

REGION OF DURHAM

**2013 BACKGROUND STUDY REGARDING A PROPOSED
DEVELOPMENT CHARGE BY-LAW FOR REGIONAL WATER
SUPPLY AND SANITARY SEWERAGE APPLICABLE ONLY
TO THE SEATON AREA**

Prepared by:

The Regional Municipality of Durham

And

Watson & Associates Economists Ltd.

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1.0 PURPOSE OF THIS BACKGROUND STUDY

- 1.1 Regional Council passed the Transit Development Charge By-law on November 21, 2012 (effective January 1, 2013) for Regional transit services which includes the Seaton Community. The current GO Transit Development Charge By-law (No. 86-2001) is a Region-wide by-law and therefore includes Seaton. The current Region-wide development charge by-law (No. 44-2008) applies to Seaton for Regional roads, police, EMS, long term care and studies.
- 1.2 The current Region-wide DC By-law (No. 44-2008) also imposes development charges for water supply and sanitary sewerage services, except for the lands located within the Seaton Community. The rationale for excluding Seaton infrastructure from the Region-wide DC calculation for water supply and sanitary sewerage services is that it was anticipated that a front-ending agreement would be necessary to advance the water and sewer infrastructure required to accommodate the development of Seaton. Area specific development charges for water supply and sanitary sewerage services would facilitate the provision of development charge credits.
- 1.3 Therefore, this development charge background study provides a proposed by-law for water supply and sanitary sewerage area specific development charges for Seaton.
- 1.4 The Seaton water supply and sanitary sewerage area specific development charge will collect, 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.
- 1.5 A complementary front-ending agreement will include water supply and sanitary sewerage services and is being completed in conjunction with the water supply and sanitary sewerage area specific development charge by-law. The effective date of the proposed Seaton area specific development charge by-law is the date the front-ending agreement is executed.
- 1.6 The Service Area to which the area specific development charge by-law applies is illustrated in Appendix A.

2.0 **SEPARATE DEVELOPMENT CHARGES**

- 2.1 The following table provides the various types of development charges to be imposed on the Seaton residential and non-residential lands.

Table ES-1

Types of Seaton Area Specific Development Charges				
<u>DC Components</u>	<u>Residential Lands</u>	<u>Non-Residential Lands</u>		
		<u>Mixed Use Area</u>		<u>Prestige Employment Lands</u>
		<u>Non-Institutional</u>	<u>Institutional</u>	<u>I/C/I</u>
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.

On the residential lands, a per unit charge for water supply and sanitary sewerage services will apply based on the unit type (i.e. singles and semi-detached units, medium density multiples and one category for apartments).

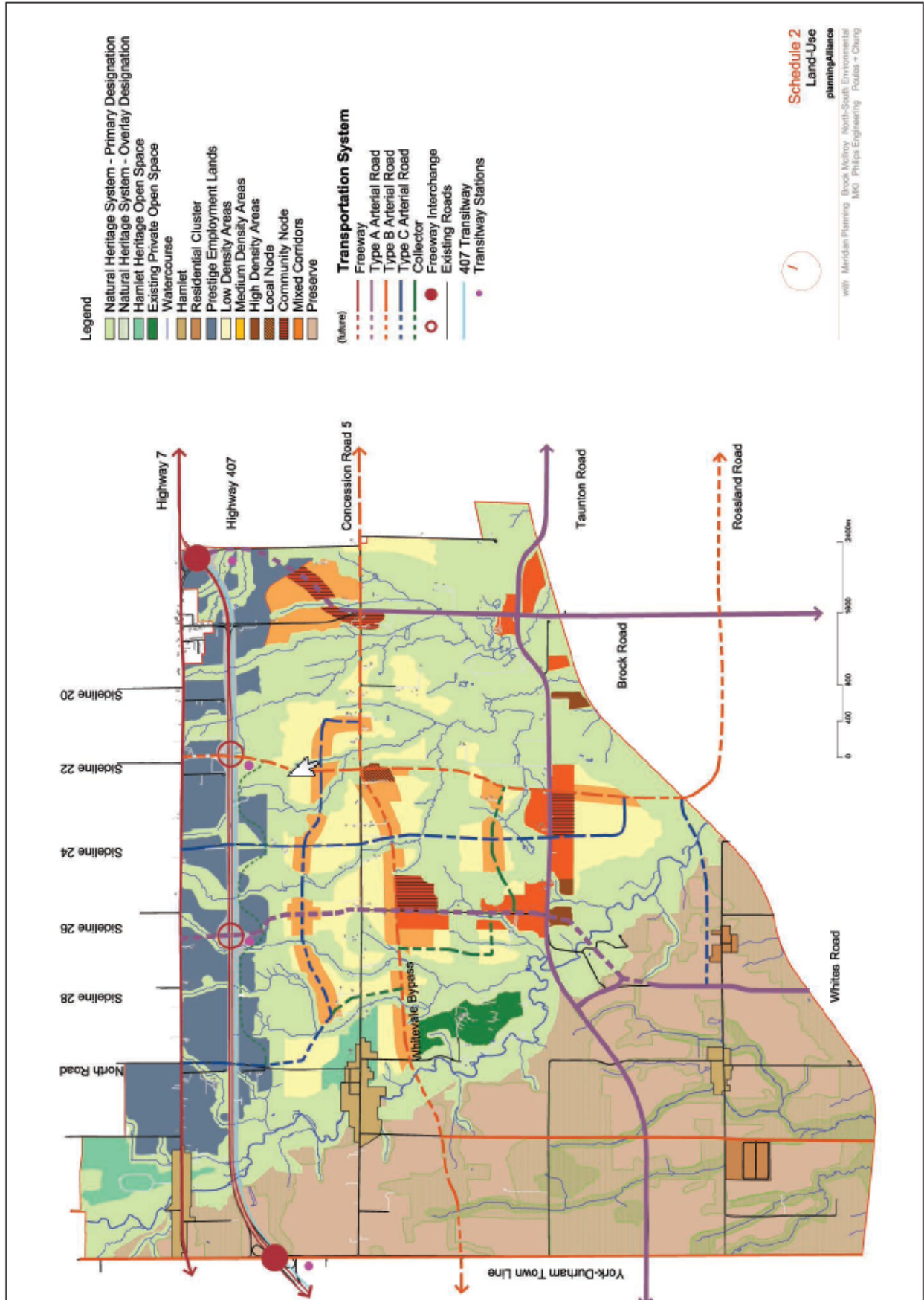
Two different non-residential development charges will apply to the Seaton non-residential lands as follows:

- i. The prestige employment lands along Highways 407 and 7 will be subject to land-based area specific development charge (i.e. a per hectare development charge). Figure 1 on the following page (Land Use schedule from the approved Provincial Central Pickering Development Plan) identifies the prestige employment lands area. It will be 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 will apply 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 will be imposed based on floor-area basis (per square foot charge), including an institutional and non-institutional development charge.

There will be three separate components within the residential and non-residential development charges as follows:

- one for landowner constructed and financed works;
- one for Region 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 development charge 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 development charge background study is 2013 – 2031. Development in Seaton is expected to commence in 2015, therefore the following table (ES-2) provides the residential and non-residential development forecasts from 2015- 2031 needed to calculate the various Seaton residential and non-residential area specific development charges for water supply and sanitary sewerage services.
- 3.2 The residential development forecast includes the total number of units (by type) with corresponding single detached equivalent unit total. The total number of units is estimated at 20,584 by 2031 and the single detached equivalent unit number of units is estimated at 15,910.
- 3.3 There are an estimated 702 acres of net developable lands on the prestige employment lands (net of local roads, flood plain area, natural heritage system area and storm-water facilities). They are projected to be developed at approximately 40 acres per year to 2031. This will form part of the basis for the land area charge on the prestige employment lands.
- 3.4 The anticipated development in the mixed-use lands is estimated at approximately 1.87 million square feet (institutional) and 3.3 million square feet of other non-residential development (mainly retail) by 2031. This will form part of the basis for the non-residential development charges (on a floor area basis) in the mixed-use area.
- 3.5 These development forecasts provide the basis for the area specific development charges in this by-law; however, these forecasts are subject to change. For example, if additional information becomes available that determines there is less developable lands on the prestige employment lands than forecasted, a change to the by-law (i.e. an amendment or new by-law) may be required. Staff will continue to monitor future development patterns within Seaton to ensure the most reasonable forecasts are being utilized.

**TABLE ES-2
SEATON DEVELOPMENT FORECAST (2015-2031)**

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⁾		
	Single / Semi	Medium Density	High Density	Total Units	Total Std Equiv Units	Pop - ulation	Acres	GFA Sq. Ft.				Emp. Land	Non-Employment Land (Mixed-Use) Lands	Total
2015	751	750	338	1,839	1,500	5,221	40	709,716	-	-	709,716	759	-	759
2016	751	750	338	1,839	1,500	5,221	81	988,496	300,000	109,957	1,398,453	1,069	784	1,853
2017	751	750	338	1,839	1,500	5,221	40	709,716	21,528	131,014	862,259	759	176	934
2018	751	750	338	1,839	1,500	5,221	40	709,716	526,548	65,507	1,301,772	759	1,232	1,991
2019	751	750	338	1,839	1,500	5,221	41	734,091	21,528	259,007	1,014,626	768	352	1,119
2020	751	750	338	1,839	1,500	5,221	40	709,716	293,552	239,430	1,242,699	759	845	1,604
2021	748	751	339	1,839	1,500	5,215	40	709,716	90,278	65,507	865,502	759	275	1,034
2022	751	750	338	1,839	1,500	5,221	40	709,716	398,776	65,507	1,173,999	759	489	1,247
2023	751	750	338	1,839	1,500	5,221	40	709,716	370,304	239,430	1,319,450	759	604	1,363
2024	397	653	338	1,388	1,069	3,722	40	709,716	348,776	65,507	1,123,999	759	386	1,144
2025	-	389	338	727	464	1,612	40	709,716	531,763	65,507	1,306,986	759	823	1,582
2026	-	-	338	338	154	537	40	709,716	-	65,507	775,224	759	65	824
2027	-	-	338	338	154	537	40	709,716	292,781	239,430	1,241,928	759	843	1,602
2028	-	-	338	338	154	537	40	709,716	126,960	65,507	902,184	759	327	1,086
2029	-	-	338	338	154	537	40	709,716	-	65,507	775,224	759	65	824
2030	-	-	338	338	154	538	40	709,716	-	65,507	775,224	759	65	824
2031	-	-	228	228	104	363	20	352,520	-	65,507	418,027	377	65	442
Total	7,153	7,793	5,637	20,584	15,910	55,366	702	12,011,138	3,322,792	1,873,338	17,207,269	12,839	7,394	20,233

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

4.0 WATER SUPPLY AND SANITARY SEWERAGE CAPITAL PROGRAMS

- 4.1 The following table provides a summary of the projected water supply and sanitary sewerage capital necessary to accommodate the Seaton community that must be recovered from the future development (i.e. the numerator of the area specific development charges). Three separate capital programs are identified for each of water supply and sanitary sewerage, necessary for three separate components of the development charges as described in Section 2.0 (i.e. one for landowner constructed and financed works, one for Region constructed / landowner financed works and one for Regional Attributions).
- 4.2 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 Seaton and are apportioned between residential and non-residential development.

Table ES-3
Seaton Water Supply and Sanitary Sewerage Capital Cost Summary
(\$ million's, \$2013)

	Gross Cost	Benefit to Existing Development	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands ⁽²⁾	Seaton			
						Non-residential			Total
						Residential	Mixed-Use	Emp. Lands	
Water Supply - DC Component ⁽¹⁾									
Regional Cons. / Landowner Financed	\$ 116.4	\$ -	\$ 17.5	\$ 11.6	\$ 19.9	\$ 60.3	\$ 1.6	\$ 5.5	\$ 67.4
Regional Attributions	180.5	10.1	44.1	32.8	26.7	50.4	3.7	12.7	66.8
Landowner Constructed / Financed	55.1	-	-	5.0	5.1	40.3	1.0	3.7	45.0
Total - Water Supply	352.0	10.1	61.6	49.4	51.7	151.0	6.3	21.9	179.2
Sanitary Sewerage - DC Component ⁽¹⁾									
Regional Cons. / Landowner Financed	38.0	0.9	-	3.2	3.8	22.3	1.7	6.1	30.1
Regional Attributions	267.7	49.2	97.7	38.2	25.3	32.9	5.4	19.0	57.3
Landowner Constructed / Financed	62.6	-	-	-	11.4	37.9	3.0	10.3	51.2
Total - Sanitary Sewerage	368.3	50.1	97.7	41.4	40.5	93.1	10.1	35.4	138.6
Total - Water Supply & Sanitary Sewerage									
Regional Cons. / Landowner Financed	154.4	0.9	17.5	14.8	23.7	82.6	3.3	11.6	97.5
Regional Attributions	448.2	59.3	141.8	71.0	52.0	83.3	9.1	31.7	124.1
Landowner Constructed / Financed	117.7	-	-	5.0	16.5	78.2	4.0	14.0	96.2
Total - Water & Sewer	\$ 720.3	\$ 60.2	\$ 159.3	\$ 90.8	\$ 92.2	\$ 244.1	\$ 16.4	\$ 57.3	\$ 317.8

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 The following table identifies the calculated development charges for water supply and sanitary sewerage applicable to the residential and non-residential lands within Seaton.

Table ES-4
Seaton Water Supply and Sanitary Sewerage Area Specific Development 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	\$ 3,873	\$ 0.42	\$ 0.15	20,510
Regional Attributions	3,297	1.03	0.37	50,443
Landowner Constructed and Funded Works	2,845	0.31	0.11	15,278
Total - Water Supply	10,015	1.76	0.63	86,231
Sanitary Sewerage				
Region Constructed - Landowner Funded Works	1,485	0.49	0.17	23,856
Regional Attributions	2,028	1.50	0.53	73,294
Landowner Constructed and Funded Works	2,636	0.87	0.31	42,349
Total - Sanitary Sewerage	6,149	2.86	1.01	139,499
Total - Water Supply and Sanitary Sewerage				
Region Constructed - Landowner Funded Works	5,358	0.91	0.32	44,366
Regional Attributions	5,325	2.53	0.90	123,737
Landowner Constructed and Funded Works	5,481	1.18	0.42	57,627
Total - Water & Sewer	\$ 16,164	\$ 4.62	\$ 1.64	\$ 225,730

6.0 COLLECTION POLICY

The Seaton area specific development charges will be 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 area of the parcel 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.

7.0 INDEXING

- 7.1 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 development charges.
- 7.2 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."

- 7.3 It is recommended that the Seaton area specific development charges 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, with the first indexing to occur on July 1, 2014 and every July 1 thereafter.

8.0 LONG TERM CAPITAL AND OPERATING COSTS

Long Term Capital Costs for both residential and non-residential development are fully incorporated in the Seaton Water Supply and Sanitary Sewerage Services Development Charges and will be fully recovered from this Area Specific Development Charge revenue stream over time. Operating Costs will be comparable to the Operating Costs calculated for the Region-wide Water Supply and Sanitary Sewerage Service Systems.

9.0 CONSULTATION AND SUBSEQUENT COUNCIL APPROVAL

- 9.1 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 passing of the 2013 Seaton Area Specific Development Charge By-law (however, the effective date will be subject to the execution of the front-ending agreement) ; 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.
- 9.2 Consultations with the building and development industry have been scheduled for late March, 2013. The Boards of Trade and Chambers of Commerce and other business associations have been notified of the pending Background Study and offered contact information for any further discussion.
- 9.3 As summarized below, the public meeting of Regional Council is expected to be held April 3, 2013 as required by Section 12 of the DCA. Council will consider approval of the by-law on April 24, 2013. There has been consultation between Regional staff and the Seaton Landowners Group (including the Province of Ontario) in preparation of this background study.

Process		Date
1.	Outreach to the development community and business associations	Late February- March 2013
2.	Meeting Notice ad placed in newspaper(s)	March 12, 2013
3.	Proposed By-law and Background Study Available to public	March 19, 2013
4.	Statutory Public Meeting	April 3, 2013
5.	By-law Revisions (if necessary)	Mid April, 2013
6.	Council considers adoption of background study and passage of By-law.	April 24, 2013
7.	Newspaper notice given of by-law amendment passage	By 20 days after passage
8.	Last day for By-law appeal	40 days after passage
9.	Region makes pamphlet available	by 60 days after in force date

- 9.4 The proposed by-law will come into force on the date that the front-ending agreement for Seaton is executed.

1.0 INTRODUCTION

1.0 INTRODUCTION

1.1 Background

- 1.2 The Region imposes development charges for water supply and sanitary sewerage through By-law Number 44-2008. s.s.4(3) 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.”

- 1.3 Part 1 of the By-law in (hh) 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;”

- 1.4 The rationale for excluding Seaton infrastructure from the Region-wide DC calculation for water supply and sanitary sewerage was explained on page 13 of Report No. 2008-J-15, which accompanied the Region’s 2008 Background Study, as follows:

“Regional staff continue to recommend that the Region pursue area-specific development charges for water and sanitary sewerage in the case of the Seaton Community, as it is expected that front-ending agreements will be required to advance the water and sewer infrastructure works in order to accommodate development in Seaton. The area-specific development charge facilitates the provision of development charge credits to those developers who provide up-front funding and are entering into the front-ending agreement with the Region. As well, the area-specific development charge will provide a mechanism for the Region to collect development charges from benefiting landowners within Seaton who were not party to the front-ending agreement and distribute these funds to the landowners who provided up-front funding.”

1.5 The remaining services covered by By-law Number 44-2008 that are applicable to the entirety of the Region, inclusive of Seaton are:

- Regional Roads;
- Regional Police;
- Long-term Care;
- Emergency Medical Services;
- Development-related Studies.

In addition, Region-wide development, inclusive of Seaton, is subject to:

- By-law 47-2012 covering Regional Transit Service; and
- By-law 86-2001 covering GO Transit Service.

1.6 The Seaton Water Supply and Sanitary Sewerage Area Specific Development Charges will collect, on an equitable basis, the funds necessary to construct watermains, sanitary sewers, pumping stations, reservoirs and any other water and sewer capital infrastructure necessary to develop the Seaton community, including plant capacity. The Service Area to which the charges apply is presented in Appendix A.

1.7 The complimentary front-ending agreement will include water supply and sanitary sewerage services and is being completed in conjunction with the water and sewer area specific development charge by-laws. The effective date of the Seaton area specific development charge by-law will be the date that the front-ending agreement for Seaton is executed.

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

1.2.1 The DCA requires that a development charge background study must be completed by Regional Council before passing a development charge by-law. The mandatory inclusions in such a study are set out in s.10 of the DCA and in s.8 of 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 8 of subsection 5(1) for each service to which the development charge by-law would relate (Chapters 3,4, 5 and 6);

- c) an examination, for each service to which the development charge by-law would relate, of the long term capital and operating costs for capital infrastructure required for the service (Section 3.12);
- d) the following for each service to which the development 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 of subsection 5(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 development charge by-law.
 4. The allocation of the costs referred to in paragraph 3 of subsection 5(1) between costs that would benefit new development and costs that would benefit existing development.
 5. The estimated and actual value of credits that are being carried forward relating to the service.

1.2.2 The following tabular text sets out the method that must be used to determine development charges. 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 1-2 which follows.

SUMMARY OF STATUTORY DEVELOPMENT CHARGE CALCULATION REQUIREMENTS

Para- graph	s.s.5(1) of the DCA (and associated Regulations)	Commentary
1.	"The anticipated amount, type and location of development, <u>for which development charges can be imposed</u> , must be estimated."	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.
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."	This step involves estimating the additional service requirement, individually for water, wastewater, roads, etc., that is needed by the development increment in paragraph 1. The anticipated development in para. 1 must

s.s.5(1) of the DCA (and associated Regulations)	Commentary
	<p>correspond to the service attribution in para. 2.</p> <p>This involves removing statutorily ineligible development (i.e. 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>3. “The estimate under paragraph 2 may include an increase in need only if the <u>council of the municipality has indicated that it intends to ensure that such an increase in need will be met.</u>”¹</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 10-year period immediately preceding the preparation of the background study required under section 10.¹ The estimate also must not include an increase in the need for service that relates to a time after the 10-year period immediately following the preparation of the background study unless the service is set out in subsection (5).”</p> <p>O.Reg. 82/98 s.4(1) “For the purposes of paragraph 4 of</p>	<p>This provision creates a “service level cap” equal to the cost of providing service to the “anticipated development,” consistent with the 10-year historical average level of service.</p> <p>In accordance with s.s.5(1)4, services such as Emergency Medical Services, are restricted to a maximum 10-year planning horizon.</p> <p>s.s.5(5) lists water, wastewater, storm water, road, police and fire services. They are not subject to a 10 year planning period cap.</p> <p>Services other than those excluded in s.s.2(4), may be defined by the municipality and, in some cases, grouped into “service categories” for purposes of reserve funds and credits (as per s.7).</p>

¹ The Act notes that the provisions may be further governed by regulations.

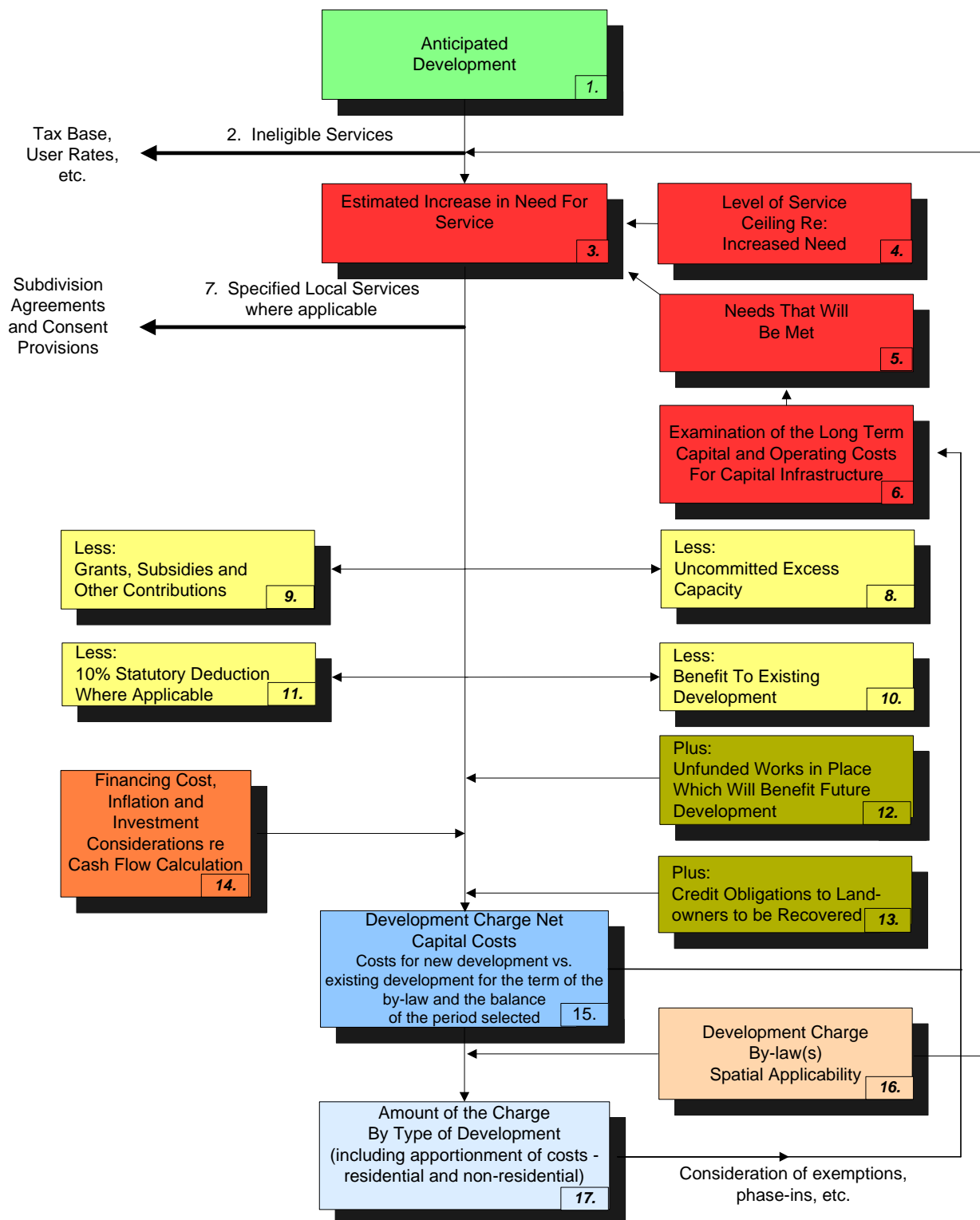
s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>subsection 5(1) of the Act, both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."</p> <p>s.s.4(2) addresses the service level in an excluded geographic area where a service is not provided.</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>s.s.4(3) modifies the service level cap where a higher level is required by another Act.</p>	<p>Two "level of service" considerations must be taken into account in satisfying compliance re the 10-year historical average level of service cap. These considerations involve "quantity" (e.g. floor space/capita) and "quality" (e.g. cost per sq ft of floor space).</p> <p>Potentially affects area-specific charges.</p>
<p>O.Reg. 206/04 amended s.4 of O.Reg. 82/98 by adding the following subsection:</p> <p>"(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 depreciation, shall be the amount used. (underlining added)</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>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."¹</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</u> of the municipality <u>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, i.e. post-2021 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," (i.e. infrastructure in the ground from prior DC by-laws or otherwise), can be recovered via future DC's.</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>."¹</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)."¹</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 materials; • studies re above; • DC Background Studies; and • interest on related borrowings. 	<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> <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>

s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>8. "The capital cost must be reduced by 10 per cent. This paragraph does not apply to services set out in subsection (5)."</p>	<p>For example, the 10% reduction <u>does</u> apply to:</p> <ul style="list-style-type: none"> • Emergency Medical Services • Long Term Care • Studies • Transit <p>The purpose of this reduction is undefined, beyond the Province's expressed wish in 1997 to moderate development charge quantum. The exclusion of various services under s.s.2(4) serves a similar purpose. (i.e. Cultural/entertainment facilities, including museums, theatres and art galleries; tourism facilities, including convention centres; parkland acquisition; public hospitals, waste management services; and general administration headquarters for municipalities/local boards).</p>
<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):</p> <p>"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), that arise from the increase in the need for services attributable to the type of development.</u> 	<p>These are mandatory DC by-law inclusions as to how the charge is to be applied to development types and circumstances.</p> <p>These 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, then address 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>

s.s.5(1) of the DCA (and associated Regulations)	Commentary
<p>However, it is <u>not necessary that the amount of the development charge for a particular development be 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>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>Provides 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>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>Optional by-law inclusions such as authority to set rules on discretionary exemptions, phasing in of DCs and indexing of DCs.</p>

FIGURE 1-2



2.0 THE SEATON DEVELOPMENT FORECAST TO 2031

2.0 THE SEATON DEVELOPMENT FORECAST TO 2031

2.1 The Seaton Community

- 2.1.1 Table 2-1 summarizes the Seaton Community growth forecast that has been used in this Background Study. The table covers the number of residential dwelling units by type and the population thereof, based on Pickering unit occupancies average for the 0-20 year period and adjusted for the downward trend in occupancies as follows:

<u>Dwelling Unit</u>	<u>Persons Per Unit</u>
Singles / Semis detached	3.48
Townhouses (inc. stacked townhouses)	2.76
Apartments	1.59

It also includes the non-residential gross floor area by type in square feet, employment land area absorption and associated employment.

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 Seaton. The oversizing costs are excluded from the area specific development charges for Seaton and are discussed in further detail in Section 3.6.

TABLE 2-1
Seaton Development Forecast

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	Non- Employment Land (Mixed- Use) Lands	Total
2015	751	750	338	1,839	1,500	5,221	40	709,716	-	-	709,716	759	-	759
2016	751	750	338	1,839	1,500	5,221	81	988,496	300,000	109,957	1,398,453	1,069	784	1,853
2017	751	750	338	1,839	1,500	5,221	40	709,716	21,528	131,014	862,259	759	176	934
2018	751	750	338	1,839	1,500	5,221	40	709,716	526,548	65,507	1,301,772	759	1,232	1,991
2019	751	750	338	1,839	1,500	5,221	41	734,091	21,528	259,007	1,014,626	768	352	1,119
2020	751	750	338	1,839	1,500	5,221	40	709,716	293,552	239,430	1,242,699	759	845	1,604
2021	748	751	339	1,839	1,500	5,215	40	709,716	90,278	65,507	865,502	759	275	1,034
2022	751	750	338	1,839	1,500	5,221	40	709,716	398,776	65,507	1,173,999	759	489	1,247
2023	751	750	338	1,839	1,500	5,221	40	709,716	370,304	239,430	1,319,450	759	604	1,363
2024	397	653	338	1,388	1,069	3,722	40	709,716	348,776	65,507	1,123,999	759	386	1,144
2025	-	389	338	727	464	1,612	40	709,716	531,763	65,507	1,306,986	759	823	1,582
2026	-	-	338	338	154	537	40	709,716	-	65,507	775,224	759	65	824
2027	-	-	338	338	154	537	40	709,716	292,781	239,430	1,241,928	759	843	1,602
2028	-	-	338	338	154	537	40	709,716	126,960	65,507	902,184	759	327	1,086
2029	-	-	338	338	154	537	40	709,716	-	65,507	775,224	759	65	824
2030	-	-	338	338	154	538	40	709,716	-	65,507	775,224	759	65	824
2031	-	-	228	228	104	363	20	352,520	-	65,507	418,027	377	65	442
Total to 2031	7,153	7,793	5,637	20,584	15,910	55,366	702	12,011,138	3,322,792	1,873,338	17,207,269	12,839	7,394	20,233

Notes

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

3.0 DEVELOPMENT CHARGE CALCULATION ASSUMPTIONS

3.0 DEVELOPMENT CHARGE CALCULATION ASSUMPTIONS

3.1 Introduction

3.1.1 The following table provides the various types of development charges to be imposed on the Seaton 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 On the residential lands, a per unit charge for water supply and sanitary sewerage services will apply based on the unit type (i.e. singles and semi-detached units, medium density multiples and a category for apartments).

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

- i. The prestige employment lands along Highways 407 and 7 will be subject to land-based area specific development charges for water and sewer (i.e. a per hectare development charge). There will be a separate uniform charge for water and sewer, that is, the same per hectare charges will apply to all development on these lands; and
- ii. Separate non-residential development charges for water and sewer will apply 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 will be imposed on floor-area basis (per square foot charge), including an institutional and non-institutional development charge.

- 3.1.4 There will be three separate residential charges for each of water supply and sanitary sewerage, consisting of one for landowner constructed and financed works, one for Region constructed / landowner financed works and one for Regional attributions (prior infrastructure costs incurred and future plant expansions required for subsequent development phases).

3.2 Capital Projects

- 3.2.1 Tables 3-3 and 3-4 provide the detailed capital programs for the landowner constructed and financed works, the Region constructed / landowner financed works and one for Regional attributions.
- 3.2.2 The following table provides a summary of the gross capital programs for water supply and sanitary sewerage with deductions for benefit to existing, post period benefit, benefit to growth elsewhere and benefit to the Federal Lands. The remaining costs are attributable to Seaton and are apportioned between residential and non-residential development.

Table 3-2
Sanitary Sewerage and Water Supply Capital Cost Summary
(million, 2013\$)

	Gross Cost	Benefit to Existing Development	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands ⁽²⁾	Seaton			
						Non-residential			Total
						Residential	Mixed-Use	Emp. Lands	
Water Supply - DC Component⁽¹⁾									
Regional Cons. / Landowner Financed	\$ 116.4	\$ -	\$ 17.5	\$ 11.6	\$ 19.9	\$ 60.3	\$ 1.6	\$ 5.5	\$ 67.4
Regional Attributions	180.5	10.1	44.1	32.8	26.7	50.4	3.7	12.7	66.8
Landowner Constructed / Financed	55.1	-	-	5.0	5.1	40.3	1.0	3.7	45.0
Total - Water Supply	352.0	10.1	61.6	49.4	51.7	151.0	6.3	21.9	179.2
Sanitary Sewerage - DC Component⁽¹⁾									
Regional Cons. / Landowner Financed	38.0	0.9	-	3.2	3.8	22.3	1.7	6.1	30.1
Regional Attributions	267.7	49.2	97.7	38.2	25.3	32.9	5.4	19.0	57.3
Landowner Constructed / Financed	62.6	-	-	-	11.4	37.9	3.0	10.3	51.2
Total - Sanitary Sewerage	368.3	50.1	97.7	41.4	40.5	93.1	10.1	35.4	138.6
Total - Water Supply & Sanitary Sewerage									
Regional Cons. / Landowner Financed	154.4	0.9	17.5	14.8	23.7	82.6	3.3	11.6	97.5
Regional Attributions	448.2	59.3	141.8	71.0	52.0	83.3	9.1	31.7	124.1
Landowner Constructed / Financed	117.7	-	-	5.0	16.5	78.2	4.0	14.0	96.2
Total - Water & Sewer	\$ 720.3	\$ 60.2	\$ 159.3	\$ 90.8	\$ 92.2	\$ 244.1	\$ 16.4	\$ 57.3	\$ 317.8

Notes

- 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 (works already constructed or to be constructed by the Region)
- The share of capital related to the Federal Lands is the oversizing costs of the infrastructure to provide capacity to service the Federal Lands.

TOTAL WATER SUPPLY CAPITAL PROGRAM

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Gross Capital Cost estimate	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Total	Prestige Employment Lands	Net Seaton Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
Financed by Landowners Group by Constructed by Region of Durham											
1	25 ML (5.5 MIG) Brock Rd. Zone 1 Reservoir	2013 - 2014	24,000,000	-	17,520,000	-	1,920,000	4,560,000	372,000	4,081,000	107,000
2	Zone 4 Reservoir (17 ML)	2015 - 2016	14,300,000	-	-	-	286,000	14,014,000	1,142,000	12,543,000	329,000
3	Zone 3 PS (62.2 ML) and Zone 4 PS (32.2 ML) @ Zone 1 reservoir	2014 - 2015	11,000,000	-	-	-	4,103,000	6,897,000	562,000	6,173,000	162,000
4	Zone 5 PS (14.1 ML) @ Zone 4 reservoir	2015 - 2016	5,100,000	-	-	-	3,627,000	1,473,000	120,000	1,319,000	34,000
5	Zone 3 Reservoir (10 ML)	2021 - 2022	10,700,000	-	-	-	428,000	10,272,000	837,000	9,194,000	241,000
6	Zone 3 Elevated Tank (8.8 ML)	2018 - 2019	9,800,000	-	-	-	-	9,800,000	798,000	8,772,000	230,000
7	Zone 4 PS (46.5 ML) and Zone 5 PS (10.6 ML) @ Zone 3 Reservoir	2021 - 2022	11,000,000	-	-	-	4,158,000	6,842,000	557,000	6,124,000	161,000
8	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Brock Rd., east on Taunton Rd. to Whitevale Rd./Brock Rd.	2019 - 2020	10,800,000	-	-	8,100,000	-	2,700,000	220,000	2,417,000	63,000
9	Zone 4 PS (40.1 ML) at Westney Zone 2 reservoir	2028 >	11,000,000	-	-	-	4,103,000	6,897,000	562,000	6,173,000	162,000
10	Zone 4 FM - Whitevale Rd. - Sideline 16 to Westney Rd. Zone 4 PS at Zone 2 reservoir	2028 >	8,700,000	-	-	3,488,000	1,324,000	3,888,000	317,000	3,480,000	91,000
Financed and Constructed by Landowners Group											
1	Zone 3 FM - Zone 3 PS (at Zone 1 reservoir) to Zone 3 reservoir, on Sideline 24	2016	11,200,000	-	-	-	-	11,200,000	913,000	10,025,000	262,000
2	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Zone 3 reservoir, on Taunton Rd. and Sideline 26	2014	12,100,000	-	-	-	-	12,100,000	988,000	10,830,000	284,000
3	Zone 4 FM - Zone 4 PS (at Zone 3 reservoir) to Zone 4 reservoir, on Sideline 26	2014	8,000,000	-	-	-	3,200,000	4,800,000	391,000	4,296,000	113,000
4	Zone 4 FM - Zone 4 PS (at Zone 3 reservoir) to Sideline 16, Brock Rd., east along Whitevale Rd.	2014	12,500,000	-	-	5,011,000	1,903,000	5,586,000	455,000	5,000,000	131,000
5	Zone 4 FM - Whitevale Rd. - Sideline 26 to 1100 m west of Sideline 26	2014	1,700,000	-	-	-	-	1,700,000	138,000	1,522,000	40,000
6	Zone 5 FM - Zone 5 PS (at Zone 3 reservoir) to Zone 5 reservoir, on Sideline 26	2014	6,200,000	-	-	-	-	6,200,000	505,000	5,549,000	146,000
7	Zone 5 FM - Zone 5 PS (at Zone 3 reservoir) to Zone 5 reservoir, on Sideline 26	2021	3,400,000	-	-	-	-	3,400,000	277,000	3,043,000	80,000
Regional Attributions Share											
1	Alax WSP Debt (2008)	Existing	16,000,000	-	-	-	4,786,000	11,214,000	2,780,000	7,634,000	800,000
2	Feedermans - Alax WSP to Bayly (Indexed to 2008 Gross Cost)	Existing	17,500,000	10,108,000	2,352,000	2,924,000	546,000	1,570,000	128,000	1,405,000	37,000
3	Zone 1 Feedermans - Bayly Str from Picking Beach to Toy Ave.	2025 - 2026	17,600,000	-	13,920,000	-	-	3,680,000	300,000	3,294,000	86,000
4	Zone 1 Feedermans - Harwood Ave from Rossland Rd to Magill Dr.	2020 - 2021	4,000,000	-	2,502,000	-	-	1,498,000	122,000	1,341,000	35,000
5	Zone 1 Feedermans - Rossland Rd. from Brock Rd. to Westney Rd.	2014 - 2017	12,200,000	-	7,986,000	-	3,099,000	1,215,000	98,000	1,088,000	28,000
6	Zone 1 Feedermans - Brock Rd. from Rossland to Zone 1 Reservoir	2010 - 2013	13,200,000	-	7,500,000	-	2,845,000	2,855,000	233,000	2,555,000	67,000
7	Well Interference	2013 >	6,100,000	-	-	-	-	6,100,000	-	6,100,000	-
8	Additional Studies (Seaton Only)	2018	1,350,000	-	-	-	-	1,350,000	110,000	1,208,000	32,000
9	Depot Maintenance Facilities	2018	2,000,000	-	-	-	-	2,000,000	163,000	1,790,000	47,000
10	Alax WSP Expansion	2018 - 2020	90,500,000	-	9,955,000	29,865,000	15,385,000	35,295,000	8,748,000	24,027,000	2,520,000
Total			351,950,000	10,108,000	61,635,000	49,388,000	51,713,000	175,106,000	21,835,000	150,983,000	6,288,000

TABLE 3-4
TOTAL SANITARY SEWERAGE CAPITAL PROGRAM

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	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
Financed by Landowners Group by Constructed by Region of Durham											
1	Seaton SSPS 4 & twin 250 mm forcemains	2020 - 2021	4,500,000	-	-	-	-	4,500,000	907,000	3,331,000	262,000
2	Central Duffin Collector TSS - S/L of CPR to Taunton Rd. (O/S for Airport & Seaton & other)	2013 - 2014	2,000,000	-	-	334,000	248,000	1,418,000	286,000	1,050,000	82,000
3	CDC Brock Rd. TSS (O/S for Federal Lands & Other, includes tunneling)	2015	17,100,000	-	-	2,856,000	3,591,000	10,653,000	2,148,000	7,886,000	619,000
4	Whitevale Rd. TSS - east of Brock Rd.	2015-2016	1,300,000	-	-	-	-	1,300,000	262,000	962,000	76,000
5	Seaton SSPS 1 & twin 300 mm forcemains (Includes Whitevale 270 p)	2020 - 2021	8,500,000	673,000	-	-	-	7,827,000	1,578,000	5,794,000	455,000
6	Seaton SSPS 3 & twin 200 mm forcemains (Includes Green River 110 p)	2020 - 2021	4,600,000	238,000	-	-	-	4,362,000	880,000	3,229,000	253,000
Financed and Constructed by Landowners Group											
1	West Seaton TSS (including Green River)	2014 - 2016	30,000,000	-	-	-	5,400,000	24,600,000	4,960,000	18,211,000	1,429,000
2	West Seaton Sub TSS	2014 - 2016	4,800,000	-	-	-	1,152,000	3,648,000	736,000	2,700,000	212,000
3	Central Seaton Sub TSS 1	2015 - 2019	3,100,000	-	-	-	-	3,100,000	625,000	2,295,000	180,000
4	Central Seaton TSS (includes tunneling)	2014 - 2019	12,800,000	-	-	-	2,560,000	10,240,000	2,065,000	7,580,000	595,000
5	Central Seaton Sub TSS 2 (includes tunneling)	2014 - 2019	11,900,000	-	-	-	2,261,000	9,638,000	1,943,000	7,135,000	560,000
Regional Attributions Share											
1	York-Durham Debt (2008)	Existing	12,822,000	-	-	-	-	12,822,000	4,374,000	7,187,000	1,261,000
2	Biosolids Incineration - Duffin Creek WPCP	2008 - 2012	90,304,000	-	69,534,000	-	6,321,000	14,449,000	4,930,000	8,098,000	1,421,000
3	Effluent Discharge Upgrades - Duffin Creek WPCP (Durham Share)	2017 - 2019	41,500,000	18,231,000	7,055,000	6,088,000	3,042,000	7,084,000	2,417,000	3,971,000	696,000
4	Duffin Creek WPCP Stage 1 & 2 Upgrades	2013 - 2018	53,600,000	30,959,000	10,956,000	-	-	11,685,000	3,987,000	6,549,000	1,149,000
5	Sanitary Sewer Central Duffin Collector (Constructed)	2010 - 2011	6,100,000	-	3,990,000	758,000	317,000	1,035,000	209,000	766,000	60,000
6	Additional Studies (Seaton Only)	2010 > 2018	1,350,000	-	-	-	-	1,350,000	272,000	1,000,000	78,000
7	Depot Maintenance Facilities	2018	2,000,000	-	-	-	-	2,000,000	403,000	1,481,000	116,000
8	Duffin Creek WPCP Expansion	2021 - 2022	60,000,000	-	6,120,000	31,302,000	15,654,000	6,924,000	2,362,000	3,881,000	681,000
Total			368,276,000	50,101,000	97,655,000	41,338,000	40,546,000	138,635,000	35,344,000	93,106,000	10,185,000

- 3.2.3 The costs are estimated in 2013\$ and reflect the total capital needs to provide capacity to meet full build-out, that is 70,000 population and 35,000 employment as per the approved Central Pickering Development Plan. The Seaton costs will be fully recovered from the projected development within Seaton over the 2015 – 2031 time period.

3.3 Benefit to Existing Development Deductions

- 3.3.1 Since the area specific development charges 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 capital program, there is only one capital item with a benefit to existing cost share, which is the existing feedermain from the Ajax WSP to Bayly Street (estimated at 58%).
- 3.3.3 For the sanitary sewerage capital program, two pumping stations within the Seaton lands will be constructed with minimal benefit to existing development, based on 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 outfall and Stage 1 and 2 upgrades. The benefit to existing cost share for the outfall is necessary, as an existing outfall exists and the potential new outfall (dependant on the outcome of an on-going environmental assessment) will replace the existing outfall. The Stage 1 and 2 upgrades require a benefit to existing cost share, as these upgrades apply to a share of the plant capacity, currently being utilized (estimated at approximately 57.8% or 14.44 MIGD being utilized of Durham's share of the rated plant capacity of 25 MIGD).

3.4 Benefit to Growth Elsewhere

- 3.4.1 Some of the infrastructure required for Seaton provides capacity for developable lands outside of Seaton within the Region's urban boundary. The majority of these capital items are located outside of the Seaton area, as the infrastructure constructed within Seaton mainly benefits Seaton lands only.
- 3.4.2 For water supply, 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 areas within Ajax and Pickering within the urban boundary (estimated at 11% or 4/36 MIGD). The Brock Road Zone 1 reservoir is needed for Seaton, however it also provides a large benefit to growth elsewhere (estimated at 73% based on 4/5.5 MIGD requirements).

- 3.4.3 A number of feeder mains required for Seaton also provide capacity to areas outside of Seaton. The methodology used to determine the share attributable to growth elsewhere and the Seaton share is the marginal cost approach. The pipe size required to meet the Regional needs produced the benefit to growth elsewhere. The Seaton share would then be based on the increased cost to increase the pipe size to meet the needs of Seaton.
- 3.4.4 For Sanitary Sewer, there is a benefit to growth elsewhere for two capital items at the Duffin Creek WPCP, the Stage 1 and 2 upgrades and the Bio-solids incineration expansion. These attributions were based on the flow requirements of the adjacent lands that required capacity within the urban boundary. The remaining project with a benefit to growth elsewhere has been constructed. This is the Central Duffin Collector sanitary sewer. 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.

3.5 Post Period Benefit (Beyond 2031)

- 3.5.1 A number of capital projects identified in the capital tables also provide capacity to development areas outside Seaton and outside the Region's approved urban boundary (post 2031). For example, the expansion of the Ajax WSP will provide excess capacity for lands to be developed post 2031, estimated at 33% (approximately 12 MIGD of the 36 MIGD planned expansion).
- 3.5.1 A number of feeder mains to be constructed within Seaton will be oversized to provide capacity for development post 2031 for lands outside of Seaton. The share for post period benefit is based on the increased cost to upsize the pipe to meet the needs of these lands.
- 3.5.2 For sewer, the plant expansion at the Duffin Creek WPCP and potential new outfall will provide benefit to development post 2031 and therefore have a post period benefit share (based on the flows required to service the areas to be developed post 2031). The Central Duffin Collector sanitary sewer that was constructed for the Duffin Heights Community was also oversized for future development (post 2031).

3.6 Financing of Federal Land Servicing

- 3.6.1 The cost estimates provided in the water and sewer 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 share being based on the estimated flow requirements of the Federal lands. A number of feeder mains are also being oversized for the Federal lands. The methodology to allocate the capital cost is based on the marginal cost approach, that is, if the pipe size is required to increase due to the Federal Lands, the additional cost to oversize the pipe is allocated to these lands.
- 3.6.3 For sanitary sewerage, the future plant expansion (Duffin Creek WPCP), potential new outfall and the bio-solids incineration expansion project (at the Duffin Creek WPCP) includes a 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 these lands.

3.7 Residential vs. Non-residential Split

- 3.7.1 The residential / non-residential share for the net Seaton 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>Industrial</u>	<u>Institutional</u>	<u>Commercial</u>
Plants	68.1%	31.9%	12.1%	1.3%	18.5%
Other Infrastructure	89.5%	10.5%	4.0%	0.4%	6.1%

<u>Sanitary Sewerage</u>	<u>Residential</u>	<u>Non-residential</u>	<u>Non-residential</u>		
			<u>Industrial</u>	<u>Institutional</u>	<u>Commercial</u>
Plants	56.0%	44.0%	16.6%	1.9%	25.5%
Other Infrastructure	74.0%	26.0%	9.9%	1.1%	15.0%

- 3.7.2 These splits are based on the full build-out of Seaton (i.e. 70,000 population and 35,000 employment). The water supply plant splits are based on maximum day volume and all other infrastructure is based on maximum hour volume. 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 for these initial area specific development charges are based on the most recent estimates from the on-going Seaton environmental assessment work. Regional staff will review the cost estimates upon completion of the Class EA and determine if an update to the area specific development charges by-laws are required.
- 3.8.2 The Region will also index the area specific development charges annually on July 1 of each year, commencing July 1, 2014.

3.9 Financing Assumptions

- 3.9.1 The Region is utilizing a 3.5% inflation rate, 3.0% interest earnings rate and 6.0% debt rate for the calculations of the various development charge quantum.

3.10 Area Specific Development Charge Payment Timing

The Seaton ASDC and ASDC prepayments will be 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 in Durham Region and as planned for Seaton 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. A range for the maximum day flows or 681-999 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 in Durham Region and as planned for Seaton 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; A range for the average day flow of 454-500 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 The Seaton-related water supply and sanitary sewerage capital costs identified in Table 3-2 total \$317.8 million. The Seaton Landowners Group (SLG) will be up-fronting both the Landowner Constructed portion (\$96.2 million) and the Regional constructed works (\$97.5 million). The remaining attributions share (\$124.1 million) will be recovered by the SLG through the payment of area specific residential and non-residential development charges.
- 3.12.2 The pressure on user rates related to the share of capital costs that cannot be funded by development charges is limited 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);
 - The Region is not providing discretionary development charge exemptions; and
 - The Front-Ending Agreement is anticipated to address a share of the capital costs that cannot be funded by development charges (i.e. a share of the Federal 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).
- 3.12.3 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 Seaton is expected to be similar to the Region-wide average, therefore the future operating costs are expected to be similar.
- 3.12.4 Additionally, the Regional long term capital and operating analysis (completed as part of the background study and proposed by-law to replace By-law No. 44-2008) is applicable to Seaton.

4.0 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 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 but Constructed by the Region of Durham
2013\$

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	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	25 ML (5.5 MIG) Brock Rd. Zone 1 Reservoir	2013 - 2014	24,000,000	-	17,520,000	-	1,920,000	4,560,000	372,000	4,081,000	107,000
2	Zone 4 Reservoir (17 ML)	2015 - 2016	14,300,000	-	-	-	286,000	14,014,000	1,142,000	12,543,000	329,000
3	Zone 3 PS (62.2 ML) and Zone 4 PS (32.2 ML) @ Zone 1 reservoir	2014 - 2015	11,000,000	-	-	-	4,103,000	6,897,000	562,000	6,173,000	162,000
4	Zone 5 PS (14.1 ML) @ Zone 4 reservoir	2015 - 2016	5,100,000	-	-	-	3,627,000	1,473,000	120,000	1,319,000	34,000
5	Zone 3 Reservoir (10 ML)	2021 - 2022	10,700,000	-	-	-	428,000	10,272,000	837,000	9,194,000	241,000
6	Zone 5 Elevated Tank (8.8 ML)	2018 - 2019	9,800,000	-	-	-	-	9,800,000	798,000	8,772,000	230,000
7	Zone 4 PS (46.5 ML) and Zone 5 PS (10.6 ML) @ Zone 3 Reservoir	2021 - 2022	11,000,000	-	-	-	4,158,000	6,842,000	557,000	6,124,000	161,000
8	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Brock Rd., east on Taunton Rd. to Whitevale Rd./Brock Rd.	2019 - 2020	10,800,000	-	-	8,100,000	-	2,700,000	220,000	2,417,000	63,000
9	Zone 4 PS (40.1 ML) at Westney Zone 2 reservoir	2028 >	11,000,000	-	-	-	4,103,000	6,897,000	562,000	6,173,000	162,000
10	Zone 4 FM - Whitevale Rd. - Sideline 16 to Westney Rd. Zone 4 PS at Zone 2 reservoir	2028 >	8,700,000	-	-	3,488,000	1,324,000	3,888,000	317,000	3,480,000	91,000
	Total		116,400,000	-	17,520,000	11,588,000	19,949,000	67,343,000	5,487,000	60,276,000	1,580,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.5% is allocated to Institutional development and 83.5% allocated to Non-Institutional development.

TABLE 4-2
Residential Water Supply

Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Equivalent Single Detached Units	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	612	612	-	3,873	-	(612)	(37)	(649)
2014	(649)	-	4,395	4,549	-	4,009	-	(5,198)	(312)	(5,510)
2015	(5,510)	-	7,326	7,848	1,500	4,149	6,224	(7,134)	(428)	(7,562)
2016	(7,562)	-	11,783	13,064	1,500	4,294	6,442	(14,184)	(851)	(15,035)
2017	(15,035)	-	-	-	1,500	4,445	6,667	(8,368)	(502)	(8,870)
2018	(8,870)	-	1,316	1,563	1,500	4,600	6,900	(3,533)	(212)	(3,745)
2019	(3,745)	-	7,818	9,611	1,500	4,761	7,142	(6,213)	(373)	(6,586)
2020	(6,586)	-	2,054	2,613	1,500	4,928	7,392	(1,808)	(108)	(1,916)
2021	(1,916)	-	2,298	3,026	1,500	5,100	7,651	2,709	81	2,790
2022	2,790	-	13,020	17,745	1,500	5,279	7,918	(7,037)	(422)	(7,459)
2023	(7,459)	-	-	-	1,500	5,464	8,195	736	22	758
2024	758	-	-	-	1,069	5,655	6,045	6,803	204	7,007
2025	7,007	-	-	-	464	5,853	2,716	9,723	292	10,015
2026	10,015	-	-	-	154	6,058	933	10,948	328	11,276
2027	11,276	-	-	-	154	6,270	966	12,241	367	12,609
2028	12,609	-	1,448	2,426	154	6,489	999	11,182	335	11,518
2029	11,518	-	8,205	14,228	154	6,716	1,034	(1,676)	(101)	(1,776)
2030	(1,776)	-	-	-	154	6,951	1,070	(706)	(42)	(748)
2031	(748)	-	-	-	104	7,195	748	0	0	0
Total			60,276	77,284	15,907		79,042		(1,758)	

Measure	Low Density	Medium Density	High Density
DC/Residential Unit Type	\$ 3,873	\$ 3,072	\$ 1,770
Person-Per Unit	3.48	2.76	1.59

TABE 4-3
Prestige Employment Lands - Per Acre Charge for Water Supply
Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Number of Acres Developed	Per Acre Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	56	56	-	8,300	-	(56)	(3)	(59)
2014	(59)	-	400	414	-	8,591	-	(473)	(28)	(502)
2015	(502)	-	667	714	40.0	8,892	356	(860)	(52)	(912)
2016	(912)	-	1,073	1,189	81.2	9,203	747	(1,354)	(81)	(1,435)
2017	(1,435)	-	-	-	40.0	9,525	381	(1,054)	(63)	(1,117)
2018	(1,117)	-	120	142	40.0	9,858	394	(865)	(52)	(917)
2019	(917)	-	712	875	41.0	10,203	418	(1,374)	(82)	(1,456)
2020	(1,456)	-	187	238	40.0	10,560	422	(1,272)	(76)	(1,348)
2021	(1,348)	-	209	275	40.0	10,930	437	(1,186)	(71)	(1,257)
2022	(1,257)	-	1,185	1,615	40.0	11,312	452	(2,420)	(145)	(2,565)
2023	(2,565)	-	-	-	40.0	11,708	468	(2,097)	(126)	(2,223)
2024	(2,223)	-	-	-	40.0	12,118	485	(1,738)	(104)	(1,843)
2025	(1,843)	-	-	-	40.0	12,542	502	(1,341)	(80)	(1,421)
2026	(1,421)	-	-	-	40.0	12,981	519	(902)	(54)	(956)
2027	(956)	-	-	-	40.0	13,436	537	(419)	(25)	(444)
2028	(444)	-	132	221	40.0	13,906	556	(109)	(7)	(115)
2029	(115)	-	747	1,295	40.0	14,393	576	(835)	(50)	(885)
2030	(885)	-	-	-	40.0	14,896	596	(289)	(17)	(306)
2031	(306)	-	-	-	19.9	15,418	306	0	0	0
Total			5,487	7,035	702.0		8,154		(1,119)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 8,300	\$ 20,510

TABLE 4-4
Non-Institutional Water Supply

Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham

Year	DC Reserve Fund Opening Balance	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Commercial Development	Unit Charge Inflated ft ² at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	13,410	13,410	-	0.42	-	(13,410)	(805)	(14,214)
2014	(14,214)	96,270	99,639	-	0.44	-	(113,854)	(6,831)	(120,685)
2015	(120,685)	160,469	171,898	-	0.45	-	(292,583)	(17,555)	(310,138)
2016	(310,138)	258,084	286,142	300,000	0.47	140,801	(455,479)	(27,329)	(482,808)
2017	(482,808)	-	-	21,528	0.49	10,458	(472,350)	(28,341)	(500,691)
2018	(500,691)	28,819	34,228	526,548	0.50	264,730	(270,189)	(16,211)	(286,401)
2019	(286,401)	171,250	210,510	21,528	0.52	11,202	(485,708)	(29,142)	(514,850)
2020	(514,850)	44,993	57,244	293,552	0.54	158,100	(413,995)	(24,840)	(438,834)
2021	(438,834)	50,328	66,272	90,278	0.56	50,323	(454,783)	(27,287)	(482,070)
2022	(482,070)	285,190	388,685	398,776	0.58	230,068	(640,688)	(38,441)	(679,129)
2023	(679,129)	-	-	370,304	0.60	221,119	(458,010)	(27,481)	(485,491)
2024	(485,491)	-	-	348,776	0.62	215,553	(269,938)	(16,196)	(286,134)
2025	(286,134)	-	-	531,763	0.64	340,146	54,012	1,620	55,633
2026	55,633	-	-	-	0.66	-	55,633	1,669	57,302
2027	57,302	-	-	292,781	0.69	200,619	257,921	7,738	265,658
2028	265,658	31,716	53,136	126,960	0.71	90,040	302,563	9,077	311,640
2029	311,640	179,724	311,640	-	0.73	-	0	0	0
2030	0	-	-	-	0.76	-	0	0	0
2031	0	-	-	-	0.79	-	0	0	0
Total		1,320,253	1,692,804	3,322,792		1,933,159		(240,355)	

	Non-Institutional
Development Charge/sq ft	\$ 0.42

TABLE 4-5
Institutional Water Supply

Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham

Year	DC Reserve Fund Opening Balance	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Institutional Development	Unit Charge Inflated ft ² at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	2,642	2,642	-	0.15	-	(2,642)	(158)	(2,800)
2014	(2,800)	18,964	19,628	-	0.15	-	(22,428)	(1,346)	(23,774)
2015	(23,774)	31,611	33,862	-	0.16	-	(57,636)	(3,458)	(61,094)
2016	(61,094)	50,840	56,367	109,957	0.16	18,119	(99,341)	(5,960)	(105,302)
2017	(105,302)	-	-	131,014	0.17	22,345	(82,957)	(4,977)	(87,934)
2018	(87,934)	5,677	6,743	65,507	0.18	11,563	(83,113)	(4,987)	(88,100)
2019	(88,100)	33,734	41,468	259,007	0.18	47,321	(82,248)	(4,935)	(87,183)
2020	(87,183)	8,863	11,276	239,430	0.19	45,275	(53,184)	(3,191)	(56,375)
2021	(56,375)	9,914	13,055	65,507	0.20	12,821	(56,609)	(3,397)	(60,006)
2022	(60,006)	56,179	76,567	65,507	0.20	13,269	(123,303)	(7,398)	(130,701)
2023	(130,701)	-	-	239,430	0.21	50,197	(80,504)	(4,830)	(85,334)
2024	(85,334)	-	-	65,507	0.22	14,214	(71,120)	(4,267)	(75,387)
2025	(75,387)	-	-	65,507	0.22	14,712	(60,675)	(3,640)	(64,315)
2026	(64,315)	-	-	65,507	0.23	15,227	(49,088)	(2,945)	(52,034)
2027	(52,034)	-	-	239,430	0.24	57,603	5,569	167	5,736
2028	5,736	6,248	10,467	65,507	0.25	16,311	11,580	347	11,928
2029	11,928	35,404	61,390	65,507	0.26	16,882	(32,580)	(1,955)	(34,534)
2030	(34,534)	-	-	65,507	0.27	17,473	(17,061)	(1,024)	(18,085)
2031	(18,085)	-	-	65,507	0.28	18,085	0	0	0
	Total	260,075	333,464	1,873,338		391,419		(57,955)	

	Institutional
Development Charge/sq ft	\$ 0.15

5.0 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 Capital Water Supply Works Program - Financed and Constructed by Region of Durham (Attributions Share)
2013\$

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	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 (2008)	Existing	16,000,000	-	-	-	4,786,000	11,214,000	2,780,000	7,634,000	800,000
2	Feeder mains - Ajax WSP to Bayly (Indexed to 2008 Gross Cost)	Existing	17,500,000	10,108,000	2,352,000	2,924,000	546,000	1,570,000	128,000	1,405,000	37,000
3	Zone 1 Feeder main - Bayly St from Pickering Beach to Toy Ave.	2025 - 2026	17,600,000	-	13,920,000	-	-	3,680,000	300,000	3,294,000	86,000
4	Zone 1 Feeder main - Harwood Ave from Rossland Rd to Magill Dr.	2020 - 2021	4,000,000	-	2,502,000	-	-	1,498,000	122,000	1,341,000	35,000
5	Zone 1 Feeder main - Rossland Rd. from Brock Rd. to Westney Rd.	2014 - 2017	12,200,000	-	7,886,000	-	3,099,000	1,215,000	99,000	1,088,000	28,000
6	Zone 1 Feeder main - Brock Rd. from Rossland to Zone 1 Reservoir	2010 - 2013	13,200,000	-	7,500,000	-	2,845,000	2,855,000	233,000	2,555,000	67,000
7	Well Interference	2013 >	6,100,000	-	-	-	-	6,100,000	-	6,100,000	-
8	Additional Studies (Seaton Only)	2010 >	1,350,000	-	-	-	-	1,350,000	110,000	1,208,000	32,000
9	Depot Maintenance Facilities	2018	2,000,000	-	-	-	-	2,000,000	163,000	1,790,000	47,000
10	Ajax WSP Expansion	2018 - 2020	90,500,000	-	9,955,000	29,865,000	15,385,000	35,295,000	8,748,000	24,027,000	2,520,000
Total			180,450,000	10,108,000	44,115,000	32,789,000	26,661,000	66,777,000	12,683,000	50,442,000	3,652,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.5% is allocated to Institutional development and 83.5% allocated to Non-Institutional development.

Table 5-2 Residential Water Supply

Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Region of Durham (Attributions Share)
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Equivalent Single Detached Units	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(11,624)	-	404	404	-	3,297	-	(12,027)	(722)	(12,749)
2014	(12,749)	-	272	281	-	3,413	-	(13,031)	(782)	(13,812)
2015	(13,812)	-	1,492	1,598	1,500	3,532	5,298	(10,112)	(607)	(10,719)
2016	(10,719)	-	1,492	1,654	1,500	3,656	5,484	(6,889)	(413)	(7,303)
2017	(7,303)	-	1,492	1,712	1,500	3,784	5,676	(3,339)	(200)	(3,539)
2018	(3,539)	-	6,648	7,895	1,500	3,916	5,874	(5,561)	(334)	(5,894)
2019	(5,894)	-	12,032	14,790	1,500	4,053	6,080	(14,605)	(876)	(15,481)
2020	(15,481)	-	9,812	12,483	1,500	4,195	6,293	(21,672)	(1,300)	(22,972)
2021	(22,972)	-	1,140	1,501	1,500	4,342	6,513	(17,960)	(1,078)	(19,038)
2022	(19,038)	-	-	-	1,500	4,494	6,741	(12,297)	(738)	(13,035)
2023	(13,035)	-	34	47	1,500	4,651	6,977	(6,105)	(366)	(6,472)
2024	(6,472)	-	-	-	1,069	4,814	5,146	(1,325)	(80)	(1,405)
2025	(1,405)	-	494	747	464	4,982	2,312	160	5	165
2026	165	-	2,800	4,379	154	5,157	794	(3,420)	(205)	(3,625)
2027	(3,625)	-	-	-	154	5,337	822	(2,803)	(168)	(2,971)
2028	(2,971)	-	34	56	154	5,524	851	(2,177)	(131)	(2,307)
2029	(2,307)	-	-	-	154	5,718	881	(1,427)	(86)	(1,512)
2030	(1,512)	-	-	-	154	5,918	911	(601)	(36)	(637)
2031	(637)	-	-	-	104	6,125	637	(0)	(0)	(0)
Total		-	38,144	47,549	15,907		67,289		(8,116)	

Measure	Low Density	Medium Density	High Density
DC/Residential Unit Type	\$ 3,297	\$ 2,615	\$ 1,507
Person-Per Unit	3.48	2.76	1.59

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

Table 5-3
Prestige Employment Lands - Per Acre Charge for Water Supply
Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Region of Durham (Attributions Share)
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Number of Acres Developed	Per Acre Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(3,400)	-	37	37	-	20,414	-	(3,437)	(206)	(3,643)
2014	(3,643)	-	25	26	-	21,129	-	(3,669)	(220)	(3,889)
2015	(3,889)	-	25	27	40.0	21,868	875	(3,041)	(182)	(3,224)
2016	(3,224)	-	25	27	81.2	22,634	1,838	(1,413)	(85)	(1,498)
2017	(1,498)	-	25	28	40.0	23,426	937	(589)	(35)	(625)
2018	(625)	-	1,478	1,756	40.0	24,246	970	(1,411)	(85)	(1,495)
2019	(1,495)	-	3,937	4,839	41.0	25,094	1,029	(5,306)	(318)	(5,624)
2020	(5,624)	-	3,518	4,475	40.0	25,972	1,039	(9,061)	(544)	(9,604)
2021	(9,604)	-	104	137	40.0	26,882	1,075	(8,666)	(520)	(9,186)
2022	(9,186)	-	-	-	40.0	27,822	1,113	(8,073)	(484)	(8,557)
2023	(8,557)	-	3	4	40.0	28,796	1,152	(7,410)	(445)	(7,855)
2024	(7,855)	-	-	-	40.0	29,804	1,192	(6,663)	(400)	(7,062)
2025	(7,062)	-	45	68	40.0	30,847	1,234	(5,897)	(354)	(6,250)
2026	(6,250)	-	255	399	40.0	31,927	1,277	(5,372)	(322)	(5,694)
2027	(5,694)	-	-	-	40.0	33,044	1,322	(4,373)	(262)	(4,635)
2028	(4,635)	-	3	5	40.0	34,201	1,368	(3,272)	(196)	(3,469)
2029	(3,469)	-	-	-	40.0	35,398	1,416	(2,053)	(123)	(2,176)
2030	(2,176)	-	-	-	40.0	36,637	1,465	(711)	(43)	(753)
2031	(753)	-	-	-	19.9	37,919	753	0	0	0
Total		-	9,478	11,828	702.0		20,053		(4,825)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 20,414	\$ 50,443

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

Table 5-4
Non-Institutional Water Supply

Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Region of Durham (Attributions Share)

Year	DC Reserve Fund Opening Balance	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Commercial Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(818,246)	8,848	8,848	-	1.03	-	(827,093)	(49,626)	(876,719)
2014	(876,719)	5,956	6,164	-	1.07	-	(882,883)	(52,973)	(935,856)
2015	(935,856)	5,956	6,380	-	1.11	-	(942,236)	(56,534)	(998,770)
2016	(998,770)	5,956	6,603	300,000	1.15	343,765	(661,607)	(39,696)	(701,304)
2017	(701,304)	5,956	6,834	21,528	1.19	25,532	(682,606)	(40,956)	(723,562)
2018	(723,562)	355,709	422,471	526,548	1.23	646,338	(499,696)	(29,982)	(529,678)
2019	(529,678)	947,293	1,164,465	21,528	1.27	27,351	(1,666,792)	(100,008)	(1,766,799)
2020	(1,766,799)	846,444	1,076,914	293,552	1.31	386,000	(2,457,713)	(147,463)	(2,605,176)
2021	(2,605,176)	24,970	32,880	90,278	1.36	122,864	(2,515,192)	(150,912)	(2,666,104)
2022	(2,666,104)	-	-	398,776	1.41	561,709	(2,104,395)	(126,264)	(2,230,658)
2023	(2,230,658)	735	1,037	370,304	1.46	539,860	(1,691,836)	(101,510)	(1,793,346)
2024	(1,793,346)	-	-	348,776	1.51	526,271	(1,267,074)	(76,024)	(1,343,099)
2025	(1,343,099)	10,822	16,353	531,763	1.56	830,466	(528,987)	(31,739)	(560,726)
2026	(560,726)	61,327	95,913	-	1.62	-	(656,639)	(39,398)	(696,037)
2027	(696,037)	-	-	292,781	1.67	489,810	(206,227)	(12,374)	(218,601)
2028	(218,601)	735	1,232	126,960	1.73	219,833	0	0	0
2029	0	-	-	-	1.79	-	0	0	0
2030	0	-	-	-	1.85	-	0	0	0
2031	0	-	-	-	1.92	-	0	0	0
Total		2,280,706	2,846,094	3,322,792		4,719,798		(1,055,459)	

	Non-Institutional
Development Charge/sq ft	\$ 1.03

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

Table 5-5
Institutional Water Supply

Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Region of Durham (Attributions Share)

Year	DC Reserve Fund Opening Balance	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(161,185)	1,743	1,743	-	0.37	-	(162,928)	(9,776)	(172,704)
2014	(172,704)	1,173	1,214	-	0.38	-	(173,918)	(10,435)	(184,353)
2015	(184,353)	1,173	1,257	-	0.39	-	(185,610)	(11,137)	(196,747)
2016	(196,747)	1,173	1,301	109,957	0.40	44,522	(153,525)	(9,212)	(162,737)
2017	(162,737)	1,173	1,346	131,014	0.42	54,905	(109,178)	(6,551)	(115,729)
2018	(115,729)	70,071	83,222	65,507	0.43	28,413	(170,538)	(10,232)	(180,770)
2019	(180,770)	186,606	229,387	259,007	0.45	116,275	(293,882)	(17,633)	(311,515)
2020	(311,515)	166,740	212,140	239,430	0.46	111,248	(412,407)	(24,744)	(437,152)
2021	(437,152)	4,919	6,477	65,507	0.48	31,502	(412,126)	(24,728)	(436,854)
2022	(436,854)	-	-	65,507	0.50	32,605	(404,249)	(24,255)	(428,504)
2023	(428,504)	145	204	239,430	0.52	123,343	(305,365)	(18,322)	(323,687)
2024	(323,687)	-	-	65,507	0.53	34,927	(288,760)	(17,326)	(306,086)
2025	(306,086)	2,132	3,221	65,507	0.55	36,150	(273,157)	(16,389)	(289,547)
2026	(289,547)	12,081	18,894	65,507	0.57	37,415	(271,026)	(16,262)	(287,287)
2027	(287,287)	-	-	239,430	0.59	141,539	(145,749)	(8,745)	(154,493)
2028	(154,493)	145	243	65,507	0.61	40,080	(114,656)	(6,879)	(121,536)
2029	(121,536)	-	-	65,507	0.63	41,483	(80,053)	(4,803)	(84,856)
2030	(84,856)	-	-	65,507	0.66	42,934	(41,922)	(2,515)	(44,437)
2031	(44,437)	-	-	65,507	0.68	44,437	(0)	(0)	(0)
	Total	449,274	560,649	1,873,338		961,778		(239,943)	

	Institutional
Development Charge/sq ft	\$ 0.37

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

6.0 LANDOWNER CONSTRUCTED AND FINANCED DEVELOPMENT CHARGE COMPONENT – WATER SUPPLY

6.0 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
2013\$

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	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	Zone 3 FM - Zone 3 PS (at Zone 1 reservoir) to Zone 3 reservoir, on Sideline 24	2016	11,200,000	-	-	-	-	11,200,000	913,000	10,025,000	262,000
2	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Zone 3 reservoir, on Taunton Rd. and Sideline 26	2014	12,100,000	-	-	-	-	12,100,000	986,000	10,830,000	284,000
3	Zone 4 FM - Zone 4 PS (at Zone 3 reservoir) to Zone 4 reservoir, on Sideline 26	2014	8,000,000	-	-	-	3,200,000	4,800,000	391,000	4,296,000	113,000
4	Zone 4 FM - Zone 4 PS (at Zone 3 reservoir) to Sideline 16, Brock Rd., east along Whitevale Rd.	2014	12,500,000	-	-	5,011,000	1,903,000	5,586,000	455,000	5,000,000	131,000
5	Zone 4 FM - Whitevale Rd. - Sideline 26 to 1100 m west of Sideline 26	2014	1,700,000	-	-	-	-	1,700,000	138,000	1,522,000	40,000
6	Zone 5 FM - Zone 5 PS (at Zone 3 reservoir) to Zone 5 reservoir, on Sideline 26	2014	6,200,000	-	-	-	-	6,200,000	505,000	5,549,000	146,000
7	Zone 5 FM - Zone 5 PS (at Zone 3 reservoir) to Zone 5 reservoir, on Sideline 26	2021	3,400,000	-	-	-	-	3,400,000	277,000	3,043,000	80,000
Total			55,100,000	-	-	5,011,000	5,103,000	44,986,000	3,665,000	40,265,000	1,056,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.5% is allocated to Institutional development and 83.5% allocated to Non-Institutional development.

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Equivalent Single Detached Units	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	-	2,845	-	-	-	-
2014	-	-	27,197	28,149	-	2,945	-	(28,149)	(1,689)	(29,838)
2015	(29,838)	-	-	-	1,500	3,048	4,572	(25,267)	(1,516)	(26,783)
2016	(26,783)	-	10,025	11,115	1,500	3,154	4,732	(33,166)	(1,990)	(35,156)
2017	(35,156)	-	-	-	1,500	3,265	4,897	(30,259)	(1,816)	(32,074)
2018	(32,074)	-	-	-	1,500	3,379	5,069	(27,006)	(1,620)	(28,626)
2019	(28,626)	-	-	-	1,500	3,497	5,246	(23,380)	(1,403)	(24,783)
2020	(24,783)	-	-	-	1,500	3,620	5,430	(19,353)	(1,161)	(20,514)
2021	(20,514)	-	3,043	4,007	1,500	3,746	5,620	(18,902)	(1,134)	(20,036)
2022	(20,036)	-	-	-	1,500	3,878	5,816	(14,220)	(853)	(15,073)
2023	(15,073)	-	-	-	1,500	4,013	6,020	(9,053)	(543)	(9,596)
2024	(9,596)	-	-	-	1,069	4,154	4,440	(5,156)	(309)	(5,466)
2025	(5,466)	-	-	-	464	4,299	1,995	(3,471)	(208)	(3,679)
2026	(3,679)	-	-	-	154	4,450	685	(2,994)	(180)	(3,173)
2027	(3,173)	-	-	-	154	4,605	709	(2,464)	(148)	(2,612)
2028	(2,612)	-	-	-	154	4,766	734	(1,878)	(113)	(1,991)
2029	(1,991)	-	-	-	154	4,933	760	(1,231)	(74)	(1,305)
2030	(1,305)	-	-	-	154	5,106	786	(518)	(31)	(550)
2031	(550)	-	-	-	104	5,285	550	0	0	0
Total			40,265	43,271	15,907		58,059		(14,788)	

Measure	Low Density	Medium Density	High Density
DC/Residential Unit Type	\$ 2,845	\$ 2,256	\$ 1,300
Person-Per Unit	3.48	2.76	1.59

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Number of Acres Developed	Per Acre Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	-	6,183	-	-	-	-
2014	-	-	2,476	2,562	-	6,399	-	(2,562)	(154)	(2,716)
2015	(2,716)	-	-	-	40.0	6,623	265	(2,451)	(147)	(2,598)
2016	(2,598)	-	913	1,012	81.2	6,855	557	(3,053)	(183)	(3,236)
2017	(3,236)	-	-	-	40.0	7,095	284	(2,953)	(177)	(3,130)
2018	(3,130)	-	-	-	40.0	7,343	294	(2,836)	(170)	(3,006)
2019	(3,006)	-	-	-	41.0	7,601	312	(2,695)	(162)	(2,856)
2020	(2,856)	-	-	-	40.0	7,867	315	(2,542)	(153)	(2,694)
2021	(2,694)	-	277	365	40.0	8,142	326	(2,733)	(164)	(2,897)
2022	(2,897)	-	-	-	40.0	8,427	337	(2,560)	(154)	(2,714)
2023	(2,714)	-	-	-	40.0	8,722	349	(2,365)	(142)	(2,507)
2024	(2,507)	-	-	-	40.0	9,027	361	(2,146)	(129)	(2,275)
2025	(2,275)	-	-	-	40.0	9,343	374	(1,901)	(114)	(2,015)
2026	(2,015)	-	-	-	40.0	9,670	387	(1,628)	(98)	(1,726)
2027	(1,726)	-	-	-	40.0	10,008	400	(1,326)	(80)	(1,405)
2028	(1,405)	-	-	-	40.0	10,359	414	(991)	(59)	(1,051)
2029	(1,051)	-	-	-	40.0	10,721	429	(622)	(37)	(659)
2030	(659)	-	-	-	40.0	11,097	444	(215)	(13)	(228)
2031	(228)	-	-	-	19.9	11,485	228	(0)	(0)	(0)
Total			3,665	3,939	702.0		6,074		(2,135)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 6,183	\$ 15,278

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

Year	DC Reserve Fund Opening Balance	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Commercial Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	0.31	-	-	-	-
2014	-	595,723	616,573	-	0.32	-	(616,573)	(36,994)	(653,567)
2015	(653,567)	-	-	-	0.34	-	(653,567)	(39,214)	(692,781)
2016	(692,781)	219,576	243,448	300,000	0.35	104,119	(832,110)	(49,927)	(882,036)
2017	(882,036)	-	-	21,528	0.36	7,733	(874,303)	(52,458)	(926,761)
2018	(926,761)	-	-	526,548	0.37	195,762	(730,999)	(43,860)	(774,859)
2019	(774,859)	-	-	21,528	0.38	8,284	(766,575)	(45,994)	(812,569)
2020	(812,569)	-	-	293,552	0.40	116,911	(695,658)	(41,739)	(737,397)
2021	(737,397)	66,657	87,775	90,278	0.41	37,213	(787,959)	(47,278)	(835,237)
2022	(835,237)	-	-	398,776	0.43	170,130	(665,106)	(39,906)	(705,013)
2023	(705,013)	-	-	370,304	0.44	163,513	(541,500)	(32,490)	(573,990)
2024	(573,990)	-	-	348,776	0.46	159,397	(414,594)	(24,876)	(439,469)
2025	(439,469)	-	-	531,763	0.47	251,531	(187,938)	(11,276)	(199,214)
2026	(199,214)	-	-	-	0.49	-	(199,214)	(11,953)	(211,167)
2027	(211,167)	-	-	292,781	0.51	148,353	(62,814)	(3,769)	(66,583)
2028	(66,583)	-	-	126,960	0.52	66,583	0	0	0
2029	0	-	-	-	0.54	-	0	0	0
2030	0	-	-	-	0.56	-	0	0	0
2031	0	-	-	-	0.58	-	0	0	0
Total		881,956	947,795	3,322,792		1,429,530		(481,735)	

	Non-Institutional
Development Charge/sq ft	\$ 0.31

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

Year	DC Reserve Fund Opening Balance	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	0.11	-	-	-	-
2014	-	117,351	121,458	-	0.11	-	(121,458)	(7,287)	(128,746)
2015	(128,746)	-	-	-	0.12	-	(128,746)	(7,725)	(136,470)
2016	(136,470)	43,254	47,957	109,957	0.12	13,485	(170,942)	(10,257)	(181,199)
2017	(181,199)	-	-	131,014	0.13	16,630	(164,569)	(9,874)	(174,443)
2018	(174,443)	-	-	65,507	0.13	8,606	(165,837)	(9,950)	(175,788)
2019	(175,788)	-	-	259,007	0.14	35,217	(140,570)	(8,434)	(149,005)
2020	(149,005)	-	-	239,430	0.14	33,695	(115,310)	(6,919)	(122,228)
2021	(122,228)	13,131	17,291	65,507	0.15	9,541	(129,978)	(7,799)	(137,776)
2022	(137,776)	-	-	65,507	0.15	9,875	(127,901)	(7,674)	(135,575)
2023	(135,575)	-	-	239,430	0.16	37,358	(98,217)	(5,893)	(104,110)
2024	(104,110)	-	-	65,507	0.16	10,579	(93,531)	(5,612)	(99,143)
2025	(99,143)	-	-	65,507	0.17	10,949	(88,194)	(5,292)	(93,486)
2026	(93,486)	-	-	65,507	0.17	11,332	(82,154)	(4,929)	(87,083)
2027	(87,083)	-	-	239,430	0.18	42,869	(44,214)	(2,653)	(46,866)
2028	(46,866)	-	-	65,507	0.19	12,139	(34,727)	(2,084)	(36,811)
2029	(36,811)	-	-	65,507	0.19	12,564	(24,246)	(1,455)	(25,701)
2030	(25,701)	-	-	65,507	0.20	13,004	(12,697)	(762)	(13,459)
2031	(13,459)	-	-	65,507	0.21	13,459	(0)	(0)	(0)
	Total	173,736	186,705	1,873,338		291,303		(104,597)	

	Institutional
Development Charge/sq ft	\$ 0.11

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 7-1 to 7-4 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 but Constructed by the Region of Durham
2013\$**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	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	Seaton SSPS 4 & twin 250 mm forcemains	2015 - 2016	4,500,000	-	-	-	-	4,500,000	907,000	3,331,000	262,000
2	Central Duffin Collector TSS - S/L of CPR to Taunton Rd. (O/S for Airport & Seaton & other)	2013 - 2014	2,000,000	-	-	334,000	248,000	1,418,000	286,000	1,050,000	82,000
3	CDC Brock Rd. TSS (O/S for Federal Lands & Other, includes tunneling)	2015	17,100,000	-	-	2,856,000	3,591,000	10,653,000	2,148,000	7,886,000	619,000
4	Whitevale Rd. TSS - east of Brock Rd.	2015-2016	1,300,000	-	-	-	-	1,300,000	262,000	962,000	76,000
5	Seaton SSPS 1 & twin 300 mm forcemains (Includes Whitevale 270 p)	2020 - 2021	8,500,000	673,000	-	-	-	7,827,000	1,578,000	5,794,000	455,000
6	Seaton SSPS 3 & twin 200 mm forcemains (Includes Green River 110 p)	2020 - 2021	4,600,000	238,000	-	-	-	4,362,000	880,000	3,229,000	253,000
	Total		38,000,000	911,000	-	3,190,000	3,839,000	30,060,000	6,061,000	22,252,000	1,747,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.4% is allocated to Institutional development and 83.6% allocated to Non-Institutional development.

TABLE 7-2 Residential Sanitary Sewerage

Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Equivalent Single Detached Units	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	157	157	-	1,485	-	(157)	(9)	(167)
2014	(167)	-	892	923	-	1,537	-	(1,090)	(65)	(1,156)
2015	(1,156)	-	8,530	9,138	1,500	1,590	2,386	(7,908)	(474)	(8,383)
2016	(8,383)	-	3,650	4,046	1,500	1,646	2,469	(9,960)	(598)	(10,557)
2017	(10,557)	-	-	-	1,500	1,704	2,556	(8,002)	(480)	(8,482)
2018	(8,482)	-	-	-	1,500	1,763	2,645	(5,837)	(350)	(6,187)
2019	(6,187)	-	-	-	1,500	1,825	2,738	(3,449)	(207)	(3,656)
2020	(3,656)	-	1,353	1,722	1,500	1,889	2,833	(2,545)	(153)	(2,697)
2021	(2,697)	-	7,670	10,100	1,500	1,955	2,933	(9,864)	(592)	(10,456)
2022	(10,456)	-	-	-	1,500	2,024	3,035	(7,421)	(445)	(7,866)
2023	(7,866)	-	-	-	1,500	2,094	3,142	(4,725)	(283)	(5,008)
2024	(5,008)	-	-	-	1,069	2,168	2,317	(2,691)	(161)	(2,852)
2025	(2,852)	-	-	-	464	2,244	1,041	(1,811)	(109)	(1,920)
2026	(1,920)	-	-	-	154	2,322	358	(1,562)	(94)	(1,656)
2027	(1,656)	-	-	-	154	2,403	370	(1,286)	(77)	(1,363)
2028	(1,363)	-	-	-	154	2,487	383	(980)	(59)	(1,039)
2029	(1,039)	-	-	-	154	2,574	396	(642)	(39)	(681)
2030	(681)	-	-	-	154	2,665	410	(271)	(16)	(287)
2031	(287)	-	-	-	104	2,758	287	0	0	0
Total			22,253	26,087	15,907		30,299		(4,212)	

Measure	Low Density	Medium Density	High Density
DC/Residential Unit Type	\$ 1,485	\$ 1,178	\$ 678
Person-Per Unit	3.48	2.76	1.59

TABLE 7-3

Prestige Employment Lands - Per Acre Charge for Sanitary Sewerage
Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Number of Acres Developed	Per Acre Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	43	43	-	9,655	-	(43)	(3)	(45)
2014	(45)	-	243	252	-	9,992	-	(297)	(18)	(315)
2015	(315)	-	2,323	2,489	40.0	10,342	414	(2,390)	(143)	(2,533)
2016	(2,533)	-	994	1,102	81.2	10,704	869	(2,766)	(166)	(2,932)
2017	(2,932)	-	-	-	40.0	11,079	443	(2,489)	(149)	(2,638)
2018	(2,638)	-	-	-	40.0	11,467	459	(2,180)	(131)	(2,311)
2019	(2,311)	-	-	-	41.0	11,868	487	(1,824)	(109)	(1,933)
2020	(1,933)	-	369	469	40.0	12,283	491	(1,911)	(115)	(2,026)
2021	(2,026)	-	2,089	2,751	40.0	12,713	508	(4,268)	(256)	(4,524)
2022	(4,524)	-	-	-	40.0	13,158	526	(3,998)	(240)	(4,238)
2023	(4,238)	-	-	-	40.0	13,619	545	(3,693)	(222)	(3,915)
2024	(3,915)	-	-	-	40.0	14,095	564	(3,351)	(201)	(3,552)
2025	(3,552)	-	-	-	40.0	14,589	583	(2,969)	(178)	(3,147)
2026	(3,147)	-	-	-	40.0	15,099	604	(2,543)	(153)	(2,695)
2027	(2,695)	-	-	-	40.0	15,628	625	(2,070)	(124)	(2,194)
2028	(2,194)	-	-	-	40.0	16,175	647	(1,548)	(93)	(1,640)
2029	(1,640)	-	-	-	40.0	16,741	670	(971)	(58)	(1,029)
2030	(1,029)	-	-	-	40.0	17,327	693	(336)	(20)	(356)
2031	(356)	-	-	-	19.9	17,933	356	0	0	0
	Total		6,061	7,105	702.0		9,484		(2,379)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 9,655	\$ 23,856

TABLE 7-4

Non-Institutional Sanitary Sewerage

Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Industrial Development	Unit Charge Inflated ft ² at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	10,326	10,326	-	0.49	-	(10,326)	(620)	(10,946)
2014	(10,946)	-	58,515	60,563	-	0.51	-	(71,508)	(4,290)	(75,799)
2015	(75,799)	-	559,430	599,275	-	0.52	-	(675,074)	(40,504)	(715,578)
2016	(715,578)	-	239,340	265,361	300,000	0.54	162,685	(818,254)	(49,095)	(867,349)
2017	(867,349)	-	-	-	21,528	0.56	12,083	(855,266)	(51,316)	(906,582)
2018	(906,582)	-	-	-	526,548	0.58	305,875	(600,707)	(36,042)	(636,749)
2019	(636,749)	-	-	-	21,528	0.60	12,943	(623,806)	(37,428)	(661,234)
2020	(661,234)	-	88,762	112,930	293,552	0.62	182,672	(591,492)	(35,490)	(626,982)
2021	(626,982)	-	502,985	662,335	90,278	0.64	58,145	(1,231,172)	(73,870)	(1,305,042)
2022	(1,305,042)	-	-	-	398,776	0.67	265,825	(1,039,217)	(62,353)	(1,101,570)
2023	(1,101,570)	-	-	-	370,304	0.69	255,485	(846,085)	(50,765)	(896,850)
2024	(896,850)	-	-	-	348,776	0.71	249,055	(647,795)	(38,868)	(686,663)
2025	(686,663)	-	-	-	531,763	0.74	393,013	(293,650)	(17,619)	(311,269)
2026	(311,269)	-	-	-	-	0.76	-	(311,269)	(18,676)	(329,945)
2027	(329,945)	-	-	-	292,781	0.79	231,799	(98,146)	(5,889)	(104,034)
2028	(104,034)	-	-	-	126,960	0.82	104,034	0	0	0
2029	0	-	-	-	-	0.85	-	0	0	0
2030	0	-	-	-	-	0.88	-	0	0	0
2031	0	-	-	-	-	0.91	-	0	0	0
Total			1,459,357	1,710,789	3,322,792		2,233,615		(522,826)	

	Non-Institutional
Development Charge/sq ft	\$ 0.49

TABLE 7-5 Institutional Sanitary Sewerage

Regional Seaton-Specific Capital Works Program - Financed by Landowners Group but Constructed by the Region of Durham

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Institutional Development	Unit Charge Inflated ft ² at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	2,032	2,032	-	0.17	-	(2,032)	(122)	(2,154)
2014	(2,154)	-	11,517	11,920	-	0.18	-	(14,075)	(844)	(14,919)
2015	(14,919)	-	110,112	117,954	-	0.18	-	(132,874)	(7,972)	(140,846)
2016	(140,846)	-	47,109	52,231	109,957	0.19	21,053	(172,024)	(10,321)	(182,346)
2017	(182,346)	-	-	-	131,014	0.20	25,962	(156,383)	(9,383)	(165,766)
2018	(165,766)	-	-	-	65,507	0.21	13,435	(152,331)	(9,140)	(161,471)
2019	(161,471)	-	-	-	259,007	0.21	54,981	(106,489)	(6,389)	(112,879)
2020	(112,879)	-	17,471	22,228	239,430	0.22	52,605	(82,502)	(4,950)	(87,452)
2021	(87,452)	-	99,002	130,366	65,507	0.23	14,896	(202,922)	(12,175)	(215,098)
2022	(215,098)	-	-	-	65,507	0.24	15,418	(199,680)	(11,981)	(211,661)
2023	(211,661)	-	-	-	239,430	0.24	58,324	(153,337)	(9,200)	(162,537)
2024	(162,537)	-	-	-	65,507	0.25	16,516	(146,022)	(8,761)	(154,783)
2025	(154,783)	-	-	-	65,507	0.26	17,094	(137,690)	(8,261)	(145,951)
2026	(145,951)	-	-	-	65,507	0.27	17,692	(128,259)	(7,696)	(135,954)
2027	(135,954)	-	-	-	239,430	0.28	66,928	(69,027)	(4,142)	(73,168)
2028	(73,168)	-	-	-	65,507	0.29	18,952	(54,216)	(3,253)	(57,469)
2029	(57,469)	-	-	-	65,507	0.30	19,615	(37,854)	(2,271)	(40,125)
2030	(40,125)	-	-	-	65,507	0.31	20,302	(19,823)	(1,189)	(21,012)
2031	(21,012)	-	-	-	65,507	0.32	21,012	0	0	0
Total			287,243	336,732	1,873,338		454,785		(118,052)	

	Institutional
Development Charge/sq ft	\$ 0.17

8.0 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 Region of Durham (Attributions Share)
2013\$

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	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 (2008)	Existing	12,822,000	-	-	-	-	12,822,000	4,374,000	7,187,000	1,261,000
2	Biosolids Incineration - Duffin Creek WPCP	2008 - 2012	90,304,000	-	69,534,000	-	6,321,000	14,449,000	4,930,000	8,098,000	1,421,000
3	Effluent Discharge Upgrades - Duffin Creek WPCP (Durham Share)	2017 - 2019	41,500,000	18,231,000	7,055,000	6,088,000	3,042,000	7,084,000	2,417,000	3,971,000	696,000
4	Duffin Creek WPCP Stage 1 & 2 Upgrades	2013 - 2018	53,600,000	30,959,000	10,956,000	-	-	11,685,000	3,987,000	6,549,000	1,149,000
5	Sanitary Sewer Central Duffin Collector (Constructed)	2010 - 2011	6,100,000	-	3,990,000	758,000	317,000	1,035,000	209,000	766,000	60,000
6	Additional Studies (Seaton Only)	2010>	1,350,000	-	-	-	-	1,350,000	272,000	1,000,000	78,000
7	Depot Maintenance Facilities	2018	2,000,000	-	-	-	-	2,000,000	403,000	1,481,000	116,000
8	Duffin Creek WPCP Expansion	2021 - 2022	60,000,000	-	6,120,000	31,302,000	15,654,000	6,924,000	2,362,000	3,881,000	681,000
	Total		267,676,000	49,190,000	97,655,000	38,148,000	25,334,000	57,349,000	18,954,000	32,933,000	5,462,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.4% is allocated to Institutional development and 83.6% allocated to Non-Institutional development.

TABLE 8-2 Residential Sanitary Sewerage

Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Region of Durham (Attributions Share)
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Equivalent Single Detached Units	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(7,284)	-	897	897	-	2,028	-	(8,181)	(491)	(8,672)
2014	(8,672)	-	1,092	1,130	-	2,099	-	(9,802)	(588)	(10,390)
2015	(10,390)	-	1,092	1,169	1,500	2,172	3,258	(8,301)	(498)	(8,799)
2016	(8,799)	7,187	1,092	1,210	1,500	2,248	3,373	(13,824)	(829)	(14,653)
2017	(14,653)	-	2,415	2,771	1,500	2,327	3,491	(13,934)	(836)	(14,770)
2018	(14,770)	-	3,923	4,660	1,500	2,408	3,613	(15,817)	(949)	(16,766)
2019	(16,766)	-	1,324	1,627	1,500	2,493	3,739	(14,654)	(879)	(15,533)
2020	(15,533)	-	-	-	1,500	2,580	3,870	(11,663)	(700)	(12,363)
2021	(12,363)	-	1,940	2,555	1,500	2,670	4,006	(10,912)	(655)	(11,567)
2022	(11,567)	-	1,940	2,645	1,500	2,764	4,146	(10,066)	(604)	(10,670)
2023	(10,670)	-	28	39	1,500	2,861	4,291	(6,418)	(385)	(6,803)
2024	(6,803)	-	-	-	1,069	2,961	3,165	(3,638)	(218)	(3,857)
2025	(3,857)	-	-	-	464	3,064	1,422	(2,435)	(146)	(2,581)
2026	(2,581)	-	-	-	154	3,172	488	(2,092)	(126)	(2,218)
2027	(2,218)	-	-	-	154	3,283	506	(1,713)	(103)	(1,815)
2028	(1,815)	-	28	47	154	3,397	523	(1,339)	(80)	(1,419)
2029	(1,419)	-	-	-	154	3,516	542	(877)	(53)	(930)
2030	(930)	-	-	-	154	3,639	560	(370)	(22)	(392)
2031	(392)	-	-	-	104	3,767	392	(0)	(0)	(0)
Total		7,187	15,770	18,750	15,907		41,383		(8,162)	

Measure	Low Density	Medium Density	High Density
DC/Residential Unit Type	\$ 2,028	\$ 1,608	\$ 927
Person-Per Unit	3.48	2.76	1.59

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

TABLE 8-3

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Number of Acres Developed	Per Acre Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(4,941)	-	612	612	-	29,662	-	(5,552)	(333)	(5,885)
2014	(5,885)	-	664	688	-	30,700	-	(6,573)	(394)	(6,968)
2015	(6,968)	-	664	712	40.0	31,774	1,271	(6,408)	(385)	(6,793)
2016	(6,793)	4,375	664	737	81.2	32,887	2,671	(9,233)	(554)	(9,787)
2017	(9,787)	-	1,470	1,687	40.0	34,038	1,361	(10,113)	(607)	(10,720)
2018	(10,720)	-	1,881	2,234	40.0	35,229	1,409	(11,545)	(693)	(12,237)
2019	(12,237)	-	806	990	41.0	36,462	1,495	(11,733)	(704)	(12,437)
2020	(12,437)	-	-	-	40.0	37,738	1,509	(10,928)	(656)	(11,583)
2021	(11,583)	-	1,181	1,555	40.0	39,059	1,562	(11,576)	(695)	(12,271)
2022	(12,271)	-	1,181	1,610	40.0	40,426	1,617	(12,264)	(736)	(13,000)
2023	(13,000)	-	8	11	40.0	41,841	1,673	(11,337)	(680)	(12,017)
2024	(12,017)	-	-	-	40.0	43,305	1,732	(10,285)	(617)	(10,902)
2025	(10,902)	-	-	-	40.0	44,821	1,793	(9,110)	(547)	(9,656)
2026	(9,656)	-	-	-	40.0	46,390	1,855	(7,801)	(468)	(8,269)
2027	(8,269)	-	-	-	40.0	48,013	1,920	(6,349)	(381)	(6,729)
2028	(6,729)	-	8	13	40.0	49,694	1,988	(4,755)	(285)	(5,040)
2029	(5,040)	-	-	-	40.0	51,433	2,057	(2,983)	(179)	(3,162)
2030	(3,162)	-	-	-	40.0	53,233	2,129	(1,033)	(62)	(1,095)
2031	(1,095)	-	-	-	19.9	55,096	1,095	0	0	0
Total		4,375	9,139	10,847	702.0		29,137		(8,975)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 29,662	\$ 73,294

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

TABLE 8-4
Non-Institutional Sanitary Sewerage
Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Region of Durham (Attributions Share)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Industrial Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(1,189,660)	-	147,242	147,242	-	1.50	-	(1,336,902)	(80,214)	(1,417,116)
2014	(1,417,116)	-	159,985	165,585	-	1.56	-	(1,582,701)	(94,962)	(1,677,663)
2015	(1,677,663)	-	159,985	171,380	-	1.61	-	(1,849,043)	(110,943)	(1,959,985)
2016	(1,959,985)	1,053,333	159,985	177,379	300,000	1.67	499,818	(2,690,880)	(161,453)	(2,852,332)
2017	(2,852,332)	-	353,971	406,190	21,528	1.72	37,122	(3,221,400)	(193,284)	(3,414,684)
2018	(3,414,684)	-	452,887	537,888	526,548	1.78	939,743	(3,012,829)	(180,770)	(3,193,599)
2019	(3,193,599)	-	193,986	238,458	21,528	1.85	39,766	(3,392,291)	(203,537)	(3,595,829)
2020	(3,595,829)	-	-	-	293,552	1.91	561,225	(3,034,604)	(182,076)	(3,216,680)
2021	(3,216,680)	-	284,405	374,507	90,278	1.98	178,638	(3,412,549)	(204,753)	(3,617,302)
2022	(3,617,302)	-	284,405	387,615	398,776	2.05	816,697	(3,188,220)	(191,293)	(3,379,513)
2023	(3,379,513)	-	1,821	2,568	370,304	2.12	784,929	(2,597,152)	(155,829)	(2,752,981)
2024	(2,752,981)	-	-	-	348,776	2.19	765,172	(1,987,809)	(119,269)	(2,107,077)
2025	(2,107,077)	-	-	-	531,763	2.27	1,207,456	(899,622)	(53,977)	(953,599)
2026	(953,599)	-	-	-	-	2.35	-	(953,599)	(57,216)	(1,010,815)
2027	(1,010,815)	-	-	-	292,781	2.43	712,159	(298,656)	(17,919)	(316,575)
2028	(316,575)	-	1,821	3,050	126,960	2.52	319,625	0	0	0
2029	0	-	-	-	-	2.61	-	0	0	0
2030	0	-	-	-	-	2.70	-	0	0	0
2031	0	-	-	-	-	2.79	-	0	0	0
Total		1,053,333	2,200,493	2,611,861	3,322,792		6,862,350		(2,007,495)	

	Non-Institutional
Development Charge/sq ft	\$ 1.50

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

TABLE 8-5
Institutional Sanitary Sewerage
Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Region of Durham (Attributions Share)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	(234,159)	-	28,981	28,981	-	0.53	-	(263,141)	(15,788)	(278,929)
2014	(278,929)	-	31,490	32,592	-	0.55	-	(311,521)	(18,691)	(330,212)
2015	(330,212)	-	31,490	33,733	-	0.57	-	(363,945)	(21,837)	(385,781)
2016	(385,781)	207,326	31,490	34,913	109,957	0.59	64,680	(563,340)	(33,800)	(597,141)
2017	(597,141)	-	69,672	79,950	131,014	0.61	79,764	(597,327)	(35,840)	(633,166)
2018	(633,166)	-	89,141	105,872	65,507	0.63	41,278	(697,760)	(41,866)	(739,626)
2019	(739,626)	-	38,182	46,935	259,007	0.65	168,920	(617,641)	(37,058)	(654,700)
2020	(654,700)	-	-	-	239,430	0.68	161,618	(493,082)	(29,585)	(522,667)
2021	(522,667)	-	55,979	73,714	65,507	0.70	45,766	(550,615)	(33,037)	(583,652)
2022	(583,652)	-	55,979	76,294	65,507	0.72	47,367	(612,579)	(36,755)	(649,333)
2023	(649,333)	-	358	505	239,430	0.75	179,188	(470,650)	(28,239)	(498,889)
2024	(498,889)	-	-	-	65,507	0.77	50,741	(448,148)	(26,889)	(475,037)
2025	(475,037)	-	-	-	65,507	0.80	52,517	(422,520)	(25,351)	(447,872)
2026	(447,872)	-	-	-	65,507	0.83	54,355	(393,516)	(23,611)	(417,127)
2027	(417,127)	-	-	-	239,430	0.86	205,623	(211,505)	(12,690)	(224,195)
2028	(224,195)	-	358	600	65,507	0.89	58,227	(166,569)	(9,994)	(176,563)
2029	(176,563)	-	-	-	65,507	0.92	60,264	(116,298)	(6,978)	(123,276)
2030	(123,276)	-	-	-	65,507	0.95	62,374	(60,903)	(3,654)	(64,557)
2031	(64,557)	-	-	-	65,507	0.99	64,557	(0)	(0)	(0)
Total		207,326	433,120	514,089	1,873,338		1,397,238		(441,664)	

	Institutional
Development Charge/sq ft	\$ 0.53

Notes: Opening balances for Regional attributions accounts for capital costs occurring prior to 2013 and carried to-date. Costs prior to 2013 and carried to-date have been partially offset by capital costs financed by external sources.

9.0 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
2013\$

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	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	West Seaton TSS (including Green River)	2014 - 2016	30,000,000	-	-	-	5,400,000	24,600,000	4,960,000	18,211,000	1,429,000
2	West Seaton Sub TSS	2014 - 2016	4,800,000	-	-	-	1,152,000	3,648,000	736,000	2,700,000	212,000
3	Central Seaton Sub TSS 1	2015 - 2019	3,100,000	-	-	-	-	3,100,000	625,000	2,295,000	180,000
4	Central Seaton TSS (includes tunneling)	2014 - 2019	12,800,000	-	-	-	2,560,000	10,240,000	2,065,000	7,580,000	595,000
5	Central Seaton Sub TSS 2 (includes tunneling)	2014 - 2019	11,900,000	-	-	-	2,261,000	9,638,000	1,943,000	7,135,000	560,000
	Total		62,600,000	-	-	-	11,373,000	51,226,000	10,329,000	37,921,000	2,976,000

Notes: For the Non-residential share for Mixed Use Lands, approximately 16.4% is allocated to Institutional development and 83.6% allocated to Non-Institutional development.

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Equivalent Single Detached Units	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	-	2,636	-	-	-	-
2014	-	-	9,423	9,753	-	2,728	-	(9,753)	(585)	(10,338)
2015	(10,338)	-	9,882	10,586	1,500	2,823	4,235	(16,689)	(1,001)	(17,690)
2016	(17,690)	-	9,882	10,956	1,500	2,922	4,383	(24,263)	(1,456)	(25,719)
2017	(25,719)	-	2,912	3,341	1,500	3,024	4,537	(24,524)	(1,471)	(25,995)
2018	(25,995)	-	2,912	3,458	1,500	3,130	4,695	(24,758)	(1,485)	(26,243)
2019	(26,243)	-	2,912	3,579	1,500	3,240	4,860	(24,963)	(1,498)	(26,460)
2020	(26,460)	-	-	-	1,500	3,353	5,030	(21,431)	(1,286)	(22,716)
2021	(22,716)	-	-	-	1,500	3,471	5,206	(17,511)	(1,051)	(18,561)
2022	(18,561)	-	-	-	1,500	3,592	5,388	(13,173)	(790)	(13,963)
2023	(13,963)	-	-	-	1,500	3,718	5,577	(8,387)	(503)	(8,890)
2024	(8,890)	-	-	-	1,069	3,848	4,113	(4,777)	(287)	(5,063)
2025	(5,063)	-	-	-	464	3,983	1,848	(3,215)	(193)	(3,408)
2026	(3,408)	-	-	-	154	4,122	635	(2,773)	(166)	(2,940)
2027	(2,940)	-	-	-	154	4,266	657	(2,283)	(137)	(2,420)
2028	(2,420)	-	-	-	154	4,416	680	(1,740)	(104)	(1,844)
2029	(1,844)	-	-	-	154	4,570	704	(1,140)	(68)	(1,209)
2030	(1,209)	-	-	-	154	4,730	728	(480)	(29)	(509)
2031	(509)	-	-	-	104	4,896	509	0	0	0
	Total		37,922	41,673	15,907		53,785		(12,112)	

Measure	Low Density	Medium Density	High Density
DC/Residential Unit Type	\$ 2,636	\$ 2,090	\$ 1,204
Person-Per Unit	3.48	2.76	1.59

TABLE 9-3

Prestige Employment Lands - Per Acre Charge for Sanitary Sewerage
Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Landowners
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Number of Acres Developed	Per Acre Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	-	17,138	-	-	-	-
2014	-	-	2,567	2,656	-	17,738	-	(2,656)	(159)	(2,816)
2015	(2,816)	-	2,692	2,883	40.0	18,359	734	(4,965)	(298)	(5,263)
2016	(5,263)	-	2,692	2,984	81.2	19,002	1,543	(6,703)	(402)	(7,106)
2017	(7,106)	-	793	910	40.0	19,667	787	(7,229)	(434)	(7,663)
2018	(7,663)	-	793	942	40.0	20,355	814	(7,791)	(467)	(8,258)
2019	(8,258)	-	793	975	41.0	21,067	864	(8,369)	(502)	(8,871)
2020	(8,871)	-	-	-	40.0	21,805	872	(7,999)	(480)	(8,479)
2021	(8,479)	-	-	-	40.0	22,568	903	(7,577)	(455)	(8,031)
2022	(8,031)	-	-	-	40.0	23,358	934	(7,097)	(426)	(7,523)
2023	(7,523)	-	-	-	40.0	24,175	967	(6,556)	(393)	(6,949)
2024	(6,949)	-	-	-	40.0	25,021	1,001	(5,948)	(357)	(6,305)
2025	(6,305)	-	-	-	40.0	25,897	1,036	(5,270)	(316)	(5,586)
2026	(5,586)	-	-	-	40.0	26,804	1,072	(4,514)	(271)	(4,785)
2027	(4,785)	-	-	-	40.0	27,742	1,110	(3,675)	(221)	(3,896)
2028	(3,896)	-	-	-	40.0	28,713	1,148	(2,747)	(165)	(2,912)
2029	(2,912)	-	-	-	40.0	29,718	1,189	(1,723)	(103)	(1,827)
2030	(1,827)	-	-	-	40.0	30,758	1,230	(597)	(36)	(632)
2031	(632)	-	-	-	19.9	31,834	632	0	0	0
Total			10,329	11,350	702.0		16,835		(5,485)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 17,138	\$ 42,349

TABLE 9-4
Non-Institutional Sanitary Sewerage
Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Landowners

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Industrial Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	-	0.87	-	-	-	-
2014	-	-	617,972	639,601	-	0.90	-	(639,601)	(38,376)	(677,977)
2015	(677,977)	-	648,071	694,230	-	0.93	-	(1,372,207)	(82,332)	(1,454,539)
2016	(1,454,539)	-	648,071	718,528	300,000	0.96	288,791	(1,884,276)	(113,057)	(1,997,333)
2017	(1,997,333)	-	190,946	219,115	21,528	1.00	21,449	(2,194,999)	(131,700)	(2,326,699)
2018	(2,326,699)	-	190,946	226,784	526,548	1.03	542,976	(2,010,507)	(120,630)	(2,131,138)
2019	(2,131,138)	-	190,946	234,722	21,528	1.07	22,977	(2,342,883)	(140,573)	(2,483,456)
2020	(2,483,456)	-	-	-	293,552	1.10	324,271	(2,159,184)	(129,551)	(2,288,736)
2021	(2,288,736)	-	-	-	90,278	1.14	103,216	(2,185,520)	(131,131)	(2,316,651)
2022	(2,316,651)	-	-	-	398,776	1.18	471,881	(1,844,770)	(110,686)	(1,955,456)
2023	(1,955,456)	-	-	-	370,304	1.22	453,526	(1,501,931)	(90,116)	(1,592,046)
2024	(1,592,046)	-	-	-	348,776	1.27	442,110	(1,149,936)	(68,996)	(1,218,932)
2025	(1,218,932)	-	-	-	531,763	1.31	697,658	(521,274)	(31,276)	(552,550)
2026	(552,550)	-	-	-	-	1.36	-	(552,550)	(33,153)	(585,703)
2027	(585,703)	-	-	-	292,781	1.41	411,480	(174,224)	(10,453)	(184,677)
2028	(184,677)	-	-	-	126,960	1.45	184,677	0	0	0
2029	0	-	-	-	-	1.51	-	0	0	0
2030	0	-	-	-	-	1.56	-	0	0	0
2031	0	-	-	-	-	1.61	-	0	0	0
Total			2,486,952	2,732,979	3,322,792		3,965,011		(1,232,032)	

	Non-Institutional
Development Charge/sq ft	\$ 0.87

TABLE 9-5
Institutional Sanitary Sewerage
Regional Seaton-Specific Capital Works Program - Financed and Constructed by the Landowners

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses	Development Related Expenses Inflated at 3.5%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.5%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 3.0%/debt rate at 6.0%	DC Reserve Fund Closing Balance
2013	-	-	-	-	-	0.31	-	-	-	-
2014	-	-	121,634	125,892	-	0.32	-	(125,892)	(7,554)	(133,445)
2015	(133,445)	-	127,559	136,644	-	0.33	-	(270,090)	(16,205)	(286,295)
2016	(286,295)	-	127,559	141,427	109,957	0.34	37,372	(390,350)	(23,421)	(413,771)
2017	(413,771)	-	37,584	43,128	131,014	0.35	46,087	(410,812)	(24,649)	(435,461)
2018	(435,461)	-	37,584	44,638	65,507	0.36	23,850	(456,249)	(27,375)	(483,623)
2019	(483,623)	-	37,584	46,200	259,007	0.38	97,600	(432,223)	(25,933)	(458,156)
2020	(458,156)	-	-	-	239,430	0.39	93,381	(364,775)	(21,886)	(386,661)
2021	(386,661)	-	-	-	65,507	0.40	26,443	(360,218)	(21,613)	(381,832)
2022	(381,832)	-	-	-	65,507	0.42	27,368	(354,463)	(21,268)	(375,731)
2023	(375,731)	-	-	-	239,430	0.43	103,534	(272,197)	(16,332)	(288,529)
2024	(288,529)	-	-	-	65,507	0.45	29,318	(259,211)	(15,553)	(274,764)
2025	(274,764)	-	-	-	65,507	0.46	30,344	(244,420)	(14,665)	(259,085)
2026	(259,085)	-	-	-	65,507	0.48	31,406	(227,679)	(13,661)	(241,340)
2027	(241,340)	-	-	-	239,430	0.50	118,807	(122,533)	(7,352)	(129,885)
2028	(129,885)	-	-	-	65,507	0.51	33,643	(96,242)	(5,775)	(102,017)
2029	(102,017)	-	-	-	65,507	0.53	34,820	(67,196)	(4,032)	(71,228)
2030	(71,228)	-	-	-	65,507	0.55	36,039	(35,189)	(2,111)	(37,300)
2031	(37,300)	-	-	-	65,507	0.57	37,300	(0)	(0)	(0)
Total			489,503	537,929	1,873,338		807,313		(269,384)	

	Institutional
Development Charge/sq ft	\$ 0.31

10.0 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) Semi-detached units would be combined with single detached units as one category (current Region-wide by-law includes semi-detached units with townhouses). As well, there would be one category for apartments (current Region-wide by-law has two categories -one for two-bedrooms and greater and one-bedroom and smaller).
- b) 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).
- c) There are no 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 sub-division agreement.
- g) This by-law does not provide credits for redevelopment of existing sites.
- h) Indexing of the charges commences on July 1, 2014.

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 proposed sanitary sewer and water supply development charge, in the amount of \$268 and \$313 per single detached equivalent unit, respectively (in 2013 \$).

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 2013 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 Consultations with the building and development industry have been scheduled for late March. The local Boards of Trade and Chamber of Commerce and other business associations have been notified of the pending Background Study and offered contact information for any further discussion.

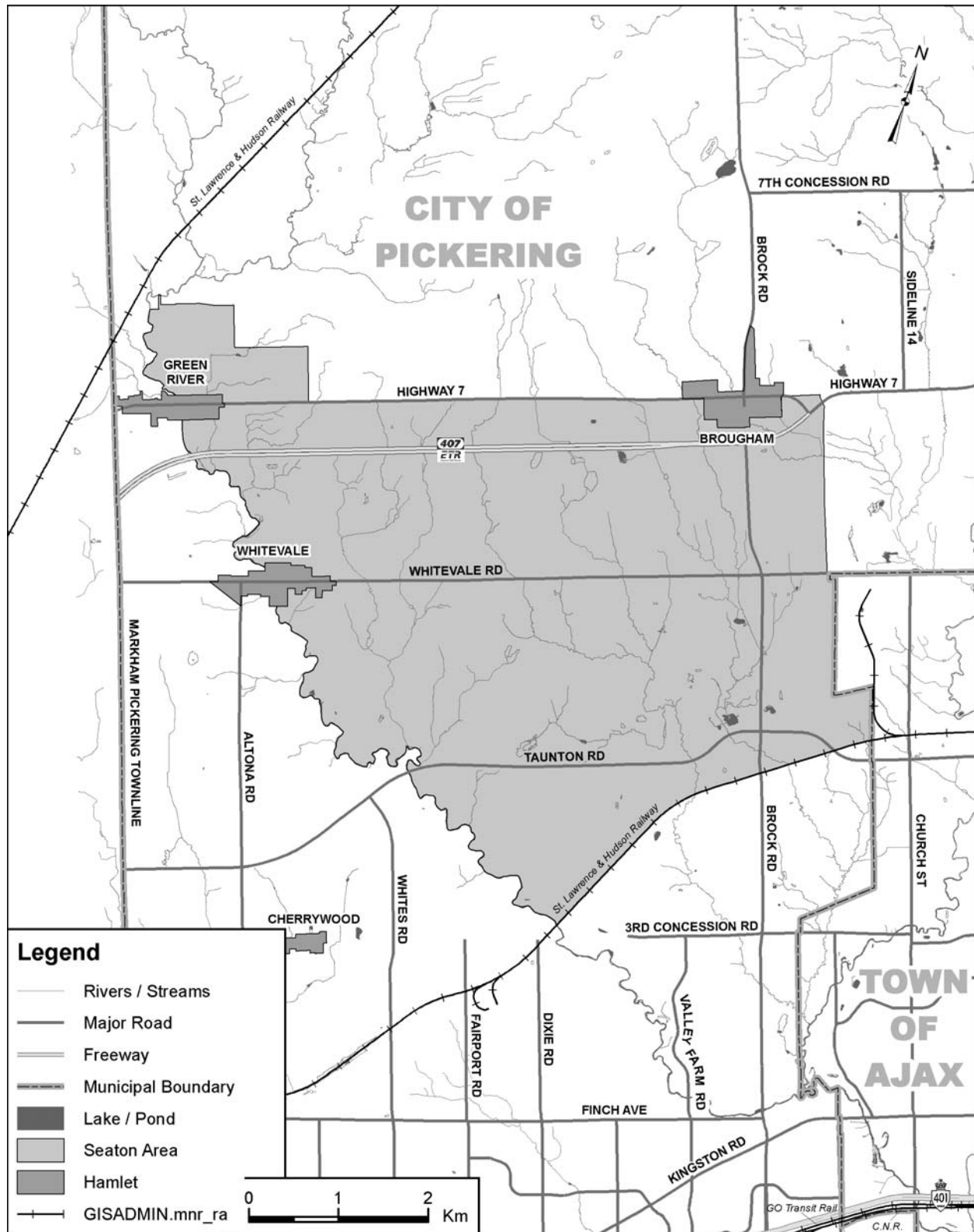
10.3.3 As summarized below, the public meeting of Regional Council is expected to be held April 3, 2013 as required by Section 12 of the DCA. Council will consider approval of the by-law on April 24, 2013. There has been consultation between Regional staff and the Seaton Landowners Group (including the Province of Ontario) in preparation of this background study.

Process		Date
1.	Outreach to the development community and business associations	Late February- March 2013
2.	Meeting Notice ad placed in newspaper(s)	March 12, 2013
3.	Proposed By-law and Background Study Available to public	March 19, 2013
4.	Statutory Public Meeting	April 3, 2013
5.	By-law Revisions (if necessary)	Mid April, 2013
6.	Council considers adoption of background study and passage of By-law.	April 24, 2013
7.	Newspaper notice given of by-law amendment passage	By 20 days after passage
8.	Last day for By-law appeal	40 days after passage
9.	Region makes pamphlet available	by 60 days after in force date

10.3.4 The proposed by-law will come into force on the date that the front-ending agreement for Seaton is executed.

APPENDIX A

SEATON SERVICING AREA



APPENDIX B

PROPOSED SEATON AREA-SPECIFIC DEVELOPMENT CHARGE BY-LAW FOR WATER AND SANITARY SEWERAGE

BY-LAW NUMBER •
OF
THE REGIONAL MUNICIPALITY OF DURHAM

**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 April 3, 2013, 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:

PART I

INTERPRETATION

Definitions

1. In this By-law,
 - (a) “Act” means the *Development Charges Act, 1997*, or a successor statute;
 - (b) “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;

- (c) “apartment building” means a residential building, or the residential portion of a mixed-use building, other than a triplex, semi-detached duplex, semi-detached triplex, townhouse or stacked townhouse, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade;
- (d) “apartment” means a dwelling unit in an apartment building;
- (e) “area municipality” means a lower-tier municipality that forms part of the Region;
- (f) “bedroom” means any room used, or designed or intended for use, as sleeping quarters;
- (g) “Central Pickering Development Plan” means the development plan approved under the *Ontario Planning and Development Act* in regard to the Seaton Community;
- (h) “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;
- (i) “Council” means the Council of the Regional Municipality of Durham;
- (j) “development” includes redevelopment;
- (k) “development charges” means charges imposed pursuant to this By-law in accordance with the Act;
- (l) “duplex” means a building comprising, by horizontal division, two dwelling units, each of which has a separate entrance to grade;
- (m) “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;
- (n) “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,
 - (1) carried out with respect to manufacturing, producing, processing, storage or distributing of something, and
 - (2) in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (o) “Front-Ending Agreement” means the Agreement between the Region and the Seaton Landowners in regard to the development of the Seaton Community;
- (p) “garden suite” means a one-unit detached, temporary residential structure containing bathroom and kitchen facilities that is ancillary to an existing residential structure and that is designed to be portable;
- (q) “gross floor area” means (except for the purposes of sections 9 and 16), in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or from the centre line of a common wall separating a non-residential and a residential use, 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;
- (r) “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;
- (s) “institutional use” means lands, buildings or structures used or designed or intended for use by an organized body, society or religious group for promoting a public or non-profit purpose, and includes office uses where such uses are accessory to an institutional use, and places of worship;
- (t) “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*;

- (u) “medium density multiples” includes plexes, townhouses, stacked townhouses and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “single detached”, “single detached dwelling” or “semi-detached dwelling”;
- (v) “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;
- (w) “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;
- (x) “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;
- (y) “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;
- (z) “non-institutional use” means lands, buildings or structures used, or designed or intended for non-residential uses other than institutional uses;
- (aa) “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;
- (bb) “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;

- (cc) “place of worship” means a building or structure or part thereof that is used primarily for worship;
- (dd) “plex” means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- (ee) “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;
- (ff) “Region” means the Regional Municipality of Durham;
- (gg) “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;
- (hh) “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;
- (ii) “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;
- (jj) “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;
- (kk) “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, but is not limited to, a single detached dwelling, a semi-detached dwelling, a townhouse, a plex, a stacked townhouse, an apartment building, a mobile home, a retirement residence and a residential dwelling unit accessory to a non-residential use;

- (ll) “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 mini warehouses, parking facilities and secure document storage;
- (mm) “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;
- (nn) “retirement residence unit” means a unit within a retirement residence;
- (oo) “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;
- (pp) “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;
- (qq) “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;

- (rr) "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;
 - (ss) "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;
 - (tt) "semi-detached duplex" means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
 - (uu) "semi-detached dwelling" means a building divided vertically into and comprising 2 dwelling units;
 - (vv) "semi-detached triplex" means one of a pair of triplexes divided vertically one from the other by a party wall;
 - (ww) "services" means the services designated in section 7 of this by-law;
 - (xx) "single detached dwelling" and "single detached" means a building comprising 1 dwelling unit;
 - (yy) "stacked townhouse" means a building, other than a plex, townhouse or apartment building, 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;
 - (zz) "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;
 - (aaa) "townhouse" means a building, other than a plex, stacked townhouse or apartment building, containing at least 3 dwelling units, each dwelling unit separated vertically from the other by a party wall and each dwelling unit having a separate entrance to grade;
 - (bbb) "triplex" means a building comprising 3 dwelling units, each of which has an separate entrance to grade.
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.

PART II

APPLICATION OF BY-LAW — RULES

Circumstances Where Development Charges are Payable

3. Development charges shall be payable in the amounts set out in sections 8, 12, 13 and 14 of this by-law where:
 - (a) the lands are located in the area described in subsection 4(1); and
 - (b) the development of the lands requires any of the approvals set out in subsection 5(1).

Area to Which By-law Applies

4.
 - (1) Subject to subsection 4(2), this by-law applies to all lands in the Seaton Community.
 - (2) 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

5.
 - (1) 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 50 of the *Condominium Act*; or
 - (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
 - (2) Council has determined that the development of the land to which this by-law applies increases the need for the services designated in section 7.
6. (1) No more than one development charge for each service designated in section 7 shall be imposed on land to which this by-law applies even though two or more of the actions described in subsection 5(1) are required before the land can be developed.
- (2) Notwithstanding subsection 6(1), if two or more of the actions described in subsection 5(1) occur at different times, additional development charges shall be imposed, if the subsequent action has the effect of increasing the need for services.

Designation of Services

7. (1) The categories of services for which development charges are imposed under this by-law are as follows:
- (a) water supply; and
 - (b) sanitary sewerage.
- (2) The components of the services designated in subsection 7(1) are described on Schedule "A".

Amount of Charge

Residential

8. 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

9. (1) In this section,
- (a) "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;

- (b) “other residential building” means a residential building not in another class of residential building described in this subsection;
 - (c) “semi-detached or row dwelling” means a residential building consisting of one dwelling unit having one or two vertical walls, but no other parts, attached to another structure;
 - (d) “single detached dwelling” means a residential building consisting of one dwelling unit and not attached to another structure.
- (2) Subject to subsections 9(3) and 9(4), 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 one or two additional dwelling units in an existing single detached dwelling;
 - (d) the creation of one additional dwelling unit in a semi-detached dwelling, a row dwelling, or any other residential building.
- (3) Notwithstanding subsection 9(2)(c), development charges shall be imposed in accordance with section 8 if the total gross floor area of the additional one or two dwelling units in the existing single detached dwelling exceeds the gross floor area of the existing dwelling unit.
- (4) Notwithstanding subsection 9(2)(d), development charges shall be imposed in accordance with section 8 if the additional dwelling unit has a gross floor area greater than:
- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
 - (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building.

Garden Suite

10. (1) The development charges imposed upon a garden suite under section 8 shall be payable at the rate applicable to an apartment.

- (2) The development charges paid in regard to a garden suite shall be refunded in full to the then current owner thereof, upon request, if the garden suite is demolished or removed within ten years of the issuance of the building permit relating thereto.
- (3) 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.

Mobile Home

- 11. (1) The development charges imposed upon a mobile home under section 8 shall be payable at the rate applicable to an apartment.
- (2) 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.
- (3) 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

- 11.1 The development charges imposed on a retirement residence unit under section 8 shall be payable at the rate applicable to an apartment.

Non-Residential

Institutional

- 12. (1) 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) The development charges described in subsection 12(1) of this by-law shall apply in the Mixed-Use Area.

Non-Institutional

- 13. (1) 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) The development charges described in subsection 13(1) of this by-law shall apply in the Mixed-Use Area.

Prestige Employment Land Area

- 14. (1) 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) The development charges described in subsection 14(1) shall be calculated based upon the number of net hectares of the entire parcel of land upon which the development will occur.
- (3) Notwithstanding sections 12 and 13 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.

Exemptions

- 15. Notwithstanding sections 12, 13 and 14 of this by-law, development charges shall not be imposed upon non-residential development if the development does not have the effect of creating gross floor area of non-residential development or of increasing existing gross floor area of non-residential development.

Exemption for Enlargement of Existing Industrial Building

- 16. (1) 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) For the purposes of subsection 16(1) the following provisions apply:
- (a) the gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement of such building for which an exemption under subsection 16(1) was sought;
 - (b) the enlargement of the gross floor area of the existing industrial building must be attached to such building;
 - (c) the enlargement must not be attached to the existing industrial building by means only of a tunnel, bridge, passageway, shared below grade connection, foundation, footing or parking facility, but must share a common wall with such building.
- (3) In this section “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.
- (4) This section does not apply to the development of land within the Prestige Employment Land Area.

PART III

ADMINISTRATION

Timing of Payment of Development Charges

17. Development charges, adjusted in accordance with section 22 of this by-law to the date of payment, are payable in full on the date on which a building permit is issued with respect to each dwelling unit, building or structure.
18. (1) Notwithstanding section 17, development charges, adjusted in accordance with section 22 to the date of payment, 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.
- (2) Notwithstanding section 18(1), development charges applicable to a high density or condominium block in a residential plan of subdivision are payable in accordance with section 17.

- (3) Notwithstanding section 17, 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.
- 19.
- (1) 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 subsection 18(1), the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 18(1), 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 subsection 18(1) than for the type of dwelling unit used to calculate the payment under subsection 18(1), 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 22 of this by-law to the date of issuance of the building permit or permits.
 - (2) 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 subsection 18(1), 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 subsection 18(1), 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) 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 subsection 18(1), the type of dwelling unit for which building permits are being issued is different than that used for the calculation and payment under subsection 18(1), 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 subsection 18(1) than for the type of dwelling unit used to calculate the payment under subsection 18(1), 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 22 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.

- (4) 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 subsection 18(1), 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 subsection 18(1), 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.
- (5) Notwithstanding subsections 19(3) and 19(4), a refund shall not exceed the amount of the development charges paid under section 18.

Payment by Services

- 20. Notwithstanding the payments required under sections 17 and 18, 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.

Front-Ending Agreements

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

Indexing

- 22. 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, 2014, 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

- 23. (1) 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.
- (2) 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.

Schedules

24. 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

25. This by-law shall come into force on the date that the Region executes the Front-Ending Agreement.

Date By-law Expires

26. This by-law will expire five years from the date it comes into force, unless it is repealed at an earlier date by a subsequent by-law.

Registration

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

Severability

28. 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

29. 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.

BY-LAW read and passed this 24th day of April, 2013.

R. Anderson, Regional Chair

D. Bowen, Acting Regional Clerk

SCHEDULE "A"

**DESIGNATED REGIONAL SERVICES AND
SERVICE COMPONENTS THEREUNDER**

CATEGORY OF REGIONAL
SERVICES

SERVICE COMPONENTS

Water Supply

- Watermains
- Pumping Stations
- Reservoirs
- Feeder mains
- Water Supply Plants and Municipal Wells
- Capital Equipment
- Studies
- Environmental Assessment
- Water Use Efficiency Strategy
- Well Interference

Sanitary Sewerage

- Sewage Pumping Stations and Force mains
- Trunk and Sanitary Sewers
- Water Pollution Control Plants
- Sludge Storage and Disposal Facilities
- Capital Equipment
- Studies
- Environmental Assessment
- Water Use Efficiency

SCHEDULE “B”

**RESIDENTIAL DEVELOPMENT CHARGES PER DWELLING UNIT
\$ PER DWELLING TYPE**

SERVICE CATEGORY	SINGLE DETACHED & SEMI- DETACHED	MEDIUM DENSITY MULTIPLES	APARTMENTS
Sanitary Sewerage			
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	2,636	2,090	1,204
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	1,485	1,178	678
(iii) Regional Attribution Sanitary Sewerage Development Charges	2,028	1,608	927
Subtotal – Sanitary Sewerage	6,149	4,876	2,809
Water Supply			
(i) Seaton Landowners Constructed Water Supply Development Charges	2,845	2,256	1,300
(ii) Regional Seaton-Specific Water Supply Development Charges	3,873	3,072	1,770
(iii) Regional Attribution Water Supply Development Charges	3,297	2,615	1,507
Subtotal – Water Supply	10,015	7,943	4,577
Total Development Charges	<u>16,164</u>	<u>12,819</u>	<u>7,386</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 22 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	0.31
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.17
(iii) Regional Attribution Sanitary Sewerage Development Charges	0.53
Subtotal – Sanitary Sewerage	1.01
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.11
(ii) Regional Seaton-Specific Water Supply Development Charges	0.15
(iii) Regional Attribution Water Supply Development Charges	0.37
Subtotal – Water Supply	0.63
Total Development Charges	<u>1.64</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 22 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	0.87
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.49
(iii) Regional Attribution Sanitary Sewerage Development Charges	1.50
Subtotal – Sanitary Sewerage	2.86
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.31
(ii) Regional Seaton-Specific Water Supply Development Charges	0.42
(iii) Regional Attribution Water Supply Development Charges	1.03
Subtotal – Water Supply	1.76
Total Development Charges	<u>4.62</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 22 of this By-law.

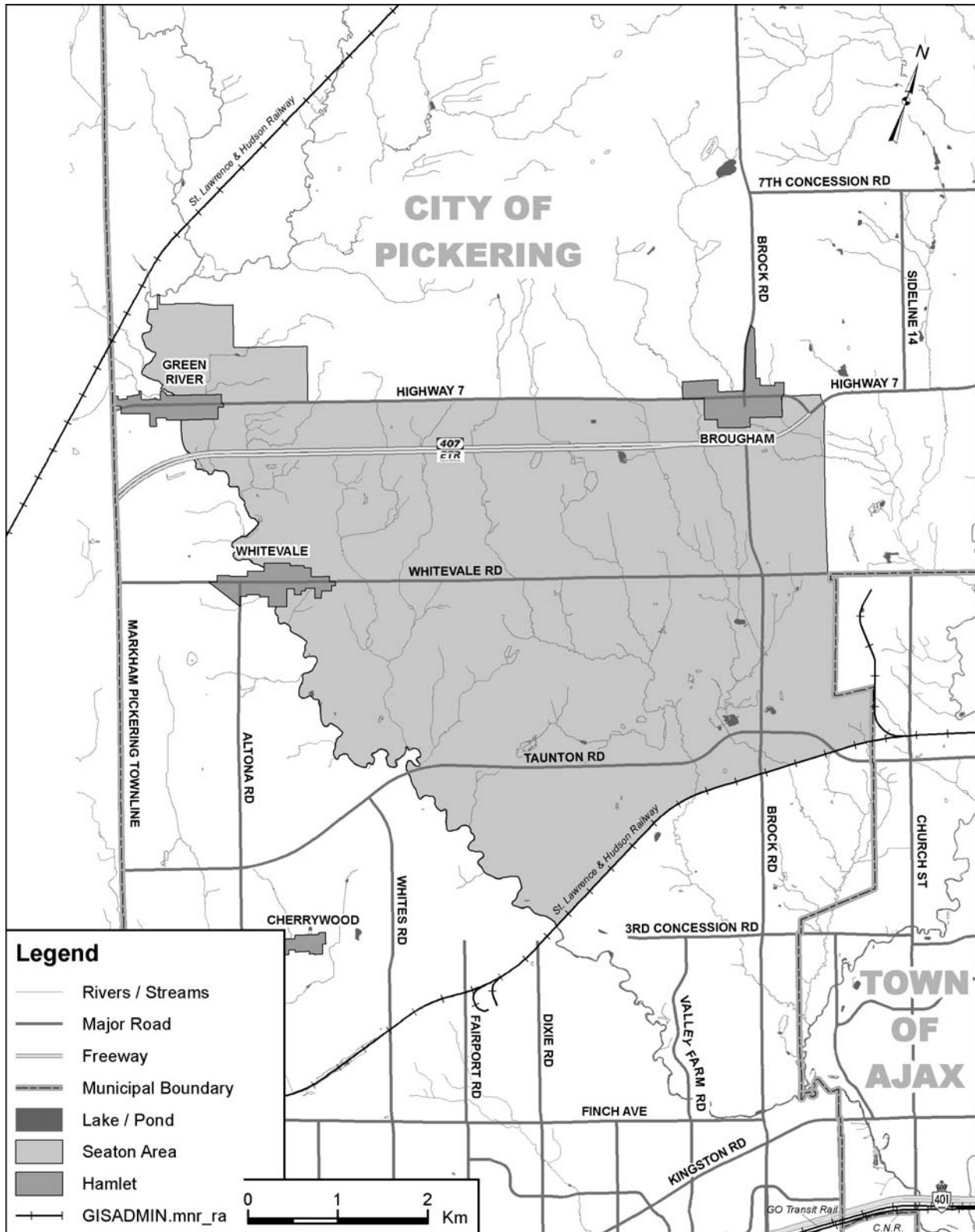
SCHEDULE “E”

**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	42,349
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	23,856
(iii) Regional Attribution Sanitary Sewerage Development Charges	73,294
Subtotal – Sanitary Sewerage	139,499
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	15,278
(ii) Regional Seaton-Specific Water Supply Development Charges	20,510
(iii) Regional Attribution Water Supply Development Charges	50,443
Subtotal – Water Supply	86,231
Total Development Charges	<u>225,730</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 22 of this By-law.

SCHEDULE "F"
SEATON COMMUNITY



SCHEDULE "G"

MAP OF PRESTIGE EMPLOYMENT LAND AREA (CENTRAL PICKERING DEVELOPMENT PLAN – LAND USE PLAN)

