitary Sewer Servicing



Appendix D
Seaton Well Interference Policy

Appendix D - Seaton Well Interference Policy

1. Introduction

The Region has an established Well Interference Policy as approved in the 2023 Regional Development Charge Background Study. This policy provides relief to residents in situations where their private well has potentially been negatively impacted by the construction of Regional services. The construction of Regional services does not include Area Municipal servicing impacts due to grading, stormwater management ponds, storm sewers, foundation drain collectors etc. The current policy has been Regional practice since 1999.

The existing Regional Well Interference Policy uses Development Charge revenue to:

- provide a temporary supply of water during construction of Regional Services to the affected homeowner unless the resident is unwilling to cooperate with the Region's investigation into the well interference claim, as determined by the Commissioner of Works; and,
- construct watermains and water services to homes (e.g. only to the front line of homes that have been or will potentially be negatively impacted). Work on private property remains at the homeowner's expense.

These costs are included in the Seaton Area Specific Development Charge Study and are funded 100% from water area specific development charges.

2. Financial Impact

The capital costs included in the 2024-2038 forecast is \$6.1 million, to be recovered from development charges. There is no matching user rate contribution as 100% of the cost associated with the well interference policy is funded by development charges.

3. Recommendations

It is recommended that the Regional Well Interference Policy apply to the Seaton Community.

Attachment No. 1
Well Interference Policy

Well Interference Policy

A. Definition of Terms

Affected Party	Shall be the owner of the property that is subject to a Well Impact.
Connection Fee	Shall be the fee paid by a homeowner for a Water Connection, as defined in the Region's Water System by-law.
Frontage Charge	Shall be the charge paid by a homeowner for a Watermain, as defined in the Region's Water System by-law.
Regional Service	Shall be a Watermain, Water Connection, sanitary sewer, sanitary sewer connection, Regional storm sewer, Regional storm sewer connection or Regional Road and for greater clarity, the construction of Regional services does not include local servicing impacts due to grading, storm water management ponds, storm sewers, foundation drain collectors etc.
Temporary Supply of Water	Shall be a system of supplying water to an Affected Party during the construction period by any method deemed appropriate by the Region.
Water Connection	Shall refer to a water service connection and related appurtenances designed in accordance with Regional standards and located within the road right-of way, between the Watermain and the private property line.
Watermain	Shall refer to a watermain system and related appurtenances designed in accordance with Regional standards.
Well Impact	Shall refer to negative influences on the performance of a well, as determined by the Region, that reasonably, and in light of all available data can be attributed to the construction of a Regional Service.
Works on Private Property	Shall refer to all works outside of the municipal road right-of-way including, but not limited to, underground piping, internal and external plumbing, and the abandonment of unused wells.

B. Policy

1. Well Interference During Construction Provisions

- a) A Temporary Supply of Water will be provided to an Affected Party at no cost during the construction period where there is a direct impact on the existing private well supply. Once a Water Connection is constructed and available for use to the property, this provision no longer applies. This often takes the form of water deliveries and temporary above ground tanks. In order to invoke this aspect of the Policy, there needs to be some evidence of an actual impact related to the construction of Regional services as determined by Regional staff, such as:
 - Lowering of the water level in the well beyond a usable level; and/or
 - Negative impact on the quality of the water.
- b) In the event that the resident is unwilling to cooperate with the Region's investigation into the well interference claim, as determined by the Commissioner of Works, the "During Construction Provisions" of the well interference policy will no longer be available to provide relief to the subject property.

2. Well Interference Provisions Post Construction

- a) When Regional services are constructed, water services will be extended to adjacent properties that have private wells which potentially could be negatively impacted by construction which must be within the urban boundary or abutting the urban boundary and conform with the Region's water service request connection policy.
- b) Once the watermain and water service is constructed to the property line, the temporary water supply is removed and the affected homeowner is given the choice to connect to the Regional service. This offer never expires.
- c) The Region will waive the applicable Frontage Charges and Connection Fee for properties serviced by Regional Water supply under this policy.
- d) The costs of constructing the Works on Private Property, including any plumbing requirements and the abandonment of unused wells will be borne by the property owner.
- e) In the event that an Affected Party is located outside of the water supply service area (outside the urban boundary) or when it is not economically feasible to extend water services to the affected party, a new well may be constructed as an alternative method of addressing a well impact, subject to the approval of Committee of the Whole and Council.

3. Future Redevelopment of the Lands

- a) In the event that a property which has received the benefits of this policy is severed or subdivided in the future, Frontage Charges and Connection Fees will be payable to the Region for any new lots created at the rates in effect at the time of connection of the newly created lots to the Regional water supply system.
- b) In the event that a property which has received the benefits of this policy is rezoned or redeveloped in the future for a different use, Frontage Charges and Connection Fees will be payable to the Region for the property at the rates in effect at the time of rezoning or redevelopment application.

4. Other Matters

- a) Once connected to the Regional water supply system and provided the benefits of the Policy, the residents will be charged for water usage based on water meter readings and Regional water rate policies as approved by Council.
- b) Any existing unconnected properties that are experiencing impacts, where the watermain was previously constructed, will be granted the benefits of the Policy. The Policy is not retroactive to any previously connected properties that paid frontage and connection charges at the time of connection.
- c) Where the Region requests that the developer of a nearby development construct a watermain under the Well Interference Policy, the developer will be compensated for those works upon issuance of the “Completion Acceptance Letter” and provision of supporting documentation in accordance with the terms of the executed subdivision or servicing agreement.
- d) In the event that well monitoring is required, this work is to be completed by the Region and funded by the well interference program.
- e) In the event that there is a dispute with respect to the issue of actual well impact, the Region will request that the Ministry of the Environment, Conservation and Parks review the situation and provide a decision in the matter as a means of resolving the dispute.
- f) That Council approval be required for well interference work that exceeds \$250,000 and approval of the Commissioners of Works and Finance be required for works under \$250,000.

Appendix E

**Proposed Seaton Area-Specific Development Charge By-law for
Water and Sanitary Sewer**

By-law Number ^^ -2024

of The Regional Municipality of Durham

Being a by-law to establish Area-Specific Development Charges for the Seaton Community – Water Supply and Sanitary Sewerage Services.

WHEREAS section 2(1) of the *Development Charges Act, 1997*, provides that 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 development of the area to which the by-law applies if the development requires one or more of the approvals identified in section 2(2) of the *Development Charges Act, 1997*;

AND WHEREAS a development charge background study has been completed in support of the imposition of development charges;

AND WHEREAS the Council of The Regional Municipality of Durham has given notice and held a public meeting on March 27, 2024, in accordance with section 12(1) of the *Development Charges Act, 1997*;

AND WHEREAS the Council of The Regional Municipality of Durham has permitted any person who attended the public meeting to make representations in respect of the proposed development charges;

NOW THEREFORE, the Council of The Regional Municipality of Durham hereby enacts as follows:

1. Interpretation

Definitions

1.1 In this By-law,

- (a) “Act” means the *Development Charges Act, 1997*, or a successor statute;
- (b) “affordable residential unit” has the meaning set out in section 4.1 of the Act and regulations, once they are in force;
- (c) “agricultural use” means lands, buildings or structures, excluding any portion thereof used as a dwelling unit or for a commercial use, 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, greenhouses, horticulture, market gardening, pasturage, poultry keeping, and equestrian facilities;

- (d) “air-supported structure” means a structure consisting of a pliable membrane that achieves and maintains its shape and is supported by internal air pressure;
- (e) “apartment building” means a residential building, or the residential portion of a mixed-use building, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade but does not include a triplex, semi-detached duplex, semi-detached triplex, or townhouse. Despite the foregoing, an “apartment building” includes stacked townhouses;
- (f) “apartment” means a dwelling unit in an apartment building or a single storey dwelling unit located within or above a residential garage or a commercial use;
- (g) “area municipality” means a lower-tier municipality that forms part of the Region;
- (h) “bedroom” means a habitable room, of at least seven square meters (7 m²) where a built-in closet is not provided, or at least six square meters (6 m²) where a built-in closet is provided, including a den, study, loft, or other similar area, but does not include a living room, a dining room, a bathroom or a kitchen;
- (i) “building or structure” means a permanent enclosed structure and includes an air-supported structure;
- (j) “Central Pickering Development Plan” means the development plan approved under the Ontario Planning and Development Act in regard to the Seaton Community;
- (k) “commercial use” means land, buildings or structures used, or designed or intended for use for either or both of office and retail uses as defined in this by-law;
- (l) “Council” means the Council of the Regional Municipality of Durham;
- (m) “detached dwelling” and “detached” means a residential building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units on that parcel of land, where no portion of the building is attached to any building on another parcel of land;
- (n) “development” includes redevelopment;
- (o) “development charges” means charges imposed pursuant to this By-law in accordance with the Act;

- (p) “duplex” means a building comprising, by horizontal division, two dwelling units on one parcel of land;
- (q) “dwelling unit” means a room or suite of rooms used, or designed or intended for use by one person or persons living together, in which culinary and sanitary facilities are provided for the exclusive use of such person or persons;
- (r) “existing industrial building” means a building used for or in connection with,
 - (i) manufacturing, producing, processing, storing or distributing something;
 - (ii) research or development in connection with manufacturing, producing or processing something;
 - (iii) retail sales by a manufacturer, producer or processor of something they manufactured, produced or processed, if the retail sales are at the site where the manufacturing, production or processing takes place;
 - (iv) office or administrative purposes, if they are,
 - (v) carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - (vi) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (s) “Front-Ending Agreement” means the Agreement between the Region and the Seaton Landowners in regard to the development of the Seaton Community;
- (t) “farm building” means a building or structure used, in connection with a bona fide agricultural use and includes barns, silos, and similar structures, and includes a dwelling located on the same lot as the agricultural use or on a lot directly abutting the agricultural use, which is used exclusively for the housing of temporary or seasonal persons employed exclusively for the farming of that agricultural use, but otherwise excludes a building or structure used, or designed or intended for use for residential or commercial uses;
- (u) “gross floor area” means (except for the purposes of sections 2.20 and 2.21) 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 pliable membrane in the case of an air supported structure, or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, 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;

- (v) “hospice” means a building or structure used to provide not for profit palliative care to the terminally ill;
- (w) “industrial use” means lands, buildings or structures used or designed or intended for use for manufacturing, producing, processing, fabricating or assembly of raw goods, research or development in connection therewith, and includes office uses, warehousing or bulk storage of goods 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 or similar use;
- (x) “institutional development” for the purposes of section 3.11 means development of a building or structure intended for use,
 - (i) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - (ii) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (iii) by any of the following post-secondary institutions for the objects of the Institution:
 1. a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 2. a college or university federated or affiliated with a university described in subclause (i), or
 3. an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
 - (iv) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (v) as a hospice to provide end of life care.
- (y) “institutional use” means lands, buildings or structures used or designed or intended for use by a non-profit organized body, society

or religious group for promoting a public and non-profit purpose, and would include a hospice and office uses where such uses are accessory to an institutional use;

- (z) “local board” means a local board as defined in the Municipal Affairs Act, other than a board defined in subsection 1(1) of the Education Act;
- (aa) “medium density multiples” includes plexes, townhouses and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “mobile homes”, “retirement residence units”, “detached”, “detached dwelling” or “semi-detached dwelling”;
- (bb) “mixed-use” means land, buildings or structures used, or designed or intended for use, for a combination of at least two of commercial, industrial, institutional or residential uses;
- (cc) “Mixed-Use Area” means the lands within the Seaton Community that are not designated Prestige Employment Lands on the land use plan of the Central Pickering Development Plan;
- (dd) “mobile home” means any dwelling that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer or trailer otherwise designed;
- (ee) “net hectare” means the area in hectares of a parcel of land exclusive of the following:
 - (i) lands conveyed or to be conveyed to the City of Pickering or a local board thereof or the Region or a local board thereof;
 - (ii) lands conveyed or to be conveyed to the Ministry of Transportation for the construction of provincial highways;
 - (iii) hazard lands conveyed or to be conveyed to a conservation authority as a condition of development;
 - (iv) lands identified as “Natural Heritage System” pursuant to the Central Pickering Development Plan; and
 - (v) storm water management facility areas;
- (ff) “non-institutional use” means lands, buildings or structures used, or designed or intended for non-residential uses other than institutional uses;

- (gg) “non-profit housing development”, means development of a building or structure intended for use as residential premises and developed by,
 - (i) a corporation to which the Not-for-Profit Corporations Act, 2010 applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (ii) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (iii) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act;
- (hh) “non-residential use” means lands, buildings or structures or portions thereof used, or designed or intended for use for other than residential use, and includes agricultural, commercial, industrial and institutional uses;
- (ii) “office use” means lands, buildings or structures used or designed or intended for use for the practice of a profession, the carrying on of a business or occupation and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include but not be limited to the office of a physician, lawyer, dentist, architect, engineer, accountant, real estate or insurance agency, insurance company, veterinarian, surveyor, appraiser, financial institution, consumer loan company, employment agency, advertising agency, consulting firm, business service, investment company, security broker, mortgage company, medical clinic, builder, land developer;
- (jj) “plex” means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- (kk) “Prestige Employment Land Area” means the lands within the Seaton Community shown on Schedule “G”, which are designated Prestige Employment Lands on the land use plan of the Central Pickering Development Plan;
- (ll) “Region” means the Regional Municipality of Durham;
- (mm) “Regional Attribution Sanitary Sewerage Development Charges” means charges in regard to infrastructure for sanitary sewerage services that have been, or will be, constructed and financed by the Region under the Front-Ending Agreement;
- (nn) “Regional Attribution Water Supply Development Charges” means charges in regard to infrastructure for water supply services that have

been, or will be, constructed and financed by the Region under the Front-Ending Agreement;

- (oo) “Regional Seaton-Specific Sanitary Sewerage Development Charges” means charges in regard to infrastructure for sanitary sewerage services to be constructed by the Region and financed by the Seaton Landowners under the Front-Ending Agreement;
- (pp) “Regional Seaton-Specific Water Supply Development Charges” means charges in regard to infrastructure for water supply services to be constructed by the Region and financed by the Seaton Landowners under the Front-Ending Agreement;
- (qq) “rental housing”, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.
- (rr) “residential use” means lands, buildings or structures used, or designed or intended for use as a home or residence of one or more individuals, and shall include any building or structure containing dwelling units, and include, but is not limited to, a detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;
- (ss) “retail use” means lands, buildings or structures used or designed or intended for use for the sale or rental or offer for sale or rental of goods or services for consumption or use and, for greater certainty, but without in any way limiting the generality of the foregoing, shall include, but not be limited to, food stores, pharmacies, clothing stores, furniture stores, department stores, sporting goods stores, appliance stores, garden centres, automotive dealers, automotive repair shops, gasoline service stations, government owned retail facilities, private daycare, private schools, private lodging, private recreational facilities, sports clubs, golf courses, skiing facilities, race tracks, gambling operations, medical clinics, funeral homes, motels, hotels, rooming houses, restaurants, theatres, facilities for motion picture, audio and video production and distribution, sound recording services, self-storage facilities and secure document storage;
- (tt) “retirement residence” means a residential building or the residential portion of a mixed-use building which provides accommodation for persons of retirement age, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has

separate sanitary facilities, less than full culinary facilities and a separate entrance from a common hall;

- (uu) “retirement residence unit” means a unit within a retirement residence;
- (vv) “rooming house” means a detached building or structure which comprises rooms that are rented for lodging and where the rooms do not have both culinary and sanitary facilities for the exclusive use of individual occupants;
- (ww) “Seaton Community” means the lands shown on Schedule “F”, which may generally be described as being bounded: to the south by the Canadian Pacific Railway right-of-way; to the west by West Duffins Creek; to the north by Provincial Highway No. 7; and to the east by Sideline 16 and the boundary between the City of Pickering and the Town of Ajax, and excludes the lands comprising the Hamlet communities of Whitevale, Green River and Brougham;
- (xx) “Seaton Landowners” means 1133373 Ontario Incorporated, Lebovic Enterprises Limited, Affiliated Realty Corporation Limited, Chestermere Investments Limited, Hunley Homes Limited, 1350557 Ontario Limited, Zavala Developments Inc., Mattamy (Seaton) Limited, White Sun Developments Limited, and Her Majesty the Queen In Right of Ontario as represented by the Minister of Infrastructure, or their respective successors and assigns;
- (yy) “Seaton Landowners Constructed Sanitary Sewerage Development Charges” means charges in regard to infrastructure for sanitary sewerage services to be constructed and financed by the Seaton Landowners under the Front-Ending Agreement;
- (zz) “Seaton Landowners Constructed Water Supply Development Charges” means charges in regard to infrastructure for water supply services to be constructed and financed by the Seaton Landowners under the Front-Ending Agreement;
- (aaa) "semi-detached building" means a building on two parcels of land, divided vertically (above or below ground) along the common lot line of the two parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;
- (bbb) “semi-detached dwelling” means the portion of a semi-detached building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units;
- (ccc) “semi-detached triplex” means one of a pair of triplexes divided vertically one from the other by a party wall;

- (ddd) “services” means the services designated in section 2.8 of this by-law;
- (eee) “stacked townhouse” means a building, other than a plex, a detached dwelling or townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade;
- (fff) “storm water management facility area” means the area bounded by the limit of grading for such facility including necessary sloping, maintenance access and associated infrastructure, but does not include any maintenance access road which serves any additional purpose on the property or any portion of the facility located within the Natural Heritage System lands;
- (ggg) “townhouse building” means a residential building, on at least 3 parcels of land divided vertically (above or below ground) along the common lot line between each of the parcels and comprising at least 1 dwelling unit and not more than 3 dwelling units on each parcel;
- (hhh) “townhouse dwelling” means the portion of a townhouse building on one parcel of land comprising at least 1 dwelling unit and not more than 3 dwelling units;
- (iii) “triplex” means a building comprising 3 dwelling units.

1.2 In this by-law where reference is made to a statute or a section of a statute such reference is deemed to be a reference to any successor statute or section.

2. Application of By-law — Rules

Circumstances Where Development Charges are Payable

- 2.1 Development charges shall be payable in the amounts set out in sections 2.9 and 2.13 to 2.19 of this by-law where:
- (a) the lands are located in the area described in section 2.2; and
 - (b) the development of the lands requires any of the approvals set out in section 2.4.

Area to Which By-law Applies

- 2.2 Subject to section 2.3, this by-law applies to all lands in the Seaton Community.

- 2.3 This by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Region or a local board thereof;
 - (b) a board as defined in subsection 1(1) of the Education Act; and
 - (c) an area municipality or a local board thereof in the Region.

Approvals for Development

- 2.4 Development charges shall be imposed upon all lands, buildings or structures that are developed for residential or non-residential uses if the development requires,
- (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
 - (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.

Designation of Services

- 2.5 Council has determined that the development of the land to which this by-law applies increases the need for the services designated in section 2.8.
- 2.6 No more than one development charge for each service designated in section 2.8 shall be imposed on land to which this by-law applies even though two or more of the actions described in section 2.4 are required before the land can be developed.
- 2.7 Notwithstanding section 2.6, if two or more of the actions described in section 2.4 occur at different times, additional development charges shall be imposed, if the subsequent action has the effect of increasing the need for services.

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

- (a) water supply; and
- (b) sanitary sewerage.

The components of the services designated in section 2.8 are described on Schedule “A”.

Amount of Charge

Residential

2.9 The development charges described in Schedule “B” to this by-law shall be imposed upon 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, upon the residential uses in the mixed use building or structure, according to the type of residential unit.

Exemptions

2.10 Development charges shall not be imposed in respect to:

- (a) the issuance of a building permit not resulting in the creation of an additional dwelling unit;
- (b) the enlargement of an existing dwelling unit;
- (c) the creation of additional dwelling units in accordance with the following table:

Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
2.10 (c)(i) Existing detached, semi-detached or townhouse dwellings, which contain a single dwelling unit, and where there are no other dwelling units in other buildings or structures on the parcel of land	Two	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land

Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
2.10 (c)(ii) Existing detached, semi-detached or townhouse dwellings, each of which contains a single dwelling unit and where there is no more than one dwelling unit in other buildings or structures on the parcel of land	One	No exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
2.10 (c)(iii) Existing detached, semi-detached or townhouse dwellings, each of which contains no more than 2 dwelling units and where there are no other dwelling units in other buildings or structures on the parcel of land	One	This exemption applies only for the creation of a dwelling unit in an ancillary building or structure and no exemption applies for the creation of a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
2.10 (c)(iv) Existing rental residential buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	No exemption applies where it would result in a total number of dwelling units where units created under the exemption in this By-law would exceed the greater of one unit or 1% of the units existing in the building prior to the first exemption for an additional dwelling unit.
2.10 (c)(v) An existing residential building not in another class of residential building described in this table.	One	No exemption applies where a dwelling unit has already been created with an exemption this By-law.

(d) the creation of additional dwelling units in accordance with the following table:

Description of Class of Proposed New Residential Buildings & Number of Units Proposed	Restrictions
2.10 (d)(i) the second or third dwelling units in a proposed detached, semi-detached or townhouse dwelling where there are no other dwelling units, existing or proposed, in other buildings or structures on the parcel of land	No exemption applies for the creation of first dwelling unit or where a dwelling unit or units which would result in more than a total of three dwelling units on a parcel of land
2.10 (d)(iii) one dwelling unit in a proposed new residential building that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or townhouse dwelling which would not contain more than a two dwelling units.	No exemption applies for the creation of a dwelling unit which would result in more than a total of three dwelling units on a parcel of land.

- (e) non-profit housing development;
- (f) residential units that are affordable housing units required to be included in a development or redevelopment (“inclusionary zoning units”) pursuant to a by-law passed under section 34 of the Planning Act to give effect to the policies described in subsection 16 (4) of that Act; and
- (g) once section 4.1 of the Act and related regulations come into force, affordable residential units.

Mobile Home

- 2.11 The development charges imposed upon a mobile home under section 2.9 shall be payable at the rate applicable to an apartment. However,
- (a) The development charges paid in regard to a mobile home shall be refunded in full to the then current owner thereof, upon request, if the mobile home is removed within ten years of the issuance of the building permit relating thereto; and
 - (b) The onus is on the applicant to produce evidence to the satisfaction of the Region, acting reasonably, which establishes that the applicant is entitled to the refund claimed under this section.

Retirement Residence Unit

- 2.12 The development charges imposed on a retirement residence unit under section 2.9 shall be payable at the rate applicable to an apartment.

Non-Residential

Institutional

- 2.13 The development charges described in Schedule "C" to this by-law shall be imposed upon institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the institutional uses in the mixed use building or structure.
- 2.14 The development charges described in section 2.13 of this by-law shall apply in the Mixed-Use Area.

Non-Institutional

- 2.15 The development charges described in Schedule "D" to this by-law shall be imposed upon non-institutional uses of lands, buildings or structures, and, in the case of a mixed use building or structure, upon the non-institutional uses in the mixed use building or structure.
- 2.16 The development charges described in section 2.15 of this by-law shall apply in the Mixed-Use Area.

Prestige Employment Land Area

- 2.17 The development charges described in Schedule "E" to this by-law shall be imposed upon all uses of lands, buildings or structures within the Prestige Employment Land Area.
- 2.18 The development charges described in section 2.17 shall be
- (a) calculated based upon the number of net hectares of the entire parcel of land upon which the development will occur.
- 2.19 Notwithstanding sections 2.13 and 2.15 of this by-law, the development charges described in Schedules "C" and "D" shall not be imposed upon any uses of lands, buildings or structures within the Prestige Employment Land Area.

Exemption for Enlargement of Existing Industrial Building

- 2.20 Despite any other provisions of this by-law, if a development includes the enlargement of the gross floor area of an existing industrial building, the

amount of the development charge that is payable in respect of the enlargement shall be calculated as follows:

- (a) if the gross floor area is enlarged by fifty percent or less, the amount of the development charge in respect of the enlargement is zero;
- (b) if the gross floor area is enlarged by more than fifty percent the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:
 - (i) determine the amount by which the enlargement exceeds fifty percent of the gross floor area before the enlargement; and
 - (ii) divide the amount determined under paragraph (i) by the amount of the enlargement.

2.21 For the purposes of section 2.20 the following provisions apply:

- (a) the gross floor area of an existing industrial building shall be calculated as it existed as of July 1, 2024;
- (b) subject to (c) below, the enlargement need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land as the existing industrial building;
- (c) in the event that the enlargement is in the form of a standalone building or structure located on the same parcel of land as per (b) above, prior to the issuance of a building permit for the standalone building or structure, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any standalone building or structure is located are the subject of an application for consent under section 53 of the Planning Act; or for which a by-law is passed under subsection 50(7) of the Planning Act, within 10 years of building permit issuance for such standalone building or structure, that the development charges that would have otherwise been payable for such standalone building or structure, shall become due and payable.

2.22 In sections 2.20 and 2.21 “gross floor area” means the total floor area, measured between the outside of exterior walls or between the outside of exterior walls and the centre line of party walls dividing the building from

another building, of all floors above the average level of finished ground adjoining the building at its exterior walls.

- (a) This section does not apply to the development of land within the Prestige Employment Land Area.

Reduction for Rental Housing Developments

2.23 The development charges set out in Schedule B shall be:

- (a) In rental housing development, for dwelling units with 3 or more bedrooms: 75% of the Total of All Charges shown on Schedule B;
- (b) In rental housing development, for dwelling units with 2 bedrooms: 80% of the Total of All Charges shown on Schedule B; and
- (c) In rental housing development, for all other dwelling units: 85% of the Total of All Charges shown on Schedule B;
- (d) The amounts in subsections (a) to (c) are in addition to any applicable mandatory phase-in reductions pursuant to section 3.18 of this by-law.

3. Administration

Timing of Payment of Development Charges

- 3.1 Development charges, determined in accordance with section 3.12 of and adjusted in accordance with section 3.14 this by-law, are payable in full on the date on which a building permit is issued with respect to each dwelling unit, building or structure.
- 3.2 Notwithstanding section 3.1, development charges, determined in accordance with section 3.12 and adjusted in accordance with section 3.14 of this by-law, shall be payable, with respect to an approval of a residential plan of subdivision under section 51 of the Planning Act, immediately upon the owner entering into the subdivision agreement with the Region, on the basis of the proposed number and type of dwelling units in the plan of subdivision.
- 3.3 Notwithstanding section 3.2, development charges applicable to a high density or condominium block in a residential plan of subdivision are payable in accordance with section 3.1.
- 3.4 Notwithstanding section 3.1, Council, from time to time, and at any time, may enter into agreements in accordance with section 27 of the Act which provide for all or any part of a development charge to be paid before or after it would otherwise be payable.

- 3.5 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to section 3.2, the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under section 3.2, and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are being issued were greater at the time that payments were made pursuant to section 3.2 than for the type of dwelling unit used to calculate the payment under section 3.2, an additional payment to the Region is required, which payment, in regard to such different unit types, shall be the difference between the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits, and the development charges previously collected in regard thereto, adjusted in accordance with section 3.12 of this by-law to the date of issuance of the building permit or permits.
- 3.6 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to section 3.2, the total number of dwelling units of a particular type for which building permits have been or are being issued is greater, on a cumulative basis, than that used for the calculation and payment under section 3.2, and there has been no change in the zoning affecting such lot, an additional payment to the Region is required, which payment shall be calculated on the basis of the number of additional dwelling units at the rate prevailing as at the date of issuance of the building permit or permits for such dwelling units.
- 3.7 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to section 3.2, the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under section 3.2, and there has been no change in the zoning affecting such lot, and the development charges for the type of dwelling unit for which building permits are being issued were less at the time that payments were made pursuant to section 3.2 than for the type of dwelling unit used to calculate the payment under section 3.2, a refund in regard to such different unit types shall be paid by the Region, which refund shall be the difference between the development charges previously collected, adjusted in accordance with section 3.12 of this by-law to the date of issuance of the building permit or permits, and the development charges in respect to the type of dwelling unit for which building permits are being issued, calculated as at the date of issuance of the building permit or permits.
- 3.8 If, at the time of issuance of a building permit or permits in regard to a lot on a plan of subdivision for which payments have been made pursuant to section 3.2, the total number of dwelling units of a particular type for which

building permits have been or are being issued is less, on a cumulative basis, than that used for the calculation and payment under section 3.2, and there has been no change in the zoning affecting such lot, a refund shall be paid by the Region, which refund shall be calculated on the basis of the number of fewer dwelling units at the rate prevailing as at the date of issuance of the building permit or permits.

- 3.9 Notwithstanding sections 3.7 and 3.8, a refund shall not exceed the amount of the development charges paid under section 3.2.

Payment by Services

- 3.10 Notwithstanding the payments required under sections 3.1 to 3.4, the Region may, by agreement pursuant to section 38 of the Act, permit an owner to provide services in lieu of the payment of all or any portion of a development charge. The Region shall give the owner who performed the work a credit towards the development charge in accordance with the agreement subject to the requirements of the Act.

Instalments

- 3.11 Notwithstanding section 3.1 to 3.4, where development charges become payable after January 1, 2020 for development of rental housing that is not non-profit housing development and institutional development, development charges shall be paid in equal annual instalments, with interest where applicable pursuant to the Region of Durham Development Charge Interest Rate Policy as amended from time to time, beginning on the earlier of the date of issuance of a permit under the Building Code Act, 1992 authorizing occupation of the building and the date the building is first occupied, and continuing on the following five anniversaries of that date.

Determining Amounts Payable

- 3.12 The development charges payable will be the development charge shown in the applicable Schedules to this by-law to be payable, with indexing under section 3.14, and where applicable, with interest under section 3.17, as follows:
- (a) for those developments to which section 3.11 applies,
 - (i) (for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the Planning Act was made, provided the first building permit is issued within two years of the date that application was approved;
 - (ii) if clause (i) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law

passed under section 34 of the Planning Act was made, provided the first building permit is issued within two years of the date that amendment comes into force and effect; or

- (iii) if neither clause (i) nor clause (ii) applies, the day the development charge would be payable in accordance with sections 3.1 to 3.4 of this by-law; and
- (b) for those developments to which section 3.11 does not apply,
- (i) for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the Planning Act was made, provided the date the development charge is payable is within two years of the date that application was approved;
 - (ii) if clause (i) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law passed under section 34 of the Planning Act was made, provided the date the development charge is payable is within two years of the date that amendment is brought into force and effect; or
 - (iii) if neither clause (i) nor clause (ii) applies, the day the development charge would be payable in accordance with sections 3.1 to 3.4 of this by-law

Front-Ending Agreements

3.13 Council, from time to time, and at any time, may enter into front-ending agreements in accordance with the Act.

Indexing

3.14 Development charges imposed pursuant to this by-law shall be adjusted annually, without amendment to this by-law, as of the 1st day of July, 2025, and on each successive July 1st date in accordance with the Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-207, for the most recently available annual period ending March 31.

Credits

3.15 A development charges credit arising from the construction or payment of infrastructure required for water supply services shall only be applied against a development charge imposed under this by-law for water supply services.

3.16 A development charges credit arising from the construction or payment of infrastructure required for sanitary sewerage services shall only be applied

against a development charge imposed under this by-law for sanitary sewerage services.

Interest

3.17 Development charges payable per this by-law shall bear interest in accordance with the Region of Durham Development Charge Interest Rate Policy, as amended from time to time.

Mandatory Phase-in Reduction in First Four Years

3.18 Despite the above, the Total of All Charges on Schedules B to E of this by-law shall be reduced for the first four years this by-law is in force in accordance with the applicable mandatory phase-in amounts shown under the Total of All Charges Row on each Schedule, with the annual time period to start on the day this by-law comes into force and increase to the next annual amount on the respective anniversary of the day this by-law comes into force.

Schedules

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

Schedule "A"	-	Components of Services Designated in section 7
Schedule "B"	-	Residential Development Charges
Schedule "C"	-	Institutional Development Charges
Schedule "D"	-	Non-Institutional Non-Residential Development Charges
Schedule "E"	-	Prestige Employment Land Area Development Charges
Schedule "F"	-	Map of Seaton Community
Schedule "G"	-	Map of Prestige Employment Land Area

Date By-law in Force

3.20 This by-law shall come into force on the 1st day of July, 2024.

Repeal

3.21 By-law 38-2019 is hereby repealed effective on the date this by-law comes into force.

Registration

- 3.22 A certified copy of this by-law may be registered on title to any land to which this by-law applies.

Severability

- 3.23 In the event any provision, or part thereof, of this by-law is found by a court of competent jurisdiction to be ultra vires, such provision, or part thereof, shall be deemed to be severed, and the remaining portion of such provision and all other provisions of this by-law shall remain in full force and effect.

Short Title

- 3.24 This By-law may be cited as the Regional Municipality of Durham Area Specific Development Charges By-law for the Seaton Community – Water Supply and Sanitary Sewerage Services.

This By-law Read and Passed on the 29^h day of May, 2024.

J. Henry, Regional Chair and CEO

A. Harris, Regional Clerk

Schedule "A"

Designated Regional Services and Service Components Thereunder

Category of Regional Services	Service Components
Water Supply	<ul style="list-style-type: none">• Watermains• Pumping Stations• Reservoirs• Feeder mains• Water Supply Plants and Municipal Wells• Capital Equipment• Environmental Assessment• Water Use Efficiency Strategy• Well Interference
Sanitary Sewerage	<ul style="list-style-type: none">• Sewage Pumping Stations and Forcemains• Trunk and Sanitary Sewers• Water Pollution Control Plants• Sludge Storage and Disposal Facilities• Capital Equipment• Environmental Assessment• Water Use Efficiency

Schedule “B”

**Residential Development Charges per Dwelling Unit
\$ per Dwelling Unit**

Service Category	Detached & Semi-Detached	Medium Density Multiples	Apartments
Sanitary Sewerage			
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	7,706	6,088	3,545
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	2,290	1,809	1,053
(iii) Regional Attribution Sanitary Sewerage Development Charges	2,650	2,094	1,219
Subtotal – Sanitary Sewerage	12,646	9,991	5,817
Water Supply			
(i) Seaton Landowners Constructed Water Supply Development Charges	2,661	2,102	1,224
(ii) Regional Seaton-Specific Water Supply Development Charges	6,911	5,460	3,179
(iii) Regional Attribution Water Supply Development Charges	5,377	4,248	2,473
Subtotal – Water Supply	14,949	11,810	6,876
Total Development Charges	<u>27,595</u>	<u>21,801</u>	<u>12,693</u>
With Phase-Ins (see Section 3.18)			
July 1, 2024 to June 30, 2025 (80%)	22,077	17,440	10,153
July 1, 2025 to June 30, 2026 (85%)	23,456	18,532	10,788
July 1, 2026 to June 30, 2027 (90%)	24,835	19,621	11,425
July 1, 2027 to June 30, 2028 (95%)	26,216	20,712	12,058

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.14 of this By-law.

Schedule “C”

**Institutional Development Charges
\$ per Square Foot of Gross Floor Area**

Service Category	Institutional Development Charges
Sanitary Sewerage	
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	0.85
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.27
(iii) Regional Attribution Sanitary Sewerage Development Charges	0.73
Subtotal – Sanitary Sewerage	1.85
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.11
(ii) Regional Seaton-Specific Water Supply Development Charges	0.27
(iii) Regional Attribution Water Supply Development Charges	0.68
Subtotal – Water Supply	1.06
Total Development Charges	<u>2.91</u>
With Phase-Ins (see Section 3.18)	
July 1, 2024 to June 30, 2025 (80%)	2.33
July 1, 2025 to June 30, 2026 (85%)	2.47
July 1, 2026 to June 30, 2027 (90%)	2.62
July 1, 2027 to June 30, 2028 (95%)	2.77

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.14 of this By-law.

Schedule “D”

**Non-Institutional Non-Residential Development Charges
\$ per Square Foot of Gross Floor Area**

Service Category	Non-Institutional Development Charges
Sanitary Sewerage	
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	2.56
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.82
(iii) Regional Attribution Sanitary Sewerage Development Charges	2.20
Subtotal – Sanitary Sewerage	5.58
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.33
(ii) Regional Seaton-Specific Water Supply Development Charges	0.80
(iii) Regional Attribution Water Supply Development Charges	2.05
Subtotal – Water Supply	3.18
Total Development Charges	<u>8.76</u>
With Phase-Ins (see Section 3.18)	
July 1, 2024 to June 30, 2025 (80%)	7.01
July 1, 2025 to June 30, 2026 (85%)	7.45
July 1, 2026 to June 30, 2027 (90%)	7.89
July 1, 2027 to June 30, 2028 (95%)	8.32

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.14 of this By-law.

Schedule “E”

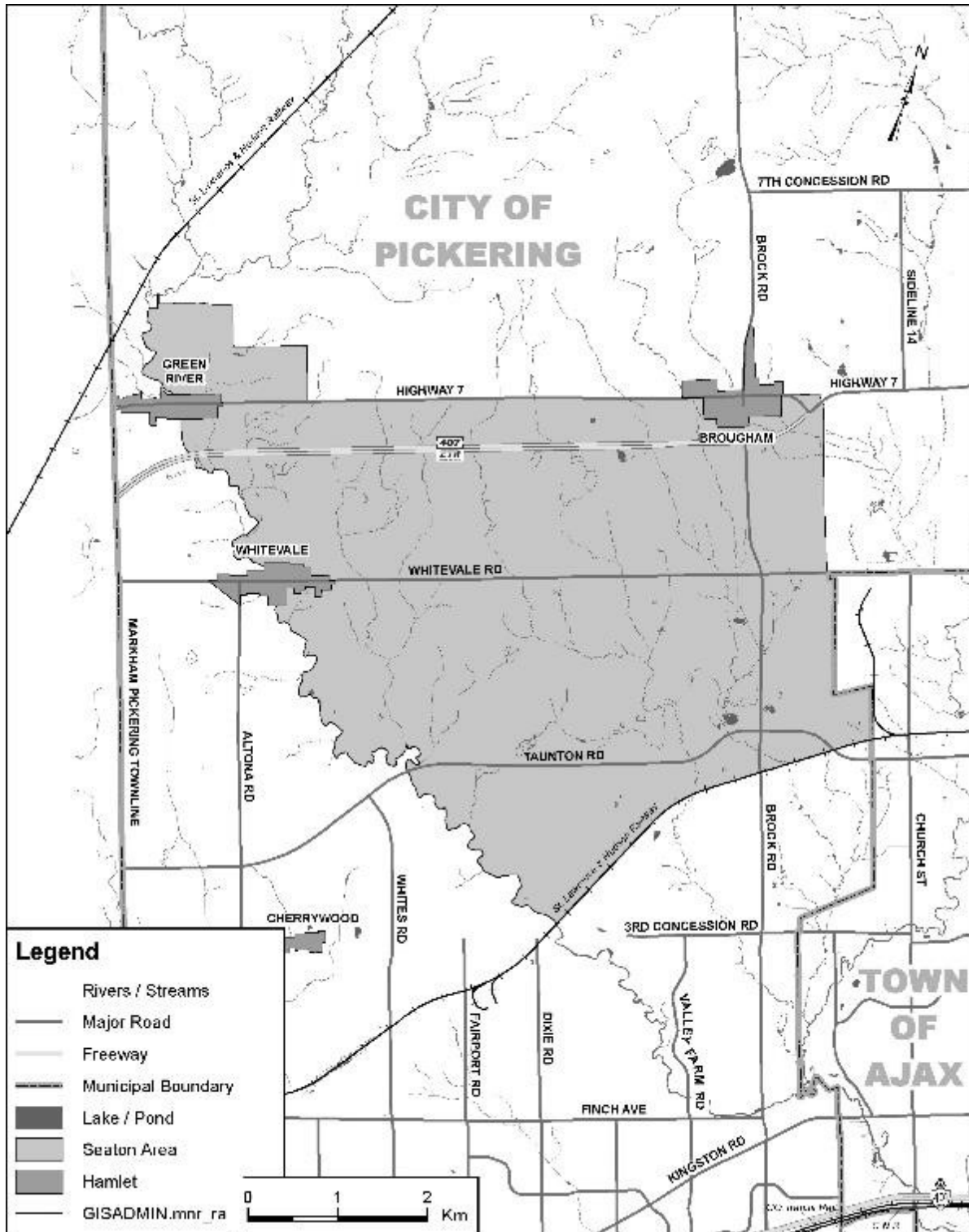
**Prestige Employment Land Area Development Charges
\$ per Net Hectare**

Service Category	Prestige Employment Land Area Development Charges
Sanitary Sewerage	
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	134,914
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	42,694
(iii) Regional Attribution Sanitary Sewerage Development Charges	111,514
Subtotal – Sanitary Sewerage	289,122
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	15,536
(ii) Regional Seaton-Specific Water Supply Development Charges	40,957
(iii) Regional Attribution Water Supply Development Charges	108,321
Subtotal – Water Supply	165,814
Total Development Charges	<u>454,936</u>
With Phase-Ins (see Section 3.18)	
July 1, 2024 to June 30, 2025 (80%)	363,949
July 1, 2025 to June 30, 2026 (85%)	386,696
July 1, 2026 to June 30, 2027 (90%)	409,443
July 1, 2027 to June 30, 2028 (95%)	432,188

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 3.14 of this By-law.

Schedule "F"

Seaton Community



Schedule "G"

Map of Prestige Employment Land Area (Central Pickering Development Plan – Land Use Plan)

