
REGION OF DURHAM

**REGIONAL DEVELOPMENT CHARGE
BACKGROUND STUDY
SUPPORTING PROPOSED AMENDMENTS TO
SEATON WATER SUPPLY AND SANITARY
SEWERAGE AREA SPECIFIC
DEVELOPMENT CHARGE
BY-LAW NO. 38-2019**

Prepared by:

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1.0 Purpose of Development Charge Background Study

- 1.1 The purpose of this Background Study is to set out proposed amendments to the Region's Seaton Water Supply and Sanitary Sewerage Area Specific Development Charge (ASDC) By-law No. 38-2019. These amendments are required to:
- a. Address the changes in the *Development Charges Act, 1997* (DCA) resulting from Bill 108: *More Homes, More Choice Act, 2019*, Bill 138: *Plan to Build Ontario Together Act, 2019*, Bill 197, *COVID-19 Economic Recovery Act 2020* and O. Reg. 454/19; and
 - b. Modify the development charge (DC) calculation to reflect updated capital costs estimates.

2.0 Rationale of Proposed DC By-law Amendments

- 2.1 The changes to the DCA that impacts the Seaton ASDC By-law includes:
- a. The timing and process for the collection of DCs;
 - b. The determination of the DC rates (i.e. freezing of DC rates); and
 - c. The broadened exemptions for additional (secondary) units.

Collection and Timing of DC Collections and Freezing of DC Rates

- 2.2 DCs for rental housing development and institutional developments (as defined in O. Reg. 454/19) are to be paid in six equal annual installments over five years, commencing at the earlier of the date of issuance of occupancy permit or the date of first occupancy. The subsequent annual installments are due on the anniversary date of the first installment.
- 2.3 DCs for non-profit housing developments (as defined in O. Reg. 454/19) will pay DCs in twenty-one equal annual installments over twenty years, commencing the earlier of the date of issuance of occupancy permit or the date of first occupancy. The subsequent annual installments are due on the anniversary date of the first installment.
- 2.4 The applicable DC rate will be determined, based on the rates in effect on the following dates:
- a. The date of building permit issuance or at subdivision agreement execution, unless the building permit is being issued in respect of an approval of development in a site plan control area under subsection 41(4) of the Planning Act, or for an amendment to a by-law passed under section 34 of the Planning Act;
 - b. If the approval under subsection 41(4) or section 34 of the Planning Act occurred within two years of building permit issuance, and the planning application was submitted on or after January 1, 2020, the

rates under a) do not apply and the rates are determined as at the time of planning application submission; and

- c. If the approval under subsection 41(4) or section 34 of the Planning Act occurred earlier than two years of building permit issuance, and the planning application was submitted on or after January 1, 2020, the rates under a) would apply.
- 2.5 These changes have been in effect since January 1, 2020 and are being applied by the Region. The purpose of the amendments set out in Appendix D to DC By-law No. 38-2019 is to bring the by-law in conformity with the DCA.
 - 2.6 As the legislation allows municipalities to charge interest to recover the costs associated with the development charge deferral and/or the freezing of DCs, the amending by-law provides a clause to allow for the application of interest charges. Regional staff are developing a Regional Development Charge Interest Rate Policy for Committee and Council consideration.

Exemption of Additional (Secondary) Units

- 2.7 Prior to the recent changes to the DCA, the DCA provided exemptions for additional (secondary) units that were limited to additional units created within prescribed existing residential units.
- 2.8 Given the changes to the DCA, exemptions for additional units have been broadened and now apply to the creation of additional units ancillary to prescribed existing residential units and within, or ancillary to, prescribed new residential units.
- 2.9 By-law 38-2019 approved by Regional Council broadened the exemptions for additional units within existing residential units to include units ancillary to the existing unit. The proposed amendments to Regional DC By-law No. 38-2019, as shown in Appendix D, expand the exemptions to include secondary units constructed within or ancillary to new residential units.
- 2.10 Other than the proposed policy amendments to the ASDC By-law as summarized in section 2 herein, all other 'rules' within the by-law remain unchanged.

3.0 Updated Capital Forecast

- 3.1 The Region approved the Seaton ASDC By-law (No. 38-2019) in June 2019 (effective July 1, 2019). The by-law expires on June 30, 2024. The calculation of the ASDC is provided in "Seaton Water Supply and Sanitary Sewerage Service Area Specific Development Charge By-Law and Study"

(ASDC Study), dated July 2019. Since the approval of the By-law, design and construction work have advanced or been completed on a number of Seaton water supply and sanitary sewerage capital projects. The following analysis provides an update of the capital forecast that is being used to revise the calculated charges in the Seaton ASDCs.

- 3.2 Updating the capital program and related ASDCs supports the appropriate development charge credits applied to the Seaton Landowners who upfronted the capital costs for this service area under the Seaton Front-Ending Agreement.
- 3.3 Appendix A provides the updated capital forecast for the water supply and sanitary sewerage services. As shown, there are three categories of capital projects for both water and sanitary sewerage services as follows:
 - a. Works constructed and funded by the Seaton Landowners;
 - b. Works constructed by the Region and funded by the Seaton Landowners; and
 - c. Regional Attributions. This category mainly includes infrastructure projects outside of Seaton that have been constructed or will be constructed in the future by the Region that support the development of lands outside of Seaton, but also provides capacity to the Seaton community. The Region recovers the Seaton share of these costs through this area specific development charge on the Seaton Landowners.
- 3.4 Each table in Appendix A provides the capital costs (in \$2019, the ASDC Study cost base year) from the ASDC Study and the updated capital cost, deflated to the cost base year. The projects highlighted in yellow have updated cost estimates. No changes to the timing of the capital program have been made, only changes to the cost estimates. Table 1 below provides a high-level summary.

Table 1
Seaton Water Supply and Sanitary Sewerage Capital Forecast
Gross Costs
(\$ million - \$2019)

Water Supply	2019 ASDC Study	Updated Cost Estimates	Change	Reason
Regional Constructed Works / Landowner Financed	\$140.0	\$139.4	(0.6)	Updated estimates to two projects (WR12 and WR13) based on construction completion
Landowner Constructed and Financed Projects	51.9	50.0	(1.9)	Updated estimates by the Seaton Landowners Group based on completion of construction, design and tender documents
Regional Attributions	205.2	205.2	-	No changes
Total	\$397.1	\$394.6	(2.5)	
Sanitary Sewer				
Regional Constructed Works / Landowner Financed	\$45.9	\$61.7	15.8	Updated estimate for project SR1 (Seaton Pumping Station), based on tender award and projects SR2b / SR3a (Central Duffin Collector Sewer) based on design completion ⁽¹⁾⁽²⁾
Landowner Constructed and Financed Projects	102.2	115.5	13.3	Updated estimates by the Seaton Landowners Group based on completion of construction, design and tender documents
Regional Attributions	272.1	222.6	(49.5)	Updated estimates based on the completion of the Environmental Assessment for project 3 (Effluent Discharge Upgrades, Outfall – Duffin Creek WPCP) ⁽³⁾
Total	\$420.2	\$399.8	(20.4)	

Notes:

1. Significant increase in costs to project SR3a (Central Duffin Collector Sewer) is due to tunnelling work and additional studies / permits related to the tunnelling work. Previous cost estimates did not assume any tunnelling work.
2. Project SR3b is to be constructed by the Seaton Landowners Group and therefore has been moved to the group of capital to be constructed and financed by the Seaton Landowners Group (project SL3d).
3. The preferred solution for the EA Outfall Limitations does not require a new outfall. The proposed work includes modifications to the outfall and optimization of phosphorous removal, resulting in a significantly lower cost.

4.0 Recalculation of the DCs from Updated Capital Cost Estimates

- 4.1 Appendix B provides the tables with the revised ASDC calculation which incorporates the revised capital forecast noted in section 3.

- 4.2 As well, for the purpose of this amendment, the ASDC Study growth forecast remains unchanged. The revised capital forecast, and associated adjustments to the ASDC calculations, have been considered in the context of the growth forecast as contained in Chapter 2 of the ASDC Study and summarized below in Table 2:

**Table 2
Seaton Community
Growth Forecasts
2018 – 2031**

Type of Growth	Incremental Amount
Household Unit Growth	19,383 Households
Employment Growth	20,234 Employees
Employment Lands	702 acres
Additional Non-Residential Floor Space	17,207,269 Square Feet

Seaton Residential Development Charges

- 4.3 Table 3 provides the original Seaton residential ASDCs, as of July 1, 2019, as determined in By-law #38-2019.

**Table 3
Seaton Residential ASDCs
Effective July 1, 2019**

Service Category	Single / Semi Detached \$	Medium Density Multiples \$	Apartments \$
Sanitary Sewerage			
Seaton Landowners Constructed DCs	5,125	4,049	2,358
Regional Seaton-Specific DCs	1,863	1,472	857
Regional Attributions DCs	2,751	2,174	1,266
Subtotal - Sanitary Sewerage	9,739	7,695	4,481
Water Supply			
Seaton Landowners Constructed DCs	2,452	1,937	1,128
Regional Seaton-Specific DCs	5,752	4,544	2,646
Regional Attributions DCs	4,064	3,210	1,869
Subtotal - Water Supply	12,268	9,691	5,643
Total Development Charges	\$ 22,007	\$ 17,386	\$ 10,124

- 4.4 Table 4 provides the amended residential ASDC rates recalculated for July 1, 2019 incorporating the adjusted capital forecast.

Table 4
Seaton Residential ASDCs
Amended as at July 1, 2019
Adjusted for Updated Capital Forecast

Service Category	Single / Semi Detached \$	Medium Density Multiples \$	Apartments \$
Sanitary Sewerage			
Seaton Landowners Constructed DCs	5,738	4,533	2,640
Regional Seaton-Specific DCs	2,405	1,900	1,106
Regional Attributions DCs	2,395	1,892	1,102
Subtotal - Sanitary Sewerage	10,538	8,325	4,848
Water Supply			
Seaton Landowners Constructed DCs	2,381	1,881	1,095
Regional Seaton-Specific DCs	5,718	4,518	2,630
Regional Attributions DCs	4,064	3,210	1,869
Subtotal - Water Supply	12,163	9,609	5,594
Total Development Charges	\$ 22,701	\$ 17,934	\$ 10,442

- 4.5 Since July 1, 2019, the ASDC rates have been indexed on July 1, 2020 (2.9%) and on July 1, 2021 (3.1%). Table 5 adjusts the residential ASDC rates provided in Table 4 to allow for the indexing on July 1, 2020 and July 1, 2021.

Table 5
Seaton Residential ASDCs
Amended as at July 1, 2021
(adjusted for July 1, 2020 and July 1, 2021 indexing)

Service Category	Single / Semi Detached \$	Medium Density Multiples \$	Apartments \$
Sanitary Sewerage			
Seaton Landowners Constructed DCs	6,087	4,809	2,801
Regional Seaton-Specific DCs	2,551	2,016	1,173
Regional Attributions DCs	2,541	2,007	1,169
Subtotal - Sanitary Sewerage	11,179	8,832	5,143
Water Supply			
Seaton Landowners Constructed DCs	2,526	1,996	1,162
Regional Seaton-Specific DCs	6,066	4,793	2,790
Regional Attributions DCs	4,312	3,406	1,983
Subtotal - Water Supply	12,904	10,195	5,935
Total Development Charges	\$ 24,083	\$ 19,027	\$ 11,078

- 4.6 Table 6 provides the existing rates for a single detached/semi-detached dwelling unit and the proposed amended rates. Consistent with the proposed changes to the capital forecast, there:
- a. Are substantial increases in the sanitary sewer ASDCs for the Regional constructed / landowner financed projects and landowner financed / constructed works due to the significant cost increases;
 - b. Is a significant reduction in the sanitary sewer Regional Attributions ASDCs due to the lower cost of the outfall project; and
 - c. Is a small reduction in the water supply ASDCs as there were slight reductions in the capital program cost estimates.

Table 6
Comparison of Current and Proposed ASDCs (Indexed) for January 1, 2022
For Single Detached/Semi Detached Dwelling Units

Service Category	Current Rate \$	Proposed Rate \$	Variance \$
Sanitary Sewerage			
Seaton Landowners Constructed DCs	5,437	6,087	650
Regional Seaton-Specific DCs	1,976	2,551	575
Regional Attributions DCs	2,919	2,541	(378)
Subtotal - Sanitary Sewerage	10,332	11,179	847
Water Supply			
Seaton Landowners Constructed DCs	2,601	2,526	(75)
Regional Seaton-Specific DCs	6,102	6,066	(36)
Regional Attributions DCs	4,312	4,312	-
Subtotal - Water Supply	13,015	12,904	(111)
Total Development Charges	\$ 23,347	\$ 24,083	\$ 736

Seaton Non-Residential Development Charges

- 4.7 The following table (Table 7) provides the non-residential ASDCs effective July 1, 2019, the amended non-residential ASDC rates recalculated with the updated cost estimates (in \$2019), and the proposed non-residential ASDC rates indexed to January 1, 2022.
- 4.8 Similar to the residential charges, the sanitary sewer non-residential ASDCs increase for the landowner constructed/landowner financed projects and the Regional constructed/landowner financed projects. There is also a decrease in the sanitary sewer Regional Attributions and small reductions in the water non-residential ASDCs.

Table 7
Seaton Non-Residential ASDCs
2019 By-Law, 2019 Amended, January 1, 2022 Proposed and Current

Non-Institutional Development Charges \$ Per Square Foot of Gross Floor Area						
Service Category	Effective	Effective July 1,	Proposed Rates	Current	Change	
	July 1, 2019	2019 With Adjusted Capital Program	January 1, 2022 Adjusted Capital Program and Indexing			
Sanitary Sewerage						
Seaton Landowners Constructed DCs	1.49	1.66	1.76	1.57	0.19	
Regional Seaton-Specific DCs	0.55	0.70	0.74	0.59	0.15	
Regional Attributions DCs	1.84	1.60	1.70	1.95	(0.25)	
Subtotal - Sanitary Sewerage	3.88	3.96	4.20	4.11	0.09	
Water Supply						
Seaton Landowners Constructed DCs	0.25	0.24	0.25	0.27	(0.02)	
Regional Seaton-Specific DCs	0.57	0.56	0.59	0.60	(0.01)	
Regional Attributions DCs	1.26	1.26	1.34	1.34	-	
Subtotal - Water Supply	2.08	2.06	2.18	2.21	(0.03)	
Total Development Charges	\$ 5.96	\$ 6.02	\$ 6.38	\$ 6.32	\$ 0.06	
Institutional Development Charges \$ Per Square Foot of Gross Floor Area						
Service Category	Effective	Effective July 1,	Proposed Rates	Current	Variance	
	July 1, 2019	2019 With Adjusted Capital Program	January 1, 2022 Adjusted Capital Program and Indexing			
Sanitary Sewerage						
Seaton Landowners Constructed DCs	0.52	0.58	0.62	0.54	0.08	
Regional Seaton-Specific DCs	0.19	0.24	0.25	0.21	0.04	
Regional Attributions DCs	0.63	0.55	0.58	0.67	(0.09)	
Subtotal - Sanitary Sewerage	1.34	1.37	1.45	1.42	0.03	
Water Supply						
Seaton Landowners Constructed DCs	0.09	0.08	0.08	0.09	(0.01)	
Regional Seaton-Specific DCs	0.20	0.20	0.21	0.22	(0.01)	
Regional Attributions DCs	0.44	0.44	0.46	0.46	-	
Subtotal - Water Supply	0.73	0.72	0.75	0.77	(0.02)	
Total Development Charges	\$ 2.07	\$ 2.09	\$ 2.20	\$ 2.19	\$ 0.01	
Prestige Employment Land Area Development Charges \$ Per Net Hectare						
Service Category	Effective	Effective July 1,	Proposed Rates	Current	Variance	
	July 1, 2019	2019 With Adjusted Capital Program	January 1, 2022 Adjusted Capital Program and Indexing			
Sanitary Sewerage						
Seaton Landowners Constructed DCs	72,380	80,709	85,624	76,788	8,836	
Regional Seaton-Specific DCs	26,489	33,858	35,920	28,102	7,818	
Regional Attributions DCs	87,796	76,632	81,299	93,143	(11,844)	
Subtotal - Sanitary Sewerage	186,665	191,199	202,843	198,033	4,810	
Water Supply						
Seaton Landowners Constructed DCs	12,114	11,793	12,511	12,851	(340)	
Regional Seaton-Specific DCs	27,474	27,319	28,983	29,147	(164)	
Regional Attributions DCs	60,559	60,559	64,247	64,247	-	
Subtotal - Water Supply	100,147	99,671	105,741	106,245	(504)	
Total Development Charges	\$ 286,812	\$ 290,870	\$ 308,584	\$ 304,278	\$ 4,306	

5.0 Long Term Operating Analysis

- 5.1 The 2019 ASDC Study commented on the long-term capital and operating costs associated with the capital forecasts therein, including asset management plan implications.
- 5.2 As per the Seaton Phase 1 Front-ending Agreement, a significant portion of the water and sanitary sewer capital costs will be financed by the Seaton Landowners Group through upfront payments and the payment of the Attribution ASDCs.
- 5.3 As well, the executed Seaton Phase 1 Front-ending Agreement and other agreements also provides provisions and funding that reduces pressures on water and sewer user rates needed to fund capital infrastructure related to Seaton. These include:
 - a. 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) is being funded by the Seaton Landowners Group;
 - b. Additional contributions of \$30.0 million (over \$15.0 million already collected) from various landowner groups to support transit and other Seaton related infrastructure (including facilities); and
 - c. Provision of land at no cost needed for infrastructure.
- 5.4 A Seaton fiscal impact study was completed in conjunction with the Seaton Phase 1 Front-ending Agreement to assess the financial implications of the development of Seaton on the Region with respect to facilities, services and infrastructure. The analysis indicated that existing property taxpayers and the existing water and sanitary sewer user ratepayers will not bear any additional costs related to the development of Seaton.
- 5.5 The proposed adjustments to the water supply and sanitary sewerage capital programs are not expected to change the overall impact on water and sanitary sewer user rates. However, an update to the Seaton Fiscal Impact Study is currently being undertaken in conjunction with the negotiations for the Seaton Phase 2 Front-ending Agreement. The adjusted capital program will be incorporated into the Fiscal Impact Study update.

6.0 Recommended Amendments and Implementation

- 6.1 The proposed amendments to By-law 38-2019 is to address the changes to the DCA relating to the timing and collection of DCs, broadening

- exemption of secondary units, and to modify the development charge calculation for updated capital cost estimates.
- 6.2 Appendix A provides the amended schedules to reflect the updated capital cost estimates.
 - 6.3 Appendix B provides the detailed cash flow calculations to incorporate the higher capital costs.
 - 6.4 Appendix C includes the water supply and sanitary sewer servicing maps.
 - 6.5 Appendix D includes the proposed by-law amendment.
 - 6.6 Appendix E includes the existing Seaton Water Supply and Sanitary Sewerage ASDCs (No. 38-2019).
 - 6.7 It is proposed that the amendments to By-law No. 38-2019 take effect on January 1, 2022.
 - 6.8 Figure 1 shows the timing of the necessary actions to amend By-law No. 38-2019. Please contact Legislative Services at clerks@durham.ca or 905-668-7711, ext. 2054 for any updates and the process for providing comments, as the Region's current COVID-19 response evolves.

Figure 1
Schedule of Dates for the Seaton
ASDC By-law Amendment Process

1.	Background study and proposed amending by-law available to public on the Region's website	October 12, 2021
2.	Public Meeting Ad placed in newspapers	By October 6, 2021
3.	Public Meeting of Council	October 27, 2021
4.	Final Date for Public Comment	December 3, 2021 5:00 pm
6.	Finance and Administration Committee Consideration of Final Amending By-law	December 14, 2021
7.	Consideration of Final Amending By-law by Regional Council	December 22, 2021
8.	Implementation Date	January 1, 2022
9.	Newspaper and other notice given of by-law passage	Within 20 days after passage of by-law
10.	Last day for by-law appeal	40 days after passage of by-law
11.	Region makes pamphlet available (where by-law not appealed)	By 60 days after in-force date

Appendix A

Documentation of the Revised Capital Forecast

**Table 1
Revised Water Supply Capital Program**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate \$2019	Gross Capital Cost estimate \$2019 - Updated	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
										Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
Financed by Landowners Group, Constructed by Region of Durham													
WR1	25 ML Brock Rd. Zone 1 Reservoir	Complete	Phase 1	19,025,000	19,025,000	-	13,888,000	-	1,522,000	3,615,000	295,000	3,235,000	85,000
WR2	Zone 4 Reservoir (17 ML)	2018 - 2020	Phase 1	21,120,000	21,120,000	-	-	-	422,000	20,698,000	1,686,000	18,526,000	486,000
WR3	Zone 3 PS (62.2 MLD) and Zone 4 PS (32.2 MLD) @ Zone 1 reservoir	Complete	Phase 1	10,661,000	10,661,000	-	-	-	3,977,000	6,684,000	544,000	5,983,000	157,000
WR4	Zone 5 PS (14.1 MLD) @ Zone 4 reservoir	2018 - 2020	Phase 1	5,280,000	5,280,000	-	-	-	3,755,000	1,525,000	124,000	1,365,000	36,000
WR5	Zone 3 Reservoir (10 ML)	2024 - 2026	Phase 2	14,675,000	14,675,000	-	-	-	587,000	14,088,000	1,148,000	12,609,000	331,000
WR6	Zone 5 Elevated Tank (8.8 ML)	2022 - 2024	Phase 2	14,090,000	14,090,000	-	-	-	-	14,090,000	1,148,000	12,611,000	331,000
WR7	Zone 4 PS (46.5 MLD) and Zone 5 PS (10.6 MLD) @ Zone 3 Reservoir	2024 - 2026	Phase 2	12,010,000	12,010,000	-	-	-	4,540,000	7,470,000	609,000	6,686,000	175,000
WR8a	Zone 3 FM - Zone 3 PS (at Zone 1 reservoir) to Taunton Rd.	Complete	Phase 1	385,000	385,000	-	-	-	-	385,000	31,000	345,000	9,000
WR8b	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Brock Rd. and on Brock Rd. from Taunton Rd. to Whitevale Rd.	2020 - 2024	Phase 2	8,522,000	8,522,000	-	-	-	-	8,522,000	694,000	7,628,000	200,000
WR9	Zone 4 PS (40.1 MLD) at Westney Zone 2 reservoir	2028 - 2031	Phase 2	11,340,000	11,340,000	-	-	-	4,230,000	7,110,000	579,000	6,364,000	167,000
WR10	Zone 4 FM - on Whitevale Rd. from Brock Rd. to Westney Rd. and on Westney Road from Whitevale Rd. to Westney Rd. Zone 4 PS at Zone 2 reservoir	2028 - 2031	Phase 2	20,484,000	20,484,000	-	-	8,212,000	3,117,000	9,155,000	746,000	8,194,000	215,000
WR11	Zone 4 FM - Zone 4 PS (at Zone 1 reservoir) to Taunton Road	Complete	Phase 1	313,000	313,000	-	-	-	125,000	188,000	15,000	168,000	5,000
WR12	Zone 4 FM - on Sideline 26 from north side of Hwy 407 Interchange to Zone 4 reservoir	2019	Phase 1	1,065,000	726,000	-	-	-	290,000	435,000	35,000	390,000	10,000
WR13	Zone 5 FM - on Sideline 26 from the northside of Hwy 407 interchange to Zone 5 reservoir	2019	Phase 1	1,065,000	725,000	-	-	-	-	725,000	59,000	649,000	17,000
	Sub-total			140,035,000	139,356,000								
Financed and Constructed by Landowners Group													
WL1a	Zone 3 FM - on Taunton Rd. from Zone 3 PS (at Zone 1 reservoir) to Sideline 24	Complete	Phase 1	2,236,000	2,141,000	-	-	-	-	2,141,000	174,000	1,916,000	51,000
WL1b	Zone 3 FM - on Sideline 24 from Taunton Rd. to Whitevale Rd. and on Whitevale Rd. from Sideline 24 to Zone 3 Reservoir	2019	Phase 1	10,850,000	11,286,000	-	-	-	-	11,286,000	920,000	10,101,000	265,000
WL2	Zone 4 FM - on Taunton Rd. from Zone 4 PS (at Zone 1 reservoir) to Sideline 26 and on Sideline 26 to Whitevale Rd.	Complete	Phase 1	5,880,000	6,315,000	-	-	-	-	6,315,000	515,000	5,652,000	148,000
WL3a	Zone 4 FM - on Sideline 26 from Whitevale Rd. to the north side Hwy 407 Interchange	Complete	Phase 1	4,633,000	4,863,000	-	-	-	1,945,000	2,918,000	238,000	2,612,000	68,000
WL3b	Zone 4 FM - on Whitevale Rd. from Sideline 26 to Zone 4 PS (at Zone 3 Reservoir)	2020 - 2021	Phase 1	1,485,000	1,201,000	-	-	-	480,000	721,000	59,000	645,000	17,000
WL4	Zone 4 FM - on Whitevale Rd. from Zone 4 PS (at Zone 3 reservoir) to Brock Rd.	2020 - 2021	Phase 1	13,900,000	12,665,000	-	-	5,077,000	1,928,000	5,660,000	461,000	5,066,000	133,000
WL5	Zone 4 FM - on Whitevale Rd. - Sideline 26 to 1100 m west of Sideline 26	2020 - 2021	Phase 1	6,632,000	5,361,000	-	-	-	-	5,362,000	437,000	4,799,000	126,000
WL6a	Zone 5 FM - on Sideline 26 from Whitevale Rd. to north side of the Hwy 407 Interchange	Complete	Phase 1	4,746,000	4,989,000	-	-	-	-	4,988,000	406,000	4,465,000	117,000
WL6b	Zone 5 FM - on Whitevale Rd. from Sideline 26 to Zone 5 PS (at Zone 3 reservoir)	2020 - 2022	Phase 1	1,485,000	1,201,000	-	-	-	-	1,201,000	98,000	1,075,000	28,000
	Sub-total			51,847,000	50,022,000								
Regional Attributions Share													
1	Ajax WSP Debt	Complete	Phase 1	16,000,000	16,000,000	-	-	-	4,786,000	11,214,000	2,779,000	7,634,000	801,000
2	Feeder mains - Ajax WSP to Bayly	Complete	Phase 1	17,500,000	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.	2025-2027	Phase 2	18,575,000	18,575,000	-	14,691,000	-	-	3,884,000	317,000	3,476,000	91,000
4	Zone 1 Feeder main - Harwood Ave from Rossland Rd to Magill Dr.	2018-2019	Phase 2	4,500,000	4,500,000	-	2,815,000	-	-	1,685,000	137,000	1,508,000	40,000
5	Zone 1 Feeder main - Rossland Rd. from Brock Rd. to Westney Rd.	2014 - 2019	Phase 1	17,063,000	17,063,000	-	11,029,000	-	4,334,000	1,700,000	139,000	1,521,000	40,000
6	Zone 1 Feeder main - Brock Rd. from Rossland to Zone 1 Reservoir	Complete	Phase 1	11,845,000	11,845,000	-	6,730,000	-	2,553,000	2,562,000	209,000	2,293,000	60,000
7	Well Interference	2019 >	Phase 1	6,100,000	6,100,000	-	-	-	-	6,100,000	497,000	5,460,000	143,000
8	Additional Studies (Seaton Only)	2019 >	Phase 1	1,637,000	1,637,000	-	-	-	-	1,637,000	133,000	1,465,000	39,000
9	Depot Maintenance Facilities	2027	Phase 1	4,000,000	4,000,000	-	-	-	-	4,000,000	326,000	3,580,000	94,000
10	Ajax WSP Expansion	2020-2024	Phase 2	108,000,000	108,000,000	-	11,880,000	35,640,000	18,360,000	42,120,000	10,440,000	28,673,000	3,007,000
	Sub-total			205,220,000	205,220,000								
	Total			397,102,000	394,598,000	10,108,000	63,385,000	51,853,000	57,497,000	211,754,000	26,126,000	178,099,000	7,529,000

**Table 2
Revised Sanitary Sewerage Capital Program**

Project No.	Increased Service Needs Attributable to Anticipated Development	Timing (Year)	Phase of Seaton Development	Gross Capital Cost estimate \$2019	Gross Capital Cost estimate \$2019 - Updated	Benefit to Existing Share	Benefit to Growth Elsewhere	Post Period Benefit	Federal Lands	Net Seaton			
										Total	Prestige Employment Lands	Residential Share Mixed-Use Lands	Non-Residential Share Mixed-Use Lands
Financed by Landowners Group, Constructed by Region of Durham													
SR1	Seaton SSPS 4 & twin 250 mm forcemains	2017 - 2020	Phase 1	4,800,000	6,368,000	-	-	-	-	6,368,000	1,284,000	4,714,000	370,000
SR2a	Central Duffin Collector TSS - upto south side of CPR to Old Taunton Rd. (O/S for Airport & Seaton & other)	Complete	Phase 1	2,195,000	2,195,000	-	-	367,000	272,000	1,556,000	314,000	1,152,000	90,000
SR2b	CDC TSS (O/S for Federal Lands & Other) - Old Taunton Rd. to Taunton Rd.	2017 - 2019	Phase 1	2,060,000	2,954,000	-	-	493,000	366,000	2,095,000	423,000	1,550,000	122,000
SR3a	CDC TSS (O/S for Federal Lands & Other) - on Taunton Rd. and Brock Rd. from Taunton Rd. to Whitevale Rd.	2018 - 2019	Phase 1	7,135,000	24,243,000	-	-	8,341,000	1,034,000	14,869,000	2,998,000	11,007,000	864,000
SR3b	CDC Brock Rd. TSS (O/S for Federal Lands & Other) - Whitevale Rd. to south of employment lands	2018 - 2019	Phase 1	3,765,000	-	-	-	-	-	-	-	-	-
SR4	Seaton SSPS 1 & twin 300 mm forcemains (Includes Whitevale)	2022 - 2024	Phase 2	11,879,000	11,879,000	941,000	-	-	-	10,938,000	2,205,000	8,097,000	636,000
SR5	Seaton SSPS 3 & twin 200 mm forcemains (Includes Green River)	2022 - 2024	Phase 2	7,825,000	7,825,000	405,000	-	-	-	7,420,000	1,496,000	5,493,000	431,000
SR6	CDC Brock Rd. TSS (O/S for Federal Lands & Other) - south of employment lands to Hwy 7	2022 - 2024	Phase 2	6,247,000	6,247,000	-	-	1,603,000	460,000	4,184,000	844,000	3,097,000	243,000
	Sub-total			45,906,000	61,711,000								
Financed and Constructed by Landowners Group													
SL1a	West Seaton TSS - Central Duffin Collector from Third Concession @ Valleyfarm Rd. north to Whitevale Rd.	Complete	Phase 1	40,691,000	41,580,000	-	-	-	578,000	41,003,000	8,267,000	30,353,000	2,383,000
SL1b	West Seaton TSS - Whitevale Rd. to south of employment lands	2019	Phase 1	3,949,000	3,949,000	-	-	-	55,000	3,894,000	785,000	2,883,000	226,000
SL2a	West Seaton Sub TSS - Whitevale Rd. to north side of Hwy 407 Interchange	Complete	Phase 1	4,880,000	4,833,000	-	-	-	29,000	4,802,000	968,000	3,555,000	279,000
SL2b	West Seaton Sub TSS - north side of Hwy 407 Interchange to Hwy 7	2019 - 2021	Phase 1	903,000	903,000	-	-	-	6,000	897,000	181,000	664,000	52,000
SL3a	Central Seaton TSS on Peter Mathews Dr. from Burkholder Dr. to Taunton Rd.	Complete	Phase 1	13,663,000	13,770,000	-	-	-	377,000	13,393,000	2,700,000	9,915,000	778,000
SL3b	Central Seaton TSS on Sideline 22 from Taunton Rd. to Whitevale Rd.	2020 - 2021	Phase 1	20,720,000	25,630,000	-	-	-	702,000	24,928,000	5,026,000	18,454,000	1,448,000
SL3c	Central Seaton TSS on Sideline 22 from Whitevale Rd. to south of employment lands	2020 - 2021	Phase 1	1,925,000	1,925,000	-	-	-	53,000	1,872,000	377,000	1,386,000	109,000
SL3d	CDC Brock Rd. TSS (O/S for Federal Lands & Other) - Whitevale Rd. to south of employment lands	2018 - 2019	Phase 1	3,407,000	3,407,000	-	-	1,172,000	145,000	2,089,000	421,000	1,547,000	121,000
SL4a	Central Seaton Sub TSS on Whitevale Rd. from Sideline 22 to approx. 475 m east of Sideline 22	2020 - 2021	Phase 1	1,022,000	4,520,000	-	-	-	108,000	4,413,000	890,000	3,267,000	256,000
SL4b	Central Seaton Sub TSS from Whitevale Rd. to south of employment lands	2020 - 2021	Phase 1	3,949,000	4,483,000	-	-	-	107,000	4,377,000	883,000	3,240,000	254,000
SL5	West Seaton TSS (Including Green River) from south of employment lands to Hwy 7	2021 - 2023	Phase 2	4,077,000	4,077,000	-	-	-	182,000	3,895,000	785,000	2,884,000	226,000
SL6	Central Seaton TSS from (SL4b) south of employment lands to Hwy 7	2021 - 2023	Phase 2	3,118,000	3,118,000	-	-	-	302,000	2,816,000	568,000	2,084,000	164,000
SL7	Central Seaton Sub TSS from (SL3c) south of employment lands to Hwy 7	2024 - 2026	Phase 2	3,284,000	3,284,000	-	-	-	153,000	3,131,000	631,000	2,318,000	182,000
	Sub-total			102,181,000	115,479,000								
Regional Attributions Share													
1	York-Durham Debt	Complete	Phase 1	12,822,000	12,822,000	-	-	-	-	12,822,000	4,374,000	7,187,000	1,261,000
2	Biosolids Incineration - Duffin Creek WPCP	2019	Phase 1	95,204,000	93,641,000	-	72,103,000	-	6,555,000	14,983,000	5,112,000	8,398,000	1,473,000
3	Effluent Discharge Upgrades - Duffin Creek WPCP (Durham Share)	2016 - 2022	Phase 1	51,500,000	3,505,000	1,540,000	596,000	514,000	257,000	599,000	204,000	336,000	59,000
4	Duffin Creek WPCP Stage 1 & 2 Upgrades (Constructed)	Complete	Phase 1	41,000,000	41,000,000	23,681,000	8,381,000	-	-	8,938,000	3,049,000	5,010,000	879,000
5	Sanitary Sewer Central Duffin Collector upto south side of CPR (Constructed)	Complete	Phase 1	5,978,000	5,978,000	-	3,910,000	743,000	311,000	1,014,000	204,000	751,000	59,000
6	Additional Studies (Seaton Only)	2019 >	Phase 1	1,637,000	1,637,000	-	-	-	-	1,637,000	330,000	1,212,000	95,000
7	Depot Maintenance Facilities	2027	Phase 1	4,000,000	4,000,000	-	-	-	-	4,000,000	807,000	2,961,000	232,000
8	Duffin Creek WPCP Allocation increase of 45.4 MLD	2029-2031	Phase 2	60,000,000	60,000,000	-	6,120,000	31,302,000	15,654,000	6,924,000	2,362,000	3,881,000	681,000
	Sub-total			272,141,000	222,583,000								
	Total			420,228,000	399,773,000	26,567,000	91,110,000	44,535,000	27,706,000	209,857,000	48,488,000	147,396,000	13,973,000

Appendix B

Documentation for Revised Cash Flow Calculations Reflecting the Capital Forecast Modifications in Appendix A

The following tables provide the revised cash flows as follows:

Tables 1-1 to 1-4: Revised cash flows for the Water Supply Capital Program – Financed by the Landowners Group, constructed by the Region

Tables 2-1 to 2-4: Revised cash flows for the Water Supply Capital Program – Financed and constructed by the Landowners Group

Tables 3-1 to 3-4: Revised cash flows for the Sanitary Sewerage Capital Program – Financed by the Landowners Group, constructed by the Region

Tables 4-1 to 4-4: Revised cash flows for the Sanitary Sewerage Capital Program – Financed and constructed by the Landowners Group

Tables 5-1 to 5-4: Revised cash flows for the Sanitary Sewerage Capital Program – Financed and constructed by the Region (Attributions Share)

**Table 1-1
Residential Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(20,396)	-	1,087	1,087	659	5,718	3,768	(17,714)	(531)	(18,246)
2020	(18,246)	-	5,811	5,985	1,408	5,890	8,293	(15,938)	(478)	(16,416)
2021	(16,416)	-	-	-	2,247	6,067	13,632	(2,784)	(84)	(2,868)
2022	(2,868)	-	1,261	1,378	1,648	6,249	10,298	6,052	151	6,203
2023	6,203	-	-	-	1,766	6,436	11,366	17,569	439	18,009
2024	18,009	-	20,145	23,353	1,085	6,629	7,193	1,848	46	1,894
2025	1,894	-	-	-	1,860	6,828	12,700	14,594	365	14,959
2026	14,959	-	17,366	21,358	1,071	7,033	7,532	1,133	28	1,162
2027	1,162	-	-	-	1,588	7,244	11,503	12,665	317	12,981
2028	12,981	-	1,456	1,899	715	7,461	5,335	16,417	410	16,827
2029	16,827	-	-	-	124	7,685	953	17,780	445	18,225
2030	18,225	-	-	-	-	7,916	-	18,225	456	18,680
2031	18,680	-	13,102	18,680	-	8,153	-	0	0	0
Total			60,227	73,741	14,171		92,573		1,564	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 5,718	\$ 4,518	\$ 2,630

Table 1-2
Prestige Employment Lands – Per Acre Charge for Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(2,276)	-	99	99	50.8	11,056	561	(1,813)	(54)	(1,868)
2020	(1,868)	-	529	545	59.4	11,388	676	(1,737)	(52)	(1,789)
2021	(1,789)	-	-	-	53.7	11,729	630	(1,159)	(35)	(1,193)
2022	(1,193)	-	115	125	50.8	12,081	613	(706)	(21)	(727)
2023	(727)	-	-	-	61.6	12,444	767	40	1	41
2024	41	-	1,834	2,126	50.8	12,817	650	(1,434)	(43)	(1,477)
2025	(1,477)	-	-	-	50.8	13,201	670	(807)	(24)	(831)
2026	(831)	-	1,581	1,944	50.8	13,597	690	(2,086)	(63)	(2,148)
2027	(2,148)	-	-	-	70.5	14,005	988	(1,160)	(35)	(1,195)
2028	(1,195)	-	133	173	50.8	14,426	732	(636)	(19)	(655)
2029	(655)	-	-	-	50.8	14,858	754	99	2	101
2030	101	-	-	-	50.8	15,304	777	878	22	900
2031	900	-	1,193	1,700	50.8	15,763	800	0	0	0
Total			5,482	6,712	702.0		9,309		(321)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 11,056	\$ 27,319

**Table 1-3
Non-Institutional Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed by Landowners Group, Constructed by Durham**

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated ft ² at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(547,544)	23,800	23,800	-	0.56	-	(571,344)	(17,140)	(588,484)
2020	(588,484)	127,276	131,094	300,000	0.58	173,845	(545,733)	(16,372)	(562,105)
2021	(562,105)	-	-	121,508	0.60	72,524	(489,581)	(14,687)	(504,268)
2022	(504,268)	27,623	30,185	426,568	0.61	262,243	(272,210)	(8,166)	(280,377)
2023	(280,377)	-	-	315,080	0.63	199,514	(80,862)	(2,426)	(83,288)
2024	(83,288)	441,242	511,521	30,000	0.65	19,566	(575,243)	(17,257)	(592,500)
2025	(592,500)	-	-	110,278	0.67	74,083	(518,417)	(15,553)	(533,970)
2026	(533,970)	380,384	467,824	348,776	0.69	241,330	(760,465)	(22,814)	(783,279)
2027	(783,279)	-	-	434,888	0.71	309,941	(473,338)	(14,200)	(487,538)
2028	(487,538)	31,886	41,604	475,736	0.73	349,225	(179,918)	(5,398)	(185,315)
2029	(185,315)	-	-	738,432	0.76	558,324	373,009	9,325	382,334
2030	382,334	-	-	-	0.78	-	382,334	9,558	391,893
2031	391,893	286,977	409,161	21,528	0.80	17,268	0	0	0
Total		1,319,190	1,615,190	3,322,792		2,277,864		(115,130)	

	Non-Institutional
Development Charge/sq ft	\$ 0.56

**Table 1-4
Institutional Water Supply**

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

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated ft ² at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(107,860)	4,688	4,688	14,611	0.20	2,874	(109,675)	(3,290)	(112,965)
2020	(112,965)	25,072	25,824	141,778	0.20	28,723	(110,066)	(3,302)	(113,368)
2021	(113,368)	-	-	259,007	0.21	54,047	(59,321)	(1,780)	(61,101)
2022	(61,101)	5,442	5,946	65,507	0.21	14,079	(52,968)	(1,589)	(54,557)
2023	(54,557)	-	-	271,721	0.22	60,153	5,596	140	5,736
2024	5,736	86,920	100,764	65,507	0.23	14,937	(80,091)	(2,403)	(82,494)
2025	(82,494)	-	-	65,507	0.23	15,385	(67,109)	(2,013)	(69,122)
2026	(69,122)	74,932	92,156	239,430	0.24	57,919	(103,359)	(3,101)	(106,460)
2027	(106,460)	-	-	131,014	0.25	32,644	(73,816)	(2,214)	(76,031)
2028	(76,031)	6,281	8,196	501,458	0.26	128,693	44,466	1,112	45,578
2029	45,578	-	-	117,799	0.26	31,138	76,717	1,918	78,634
2030	78,634	-	-	-	0.27	-	78,634	1,966	80,600
2031	80,600	56,531	80,600	-	0.28	-	0	0	0
	Total	259,866	318,175	1,873,338		440,592		(14,557)	

	Institutional
Development Charge/sq ft	\$ 0.20

**Table 2-1
Residential Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(12,055)	-	10,101	10,101	659	2,381	1,569	(20,588)	(618)	(21,205)
2020	(21,205)	-	1,158	1,193	1,408	2,452	3,453	(18,945)	(568)	(19,514)
2021	(19,514)	-	9,458	10,035	2,247	2,526	5,676	(23,872)	(716)	(24,589)
2022	(24,589)	-	967	1,057	1,648	2,602	4,288	(21,358)	(641)	(21,999)
2023	(21,999)	-	-	-	1,766	2,680	4,733	(17,266)	(518)	(17,784)
2024	(17,784)	-	-	-	1,085	2,760	2,995	(14,789)	(444)	(15,233)
2025	(15,233)	-	-	-	1,860	2,843	5,288	(9,945)	(298)	(10,243)
2026	(10,243)	-	-	-	1,071	2,928	3,136	(7,107)	(213)	(7,320)
2027	(7,320)	-	-	-	1,588	3,016	4,790	(2,530)	(76)	(2,606)
2028	(2,606)	-	-	-	715	3,107	2,221	(385)	(12)	(397)
2029	(397)	-	-	-	124	3,200	397	0	0	0
2030	0	-	-	-	-	3,296	-	0	0	0
2031	0	-	-	-	-	3,395	-	0	0	0
Total			21,686	22,386	14,171		38,545		(4,104)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 2,381	\$ 1,881	\$ 1,095

**Table 2-2
Prestige Employment Lands – Per Acre Charge for Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(1,376)	-	920	920	50.8	4,772	242	(2,054)	(62)	(2,115)
2020	(2,115)	-	105	109	59.4	4,916	292	(1,932)	(58)	(1,990)
2021	(1,990)	-	861	913	53.7	5,063	272	(2,632)	(79)	(2,710)
2022	(2,710)	-	88	96	50.8	5,215	265	(2,542)	(76)	(2,618)
2023	(2,618)	-	-	-	61.6	5,371	331	(2,287)	(69)	(2,356)
2024	(2,356)	-	-	-	50.8	5,533	281	(2,075)	(62)	(2,137)
2025	(2,137)	-	-	-	50.8	5,699	289	(1,848)	(55)	(1,904)
2026	(1,904)	-	-	-	50.8	5,870	298	(1,606)	(48)	(1,654)
2027	(1,654)	-	-	-	70.5	6,046	426	(1,227)	(37)	(1,264)
2028	(1,264)	-	-	-	50.8	6,227	316	(948)	(28)	(977)
2029	(977)	-	-	-	50.8	6,414	326	(651)	(20)	(671)
2030	(671)	-	-	-	50.8	6,606	335	(335)	(10)	(345)
2031	(345)	-	-	-	50.8	6,804	345	(0)	(0)	(0)
	Total		1,974	2,038	702.0		4,018		(604)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 4,772	\$ 11,793

**Table 2-3
Non-Institutional Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(331,190)	221,256	221,256	-	0.24	-	(552,447)	(16,573)	(569,020)
2020	(569,020)	25,374	26,135	300,000	0.25	74,970	(520,185)	(15,606)	(535,790)
2021	(535,790)	207,175	219,792	121,508	0.26	31,276	(724,306)	(21,729)	(746,036)
2022	(746,036)	21,189	23,153	426,568	0.27	113,092	(656,097)	(19,683)	(675,780)
2023	(675,780)	-	-	315,080	0.27	86,040	(589,740)	(17,692)	(607,432)
2024	(607,432)	-	-	30,000	0.28	8,438	(598,994)	(17,970)	(616,964)
2025	(616,964)	-	-	110,278	0.29	31,948	(585,016)	(17,550)	(602,567)
2026	(602,567)	-	-	348,776	0.30	104,073	(498,494)	(14,955)	(513,449)
2027	(513,449)	-	-	434,888	0.31	133,661	(379,787)	(11,394)	(391,181)
2028	(391,181)	-	-	475,736	0.32	150,602	(240,578)	(7,217)	(247,796)
2029	(247,796)	-	-	738,432	0.33	240,776	(7,020)	(211)	(7,230)
2030	(7,230)	-	-	-	0.34	-	(7,230)	(217)	(7,447)
2031	(7,447)	-	-	21,528	0.35	7,447	(0)	(0)	(0)
	Total	474,994	490,337	3,322,792		982,324		(160,797)	

	Non-Institutional
Development Charge/sq ft	\$ 0.24

**Table 2-4
Institutional Water Supply
Regional Seaton-Specific Water Supply Capital Works Program – Financed and Constructed by Landowners Group**

Year	DC Reserve Fund Opening Balance	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 2.5%/Landowner rate at 3.0%	DC Reserve Fund Closing Balance
2019	(65,241)	43,585	43,585	14,611	0.08	1,239	(107,587)	(3,228)	(110,815)
2020	(110,815)	4,998	5,148	141,778	0.09	12,380	(103,584)	(3,108)	(106,691)
2021	(106,691)	40,811	43,297	259,007	0.09	23,294	(126,694)	(3,801)	(130,495)
2022	(130,495)	4,174	4,561	65,507	0.09	6,068	(128,987)	(3,870)	(132,857)
2023	(132,857)	-	-	271,721	0.10	25,926	(106,931)	(3,208)	(110,139)
2024	(110,139)	-	-	65,507	0.10	6,438	(103,701)	(3,111)	(106,812)
2025	(106,812)	-	-	65,507	0.10	6,631	(100,182)	(3,005)	(103,187)
2026	(103,187)	-	-	239,430	0.10	24,963	(78,224)	(2,347)	(80,571)
2027	(80,571)	-	-	131,014	0.11	14,069	(66,501)	(1,995)	(68,496)
2028	(68,496)	-	-	501,458	0.11	55,466	(13,030)	(391)	(13,421)
2029	(13,421)	-	-	117,799	0.11	13,421	(0)	(0)	(0)
2030	(0)	-	-	-	0.12	-	(0)	(0)	(0)
2031	(0)	-	-	-	0.12	-	(0)	(0)	(0)
Total		93,569	96,591	1,873,338		189,895		(28,063)	

	Institutional
Development Charge/sq ft	\$ 0.08

**Table 3-1
Residential Sanitary Sewerage**

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(1,869)	-	15,226	15,226	659	2,405	1,585	(15,511)	(465)	(15,976)
2020	(15,976)	-	295	303	1,408	2,477	3,488	(12,792)	(384)	(13,176)
2021	(13,176)	-	-	-	2,247	2,551	5,733	(7,443)	(223)	(7,667)
2022	(7,667)	-	1,669	1,824	1,648	2,628	4,331	(5,160)	(155)	(5,314)
2023	(5,314)	-	-	-	1,766	2,707	4,780	(535)	(16)	(551)
2024	(551)	-	15,019	17,411	1,085	2,788	3,025	(14,937)	(448)	(15,385)
2025	(15,385)	-	-	-	1,860	2,871	5,341	(10,044)	(301)	(10,346)
2026	(10,346)	-	-	-	1,071	2,958	3,168	(7,178)	(215)	(7,393)
2027	(7,393)	-	-	-	1,588	3,046	4,838	(2,556)	(77)	(2,632)
2028	(2,632)	-	-	-	715	3,138	2,243	(389)	(12)	(401)
2029	(401)	-	-	-	124	3,232	401	0	0	0
2030	0	-	-	-	-	3,329	-	0	0	0
2031	0	-	-	-	-	3,429	-	0	0	0
	Total		32,209	34,765	14,171		38,930		(2,296)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 2,405	\$ 1,900	\$ 1,106

Table 3-2
Prestige Employment Lands – Per Acre Charge for Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed by Landowners Group, Constructed by Durham
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(847)	-	4,147	4,147	50.8	13,702	695	(4,298)	(129)	(4,427)
2020	(4,427)	-	80	83	59.4	14,113	838	(3,672)	(110)	(3,783)
2021	(3,783)	-	-	-	53.7	14,536	781	(3,002)	(90)	(3,092)
2022	(3,092)	-	455	497	50.8	14,973	760	(2,829)	(85)	(2,913)
2023	(2,913)	-	-	-	61.6	15,422	951	(1,963)	(59)	(2,022)
2024	(2,022)	-	4,091	4,742	50.8	15,884	806	(5,958)	(179)	(6,136)
2025	(6,136)	-	-	-	50.8	16,361	830	(5,306)	(159)	(5,465)
2026	(5,465)	-	-	-	50.8	16,852	855	(4,610)	(138)	(4,748)
2027	(4,748)	-	-	-	70.5	17,357	1,224	(3,524)	(106)	(3,630)
2028	(3,630)	-	-	-	50.8	17,878	907	(2,723)	(82)	(2,804)
2029	(2,804)	-	-	-	50.8	18,414	935	(1,870)	(56)	(1,926)
2030	(1,926)	-	-	-	50.8	18,967	963	(963)	(29)	(992)
2031	(992)	-	-	-	50.8	19,536	992	(0)	(0)	(0)
	Total		8,773	9,469	702.0		11,537		(1,222)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 13,702	\$ 33,858

**Table 3-3
Non-Institutional Sanitary Sewerage**

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated ft ² at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(203,863)	-	998,564	998,564	-	0.70	-	(1,202,427)	(36,073)	(1,238,500)
2020	(1,238,500)	-	19,322	19,902	300,000	0.72	215,388	(1,043,014)	(31,290)	(1,074,304)
2021	(1,074,304)	-	-	-	121,508	0.74	89,855	(984,450)	(29,533)	(1,013,983)
2022	(1,013,983)	-	109,439	119,587	426,568	0.76	324,909	(808,661)	(24,260)	(832,921)
2023	(832,921)	-	-	-	315,080	0.78	247,191	(585,730)	(17,572)	(603,302)
2024	(603,302)	-	984,955	1,141,833	30,000	0.81	24,242	(1,720,893)	(51,627)	(1,772,520)
2025	(1,772,520)	-	-	-	110,278	0.83	91,786	(1,680,734)	(50,422)	(1,731,156)
2026	(1,731,156)	-	-	-	348,776	0.86	298,998	(1,432,158)	(42,965)	(1,475,123)
2027	(1,475,123)	-	-	-	434,888	0.88	384,005	(1,091,117)	(32,734)	(1,123,851)
2028	(1,123,851)	-	-	-	475,736	0.91	432,676	(691,175)	(20,735)	(711,910)
2029	(711,910)	-	-	-	738,432	0.94	691,743	(20,167)	(605)	(20,772)
2030	(20,772)	-	-	-	-	0.96	-	(20,772)	(623)	(21,395)
2031	(21,395)	-	-	-	21,528	0.99	21,395	(0)	(0)	(0)
	Total		2,112,281	2,279,886	3,322,792		2,822,188		(338,439)	

	Non-Institutional
Development Charge/sq ft	\$ 0.70

**Table 3-4
Institutional Sanitary Sewerage**

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated ft ² at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(40,128)	-	196,546	196,546	14,611	0.24	3,556	(233,118)	(6,994)	(240,112)
2020	(240,112)	-	3,803	3,917	141,778	0.25	35,537	(208,492)	(6,255)	(214,746)
2021	(214,746)	-	-	-	259,007	0.26	66,869	(147,877)	(4,436)	(152,314)
2022	(152,314)	-	21,541	23,538	65,507	0.27	17,420	(158,432)	(4,753)	(163,185)
2023	(163,185)	-	-	-	271,721	0.27	74,424	(88,762)	(2,663)	(91,424)
2024	(91,424)	-	193,867	224,745	65,507	0.28	18,480	(297,689)	(8,931)	(306,620)
2025	(306,620)	-	-	-	65,507	0.29	19,035	(287,585)	(8,628)	(296,213)
2026	(296,213)	-	-	-	239,430	0.30	71,660	(224,552)	(6,737)	(231,289)
2027	(231,289)	-	-	-	131,014	0.31	40,388	(190,901)	(5,727)	(196,628)
2028	(196,628)	-	-	-	501,458	0.32	159,224	(37,404)	(1,122)	(38,526)
2029	(38,526)	-	-	-	117,799	0.33	38,526	0	0	0
2030	0	-	-	-	-	0.34	-	0	0	0
2031	0	-	-	-	-	0.35	-	0	0	0
Total			415,757	448,747	1,873,338		545,119		(56,244)	

	Institutional
Development Charge/sq ft	\$ 0.24

**Table 4-1
Residential Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Landowners Group
(\$000's)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(42,731)	-	4,354	4,354	659	5,738	3,782	(43,304)	(1,299)	(44,603)
2020	(44,603)	-	2,635	2,714	1,408	5,910	8,322	(38,995)	(1,170)	(40,165)
2021	(40,165)	-	24,807	26,318	2,247	6,088	13,679	(52,804)	(1,584)	(54,388)
2022	(54,388)	-	-	-	1,648	6,270	10,334	(44,054)	(1,322)	(45,376)
2023	(45,376)	-	4,471	5,033	1,766	6,458	11,406	(39,003)	(1,170)	(40,173)
2024	(40,173)	-	232	269	1,085	6,652	7,218	(33,224)	(997)	(34,221)
2025	(34,221)	-	-	-	1,860	6,852	12,744	(21,476)	(644)	(22,121)
2026	(22,121)	-	2,086	2,565	1,071	7,057	7,558	(17,128)	(514)	(17,642)
2027	(17,642)	-	-	-	1,588	7,269	11,543	(6,098)	(183)	(6,281)
2028	(6,281)	-	-	-	715	7,487	5,353	(928)	(28)	(956)
2029	(956)	-	-	-	124	7,712	956	0	0	0
2030	0	-	-	-	-	7,943	-	0	0	0
2031	0	-	-	-	-	8,181	-	0	0	0
Total			38,585	41,253	14,171		92,895		(8,910)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 5,738	\$ 4,533	\$ 2,640

Table 4-2

Prestige Employment Lands – Per Acre Charge for Sanitary Sewerage

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(12,420)	-	1,186	1,186	50.8	32,663	1,658	(11,949)	(358)	(12,307)
2020	(12,307)	-	718	739	59.4	33,642	1,997	(11,050)	(331)	(11,381)
2021	(11,381)	-	6,757	7,168	53.7	34,652	1,861	(16,688)	(501)	(17,188)
2022	(17,188)	-	-	-	50.8	35,691	1,811	(15,377)	(461)	(15,838)
2023	(15,838)	-	1,218	1,371	61.6	36,762	2,266	(14,943)	(448)	(15,391)
2024	(15,391)	-	63	73	50.8	37,865	1,922	(13,543)	(406)	(13,949)
2025	(13,949)	-	-	-	50.8	39,001	1,979	(11,970)	(359)	(12,329)
2026	(12,329)	-	568	699	50.8	40,171	2,039	(10,989)	(330)	(11,318)
2027	(11,318)	-	-	-	70.5	41,376	2,918	(8,401)	(252)	(8,653)
2028	(8,653)	-	-	-	50.8	42,617	2,163	(6,490)	(195)	(6,684)
2029	(6,684)	-	-	-	50.8	43,896	2,228	(4,457)	(134)	(4,590)
2030	(4,590)	-	-	-	50.8	45,213	2,295	(2,296)	(69)	(2,364)
2031	(2,364)	-	-	-	50.8	46,569	2,364	0	0	0
Total			10,509	11,236	702.0		27,501		(3,844)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 32,663	\$ 80,709

Table 4-3

Non-Institutional Sanitary Sewerage

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(2,990,638)	-	285,547	285,547	-	1.66	-	(3,276,185)	(98,286)	(3,374,470)
2020	(3,374,470)	-	172,788	177,971	300,000	1.71	513,428	(3,039,014)	(91,170)	(3,130,184)
2021	(3,130,184)	-	1,626,880	1,725,957	121,508	1.76	214,191	(4,641,951)	(139,259)	(4,781,209)
2022	(4,781,209)	-	-	-	426,568	1.82	774,499	(4,006,710)	(120,201)	(4,126,911)
2023	(4,126,911)	-	293,239	330,043	315,080	1.87	589,238	(3,867,716)	(116,031)	(3,983,748)
2024	(3,983,748)	-	15,199	17,620	30,000	1.93	57,787	(3,943,581)	(118,307)	(4,061,888)
2025	(4,061,888)	-	-	-	110,278	1.98	218,793	(3,843,095)	(115,293)	(3,958,388)
2026	(3,958,388)	-	136,791	168,236	348,776	2.04	712,734	(3,413,890)	(102,417)	(3,516,307)
2027	(3,516,307)	-	-	-	434,888	2.10	915,368	(2,600,939)	(78,028)	(2,678,967)
2028	(2,678,967)	-	-	-	475,736	2.17	1,031,387	(1,647,580)	(49,427)	(1,697,007)
2029	(1,697,007)	-	-	-	738,432	2.23	1,648,935	(48,073)	(1,442)	(49,515)
2030	(49,515)	-	-	-	-	2.30	-	(49,515)	(1,485)	(51,000)
2031	(51,000)	-	-	-	21,528	2.37	51,000	0	0	0
Total			2,530,444	2,705,374	3,322,792		6,727,360		(1,031,347)	

	Non-Institutional
Development Charge/sq ft	\$ 1.66

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

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Landowner Rate (3.0%)	DC Reserve Fund Closing Balance
2019	(588,643)	-	56,204	56,204	14,611	0.58	8,476	(636,371)	(19,091)	(655,463)
2020	(655,463)	-	34,010	35,030	141,778	0.60	84,711	(605,781)	(18,173)	(623,955)
2021	(623,955)	-	320,217	339,718	259,007	0.62	159,397	(804,275)	(24,128)	(828,403)
2022	(828,403)	-	-	-	65,507	0.63	41,524	(786,879)	(23,606)	(810,486)
2023	(810,486)	-	57,718	64,962	271,721	0.65	177,406	(698,042)	(20,941)	(718,983)
2024	(718,983)	-	2,992	3,468	65,507	0.67	44,052	(678,398)	(20,352)	(698,750)
2025	(698,750)	-	-	-	65,507	0.69	45,374	(653,376)	(19,601)	(672,978)
2026	(672,978)	-	26,924	33,114	239,430	0.71	170,819	(535,273)	(16,058)	(551,331)
2027	(551,331)	-	-	-	131,014	0.73	96,275	(455,056)	(13,652)	(468,708)
2028	(468,708)	-	-	-	501,458	0.76	379,547	(89,160)	(2,675)	(91,835)
2029	(91,835)	-	-	-	117,799	0.78	91,835	(0)	(0)	(0)
2030	(0)	-	-	-	-	0.80	-	(0)	(0)	(0)
2031	(0)	-	-	-	-	0.83	-	(0)	(0)	(0)
Total			498,064	532,495	1,873,338		1,299,417		(178,278)	

	Institutional
Development Charge/sq ft	\$ 0.58

Table 5-1
Residential Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses (1)	Development Related Expenses Inflated at 3.0%	Equivalent Single Detached Units	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 2.5%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2019	(24,462)	-	469	469	659	2,395	1,579	(23,353)	(1,168)	(24,520)
2020	(24,520)	-	-	-	1,408	2,467	3,474	(21,046)	(1,052)	(22,099)
2021	(22,099)	-	-	-	2,247	2,541	5,710	(16,388)	(819)	(17,208)
2022	(17,208)	-	350	382	1,648	2,618	4,314	(13,276)	(664)	(13,940)
2023	(13,940)	-	-	-	1,766	2,696	4,761	(9,178)	(459)	(9,637)
2024	(9,637)	-	-	-	1,085	2,777	3,013	(6,624)	(331)	(6,955)
2025	(6,955)	-	-	-	1,860	2,860	5,320	(1,635)	(82)	(1,717)
2026	(1,717)	-	37	46	1,071	2,946	3,155	1,393	35	1,428
2027	1,428	-	2,961	3,751	1,588	3,035	4,819	2,495	62	2,558
2028	2,558	-	-	-	715	3,126	2,235	4,793	120	4,912
2029	4,912	-	388	522	124	3,219	399	4,790	120	4,910
2030	4,910	-	37	51	-	3,316	-	4,859	121	4,980
2031	4,980	-	3,493	4,980	-	3,415	-	0	0	0
Total		-	7,735	10,200	14,171		38,780		(4,117)	

Measure	Single/Semi Detached	Medium Density	Apartment
DC/Residential Unit Type	\$ 2,395	\$ 1,892	\$ 1,102

Table 5-2
Prestige Employment Lands – Per Acre Charge for Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)
(\$000's)

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Number of Acres Developed	Per Acre Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 2.5%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2019	(16,403)	-	273	273	50.8	31,013	1,574	(15,103)	(755)	(15,858)
2020	(15,858)	-	-	-	59.4	31,943	1,896	(13,962)	(698)	(14,660)
2021	(14,660)	-	-	-	53.7	32,901	1,767	(12,892)	(645)	(13,537)
2022	(13,537)	-	200	219	50.8	33,888	1,720	(12,036)	(602)	(12,638)
2023	(12,638)	-	-	-	61.6	34,905	2,151	(10,487)	(524)	(11,011)
2024	(11,011)	-	-	-	50.8	35,952	1,825	(9,186)	(459)	(9,645)
2025	(9,645)	-	-	-	50.8	37,031	1,879	(7,766)	(388)	(8,154)
2026	(8,154)	-	10	12	50.8	38,141	1,936	(6,231)	(312)	(6,543)
2027	(6,543)	-	806	1,022	70.5	39,286	2,770	(4,794)	(240)	(5,033)
2028	(5,033)	-	-	-	50.8	40,464	2,054	(2,980)	(149)	(3,129)
2029	(3,129)	-	236	317	50.8	41,678	2,115	(1,331)	(67)	(1,398)
2030	(1,398)	-	10	14	50.8	42,929	2,179	767	19	786
2031	786	-	2,126	3,031	50.8	44,216	2,245	0	0	0
Total		-	3,662	4,889	702.0		26,111		(4,819)	

	Per Acre	Per Hectare
Area Specific DC for Prestige Employment Lands	\$ 31,013	\$ 76,632

**Table 5-3
Non-Institutional Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)**

Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Non-Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 2.5%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2019	(3,949,632)	-	65,778	65,778	-	1.60	-	(4,015,409)	(200,770)	(4,216,180)
2020	(4,216,180)	-	-	-	300,000	1.65	495,154	(3,721,026)	(186,051)	(3,907,077)
2021	(3,907,077)	-	-	-	121,508	1.70	206,567	(3,700,510)	(185,025)	(3,885,535)
2022	(3,885,535)	-	48,233	52,705	426,568	1.75	746,933	(3,191,308)	(159,565)	(3,350,873)
2023	(3,350,873)	-	-	-	315,080	1.80	568,266	(2,782,607)	(139,130)	(2,921,737)
2024	(2,921,737)	-	-	-	30,000	1.86	55,730	(2,866,007)	(143,300)	(3,009,308)
2025	(3,009,308)	-	-	-	110,278	1.91	211,006	(2,798,302)	(139,915)	(2,938,217)
2026	(2,938,217)	-	2,427	2,985	348,776	1.97	687,366	(2,253,836)	(112,692)	(2,366,528)
2027	(2,366,528)	-	194,191	245,995	434,888	2.03	882,788	(1,729,735)	(86,487)	(1,816,222)
2028	(1,816,222)	-	-	-	475,736	2.09	994,678	(821,544)	(41,077)	(862,621)
2029	(862,621)	-	56,881	76,443	738,432	2.15	1,590,246	651,181	16,280	667,461
2030	667,461	-	2,427	3,360	-	2.22	-	664,101	16,603	680,703
2031	680,703	-	511,929	729,888	21,528	2.28	49,185	(0)	(0)	(0)
Total		-	881,866	1,177,155	3,322,792		6,487,918		(1,361,132)	

	Non-Institutional
Development Charge/sq ft	\$ 1.60

**Table 5-4
Institutional Sanitary Sewerage
Regional Seaton-Specific Sanitary Sewerage Capital Works Program – Financed and Constructed by Durham
(Attributions Share)**

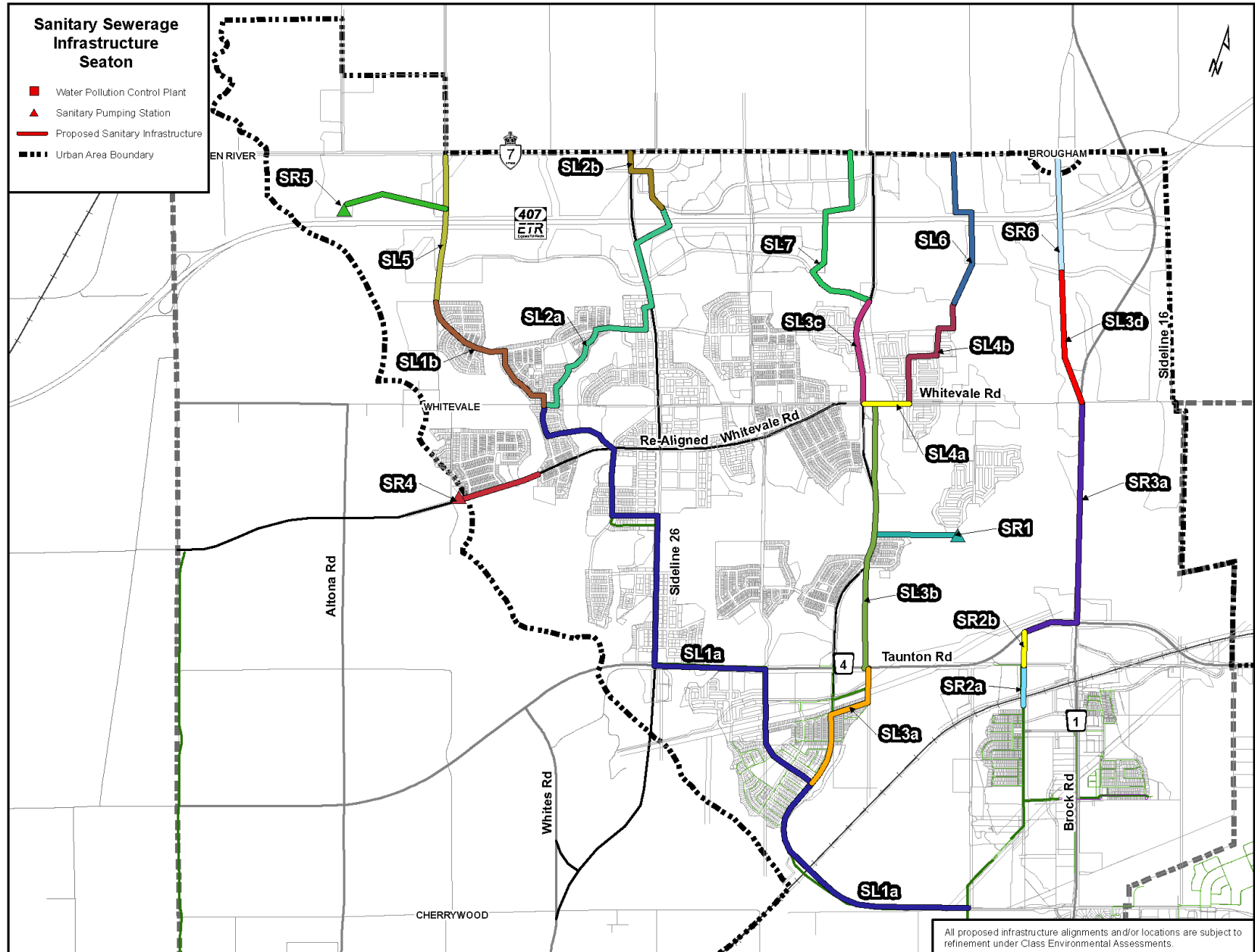
Year	DC Reserve Fund Opening Balance	Existing Debt	Development Related Expenses ⁽¹⁾	Development Related Expenses Inflated at 3.0%	Estimated ft ² Institutional Development	Unit Charge Inflated at 3.0%	Anticipated Revenue	Surplus/(Deficit)	Interest Earnings at 2.5%/debt rate at 5.0%	DC Reserve Fund Closing Balance
2019	(777,401)	-	12,947	12,947	14,611	0.55	8,088	(782,260)	(39,113)	(821,373)
2020	(821,373)	-	-	-	141,778	0.57	80,833	(740,540)	(37,027)	(777,567)
2021	(777,567)	-	-	-	259,007	0.59	152,100	(625,467)	(31,273)	(656,740)
2022	(656,740)	-	9,494	10,374	65,507	0.60	39,623	(627,492)	(31,375)	(658,866)
2023	(658,866)	-	-	-	271,721	0.62	169,284	(489,582)	(24,479)	(514,061)
2024	(514,061)	-	-	-	65,507	0.64	42,036	(472,026)	(23,601)	(495,627)
2025	(495,627)	-	-	-	65,507	0.66	43,297	(452,330)	(22,617)	(474,947)
2026	(474,947)	-	478	588	239,430	0.68	162,998	(312,536)	(15,627)	(328,163)
2027	(328,163)	-	38,222	48,419	131,014	0.70	91,867	(284,715)	(14,236)	(298,950)
2028	(298,950)	-	-	-	501,458	0.72	362,171	63,221	1,581	64,801
2029	64,801	-	11,196	15,046	117,799	0.74	87,631	137,386	3,435	140,820
2030	140,820	-	478	661	-	0.77	-	140,159	3,504	143,663
2031	143,663	-	100,762	143,663	-	0.79	-	(0)	(0)	(0)
Total		-	173,576	231,698	1,873,338		1,239,927		(230,828)	

	Institutional
Development Charge/sq ft	\$ 0.55

Appendix C

Water Supply and Sanitary Sewer Servicing Maps

Map 2 Seaton Sanitary Sewerage Servicing



Appendix D

Proposed Amendments to Development Charge By-law No. 38-2019

By-law Number **-2021

of The Regional Municipality of Durham

Being a by-law to amend By-law No. 39-2019

Whereas section 19 of the *Development Charges Act, 1997*, S.O. 1997, c.27 (the “Act”) provides for amendments to development charge by-laws;

And Whereas the Council of The Regional Municipality of Durham requires certain amendments to By-law 38-2019;

And Whereas in accordance with the *Act*, a development charge background study has been completed in support of the proposed amendment to By-law 38-2019;

And Whereas the Council of The Regional Municipality of Durham has given notice and held a public meeting on the 27th day of October 2021 in accordance with the *Act*;

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 amendments;

And Whereas the Council of The Regional Municipality of Durham has determined that a further public meeting is not necessary pursuant to Section 12(3) of the *Act*;

Now therefore, the Council of The Regional Municipality of Durham hereby enacts as follows:

1. Section 1 of By-law 38-2019 is hereby amended by adding the following definitions and renumbering the remaining definitions:
 - (x) “institutional development”, for the purposes of section 19(a) of the by-law, means development of a building or structure intended for use,
 - (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
 - (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
 - (c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
 - (d) as a memorial home, clubhouse or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
 - (e) as a hospice to provide end of life care.

- (gg) non-profit housing development, for the purpose of section 19(b) means development of a building or structure intended for use as residential premises by,
 - (a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
 - (b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
 - (c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act.

- (qq) “rental housing” for the purpose of section 19(a) of the by-law, means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

2. Section 9 of By-law 38-2019 is hereby deleted and replaced with the following:

Exemptions

9(1) 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.

9(2) Development charges shall not be imposed in respect to:

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

Description of Class of Existing Residential Buildings	Maximum Number of Additional Dwelling Units	Restrictions
Existing single detached residential buildings, each of which contains a single dwelling unit, that are not attached to other buildings.	Two	The total gross floor area of the additional dwelling unit or units must be less than or equal to the gross floor area of the dwelling unit already in the building.
Existing semi-detached or row residential buildings, each of which contains a single dwelling unit, that have one or two vertical walls, but no	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the dwelling unit already in the building.

other parts, attached to other buildings.		
Existing rental residential buildings, each of which contains four or more dwelling units.	Greater of one and 1% of the existing units in the building	None
An existing residential building not in another class of residential building described in this table.	One	The gross floor area of the additional dwelling unit must be less than or equal to the gross floor area of the smallest dwelling unit already in the building.

(d) the creation of a second dwelling unit in accordance with the following table:

Description of Class of Proposed New Residential Buildings	Restrictions
Proposed new residential detached buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new detached dwelling must only contain two dwelling units.</p> <p>The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
Proposed new semi-detached or row residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	<p>The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units.</p> <p>The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.</p>
Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	<p>The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit.</p> <p>The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.</p>

3. Section 16 of By-law 38-2019 is hereby deleted and replaced with the following:

Timing of Payment of Development Charges

17. Development charges, determined in accordance with section 20 and adjusted in accordance with section 23 of this by-law, are payable in full on the date

on which a building permit is issued with respect to each dwelling unit, building or structure.

4. Section 17 (1) of By-law 38-2019 is hereby amended as follows:

Delete “21” after section and replace with “23”.

5. Section 18 (1) of By-law 38-2019 is hereby amended as follows:

Delete “21” after section and replace with “23”.

6. Section 18 (3) of By-law 38-2019 is hereby amended as follows:

Delete “21” after section and replace with “23”.

7. By-law 38-2019 is hereby amended by inserting a new Section 19 as follows and renumbering the remainder of the sections:

19. Notwithstanding sections 16, 17 and 18, where development charges become payable after January 1, 2020 for development of:

- (a) rental housing that is not non-profit housing development and institutional development, development charges shall be paid in equal annual instalments beginning on the earlier of the date of issuance of a permit under the *Building Code Act, 1992* authorizing occupation of the building and the date the building is first occupied, and continuing on the following five anniversaries of that date;
- (b) Non-profit housing development, development charges shall be paid in equal annual instalments beginning on the earlier of the date of issuance of a permit under the *Building Code Act, 1992* authorizing occupation of the building and the date the building is first occupied, and continuing on the following twenty anniversaries of that date;

8. By-law 38-2019 is hereby amended by inserting a new Section 20 as follows and renumbering the remainder of the sections:

Determining Amount Payable

20. The development charges payable will be the development charge shown in the applicable Schedules to this by-law to be payable, with indexing under section 23, and, where applicable, with interest under section 25 of this by-law as of

- (1) for those developments to which section 19 applies,
 - (a) for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* was made, provided the first building permit is issued within two years of the date that application was approved;
 - (b) if clause (a) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made, provided the first building permit is issued within two years of the date that amendment comes into force and effect; or
 - (c) if neither clause (a) nor clause (b) applies, the day the development charge would be payable in accordance with sections 16, 17 and 18 of this by-law; and
- (2) for those developments to which section 19 does not apply,

- (a) for applications filed after December 31, 2019, the day an application for an approval of development in a site plan control area under subsection 41 (4) of the *Planning Act* was made, provided the date the development charge is payable is within two years of the date that application was approved;
- (b) if clause (a) does not apply, for applications filed after December 31, 2019, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made, provided the date the development charge is payable is within two years of the date that amendment comes into force and effect; or
- (c) if neither clause (a) nor clause (b) applies, the day the development charge would be payable in accordance with sections 16, 17 and 18 of this by-law.

9. By-law 38-2019 is hereby amended by inserting a new Section 25 as follows and renumbering the remainder of the sections:

Installment Interest

25. Development charges payable by instalment pursuant to section 20 of this by-law shall bear interest in accordance with the Region of Durham Development Charge Interest Rate Policy, as amended from time to time.

10. The Schedules to By-law 39-2019 are hereby deleted and replaced with the Schedules to this by-law.

11. Section 27 of By-law 38-2019 is hereby deleted and replaced as follows:

27. This By-law shall come into force on January 1, 2022.

12. Section 29 of By-law 38-2019 is hereby deleted and renumbering the remainder of the sections.

This By-law Read and Passed on the 22 day of December, 2021.

J. Henry, Regional Chair and CEO

R. Walton, Regional Clerk

Schedule "B"

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

Service Category	Single Detached & Semi-Detached	Medium Density Multiples	Apartments
Sanitary Sewerage			
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	5,738	4,533	2,640
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	2,405	1,900	1,106
(iii) Regional Attribution Sanitary Sewerage Development Charges	2,395	1,892	1,102
Subtotal – Sanitary Sewerage	10,538	8,325	4,848
Water Supply			
(i) Seaton Landowners Constructed Water Supply Development Charges	2,381	1,881	1,095
(ii) Regional Seaton-Specific Water Supply Development Charges	5,718	4,518	2,630
(iii) Regional Attribution Water Supply Development Charges	4,064	3,210	1,869
Subtotal – Water Supply	12,163	9,609	5,594
Total Development Charges	<u>\$22,701</u>	<u>\$17,934</u>	<u>\$10,442</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 23 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	0.58
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.24
(iii) Regional Attribution Sanitary Sewerage Development Charges	0.55
Subtotal – Sanitary Sewerage	1.37
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.08
(ii) Regional Seaton-Specific Water Supply Development Charges	0.20
(iii) Regional Attribution Water Supply Development Charges	0.44
Subtotal – Water Supply	0.72
Total Development Charges	<u>\$2.09</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 23 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	1.66
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.70
(iii) Regional Attribution Sanitary Sewerage Development Charges	1.60
Subtotal – Sanitary Sewerage	3.96
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.24
(ii) Regional Seaton-Specific Water Supply Development Charges	0.56
(iii) Regional Attribution Water Supply Development Charges	1.26
Subtotal – Water Supply	2.06
Total Development Charges	<u>\$6.02</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 23 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	80,709
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	33,858
(iii) Regional Attribution Sanitary Sewerage Development Charges	76,632
Subtotal – Sanitary Sewerage	191,199
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	11,793
(ii) Regional Seaton-Specific Water Supply Development Charges	27,319
(iii) Regional Attribution Water Supply Development Charges	60,559
Subtotal – Water Supply	99,671
Total Development Charges	<u>\$290,870</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 23 of this By-law.

Appendix E

Seaton Water Supply and Sanitary Sewerage Service Area Specific Development Charge By-law No. 38-2019

By-law Number 38-2019
of The Regional Municipality of Durham

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

Whereas section 2(1) of the Development Charges Act, 1997, provides that council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from development of the area to which the by-law applies if the development requires one or more of the approvals identified in section 2(2) of the Development Charges Act, 1997;

And Whereas a development charge background study has been completed in support of the imposition of development charges;

And Whereas the Council of The Regional Municipality of Durham has given notice and held a public meeting on April 24, 2019, 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) “air-supported structure” means a structure consisting of a pliable membrane that achieves and maintains its shape and is supported by internal air pressure;
 - (d) “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;
 - (e) “apartment” means a dwelling unit in an apartment building or a single storey dwelling unit located within or above a residential garage or a commercial use;

- (f) “area municipality” means a lower-tier municipality that forms part of the Region;
- (g) “bedroom” means any room used, or designed or intended for use, as sleeping quarters;
- (h) “building or structure: means a permanent enclosed structure and includes an air-supported structure;
- (i) “Central Pickering Development Plan” means the development plan approved under the *Ontario Planning and Development Act* in regard to the Seaton Community;
- (j) “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;
- (k) “Council” means the Council of the Regional Municipality of Durham;
- (l) “development” includes redevelopment;
- (m) “development charges” means charges imposed pursuant to this By-law in accordance with the Act;
- (n) “duplex” means a building comprising, by horizontal division, two dwelling units;
- (o) “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;
- (p) “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,
 - a. carried out with respect to manufacturing, producing, processing, storage or distributing of something; and
 - b. in or attached to the building or structure used for that manufacturing, producing, processing, storage or distribution;
- (q) “Front-Ending Agreement” means the Agreement between the Region and the Seaton Landowners in regard to the development of the Seaton Community;

- (r) “farm building” means a building or structure used, in connection with a bona fide agricultural use and includes barns, silos, and similar structures, and includes a dwelling located on the same lot as the agricultural use or on a lot directly abutting the agricultural use, which is used exclusively for the housing of temporary or seasonal persons employed exclusively for the farming of that agricultural use, but otherwise excludes a building or structure used, or designed or intended for use for residential or commercial uses;
- (s) “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;
- (t) “gross floor area” means (except for the purposes of sections 9 and 15), in the case of a non-residential building or structure or the non-residential portion of a mixed-use building or structure, the aggregate of the areas of each floor, whether above or below grade, measured between the exterior faces of the exterior walls of the building or structure or pliable membrane in the case of an air supported structure, or from the centre line of a common wall separating a non-residential and a residential use, and, for the purposes of this definition, the non-residential portion of a mixed-use building is deemed to include one-half of any area common to the residential and non-residential portions of such mixed-use building or structure;
- (u) “hospice” means a building or structure used to provide not for profit palliative care to the terminally ill;
- (v) “housing services use”/ “housing services” means social housing which is rental housing provided by Durham Region Local Housing Corporation (DRLHC) or by a non-profit housing provider that receives ongoing subsidy from the Region of Durham and Affordable Housing which are rental units provided by private or non-profit housing providers that receive capital funding through a federal and / or provincial government affordable housing program;
- (w) “industrial use” means lands, buildings or structures used or designed or intended for use for manufacturing, producing, processing, fabricating or assembly of raw goods, research or development in connection therewith, and includes office uses, warehousing or bulk storage of goods and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club or similar use;
- (x) “institutional use” means lands, buildings or structures used or designed or intended for use by a non-profit organized body, society or religious group for promoting a public and non-profit purpose, and would include a hospice and office uses where such uses are accessory to an institutional use;
- (y) “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*;
- (z) “medium density multiples” includes plexes, townhouses, stacked townhouses and all other residential uses that are not included in the definition of “apartment building”, “apartment”, “garden suites”, “mobile

homes”, “retirement residence units”, “single detached”, “single detached dwelling” or “semi-detached dwelling”;

- (aa) “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;
- (bb) “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;
- (cc) “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;
- (dd) “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;
- (ee) “non-institutional use” means lands, buildings or structures used, or designed or intended for non-residential uses other than institutional uses;
- (ff) “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;
- (gg) “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;
- (hh) “plex” means a duplex, a semi-detached duplex, a triplex or a semi-detached triplex;
- (ii) “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;

- (jj) “Region” means the Regional Municipality of Durham;
- (kk) “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;
- (ll) “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;
- (mm) “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;
- (nn) “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;
- (oo) “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;
- (pp) “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;
- (qq) “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;
- (rr) “retirement residence unit” means a unit within a retirement residence;

- (ss) “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;
- (tt) “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;
- (uu) “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;
- (vv) “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;
- (ww) “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;
- (xx) “semi-detached duplex” means one of a pair of attached duplexes, each duplex divided vertically from the other by a party wall;
- (yy) “semi-detached dwelling” means a building divided vertically (above or below ground) into and comprising 2 dwelling units;
- (zz) “semi-detached triplex” means one of a pair of triplexes divided vertically one from the other by a party wall;
- (aaa) “services” means the services designated in section 7 of this by-law;
- (bbb) “single detached dwelling” and “single detached” means a building comprising 1 dwelling unit;
- (ccc) “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;
- (ddd) “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;

(eee) “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;

(fff) “triplex” means a building comprising 3 dwelling units.

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 9 of the *Condominium Act, 1998*; or
 - (g) the issuing of a permit under the *Building Code Act, 1992* in relation to a building or structure.
- (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(5), 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 within an existing single detached dwelling or on the same lot as an existing single detached dwelling;
 - (d) the creation of one additional dwelling unit within a semi-detached dwelling, a row dwelling, or any other residential building, or on the

same lot as an existing semi-detached dwelling, a row dwelling, or any other residential building; or

- (e) the creation of a garden suite.
- (3) Notwithstanding 9(2)(c) and (d), prior to the issuance of a building permit for any additional dwelling unit located on the same lot, but not within a single detached dwelling, semi-detached dwelling, a row dwelling, or any other residential building, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any additional dwelling unit is located are the subject of an application for consent under section 53 of the *Planning Act*; or for which a by-law is passed under subsection 50(7) of the *Planning Act*, within 10 years of the date of building permit issuance for such additional dwelling unit, the development charges that would have otherwise been payable for such dwelling unit, shall become due and payable.
- (4) 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 within the existing single detached dwelling or on the same lot as the existing single detached dwelling exceeds the gross floor area of the existing dwelling unit.
- (5) 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.

Mobile Home

10. (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 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.

Exemption for Enlargement of Existing Industrial Building

15. (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 15(1) the following provisions apply:

- (a) the gross floor area of an existing industrial building shall be calculated as it existed as of July 1, 2019;
 - (b) subject to 2(c) below, the enlargement need not be an attached addition or expansion of an existing industrial building, but rather may be a new standalone structure, provided it is located on the same parcel of land as the existing industrial building;
 - (c) in the event that the enlargement is in the form of a standalone building or structure located on the same parcel of land as per 2(b) above, prior to the issuance of a building permit for the standalone building or structure, the owner shall be required to enter into an agreement with the Region under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense with the intention that the provisions shall bind and run with title to the lands. Such agreement will require that in the event that the lands upon which any standalone building or structure is located are the subject of an application for consent under section 53 of the *Planning Act*; or for which a by-law is passed under subsection 50(7) of the *Planning Act*, within 10 years of building permit issuance for such standalone building or structure, that the development charges that would have otherwise been payable for such standalone building or structure, shall become due and payable.
- (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

16. Development charges, adjusted in accordance with section 21 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.
17. (1) Notwithstanding section 16, development charges, adjusted in accordance with section 21 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 17(1), development charges applicable to a high density or condominium block in a residential plan of subdivision are payable in accordance with section 16.

- (3) Notwithstanding section 16, 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.
 - (4) Notwithstanding any of the foregoing, for lands, buildings and structures developed for a housing services use, the Region may defer the timing of the payment of development charges from building permit issuance to a period of time not to exceed eighteen months from the date of first building permit issuance, to be at the discretion of the Commissioner of Finance, if the owner enters into an agreement with the Region and the applicable area municipality under section 27 of the Act respecting the timing and calculation of payment of development charges, notice of which the owner shall register on the title to the lands at its sole cost and expense, with the intention that the provisions shall bind and run with title to the lands.
- 18.
- (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 17(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 17(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 17(1) than for the type of dwelling unit used to calculate the payment under subsection 17(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 21 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 17(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 17(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 17(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 17(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 17(1) than for the type of dwelling unit used to calculate the payment under subsection 17(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 21 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 17(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 17(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 18(3) and 18(4), a refund shall not exceed the amount of the development charges paid under section 17.

Payment by Services

19. Notwithstanding the payments required under sections 16 and 17, 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

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

Indexing

21. 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, 2020, 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

22. (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

23. 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

24. This by-law shall come into force on the 1st day of July, 2019.

Date By-law Expires

25. 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.

Repeal

26. By-law 19-2013 is hereby repealed effective on the date this by-law comes into force.

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.

This By-law Read and Passed on the 26th day of June, 2019.

J. Henry, Regional Chair and CEO

R. Walton, Regional Clerk

Schedule "A"

Designated Regional Services and Service Components Thereunder

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

Schedule “B”

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

Service Category	Single Detached & Semi-Detached	Medium Density Multiples	Apartments
Sanitary Sewerage			
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	5,125	4,049	2,358
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	1,863	1,472	857
(iii) Regional Attribution Sanitary Sewerage Development Charges	2,751	2,174	1,266
Subtotal – Sanitary Sewerage	9,739	7,695	4,481
Water Supply			
(i) Seaton Landowners Constructed Water Supply Development Charges	2,452	1,937	1,128
(ii) Regional Seaton-Specific Water Supply Development Charges	5,752	4,544	2,646
(iii) Regional Attribution Water Supply Development Charges	4,064	3,210	1,869
Subtotal – Water Supply	12,268	9,691	5,643
Total Development Charges	\$22,007	\$17,386	\$10,124

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to Section 21 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	0.52
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.19
(iii) Regional Attribution Sanitary Sewerage Development Charges	0.63
Subtotal – Sanitary Sewerage	1.34
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.09
(ii) Regional Seaton-Specific Water Supply Development Charges	0.20
(iii) Regional Attribution Water Supply Development Charges	0.44
Subtotal – Water Supply	0.73
Total Development Charges	<u>\$2.07</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 21 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	1.49
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	0.55
(iii) Regional Attribution Sanitary Sewerage Development Charges	1.84
Subtotal – Sanitary Sewerage	3.88
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	0.25
(ii) Regional Seaton-Specific Water Supply Development Charges	0.57
(iii) Regional Attribution Water Supply Development Charges	1.26
Subtotal – Water Supply	2.08
Total Development Charges	<u>\$5.96</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 21 of this By-law.

Schedule "E"

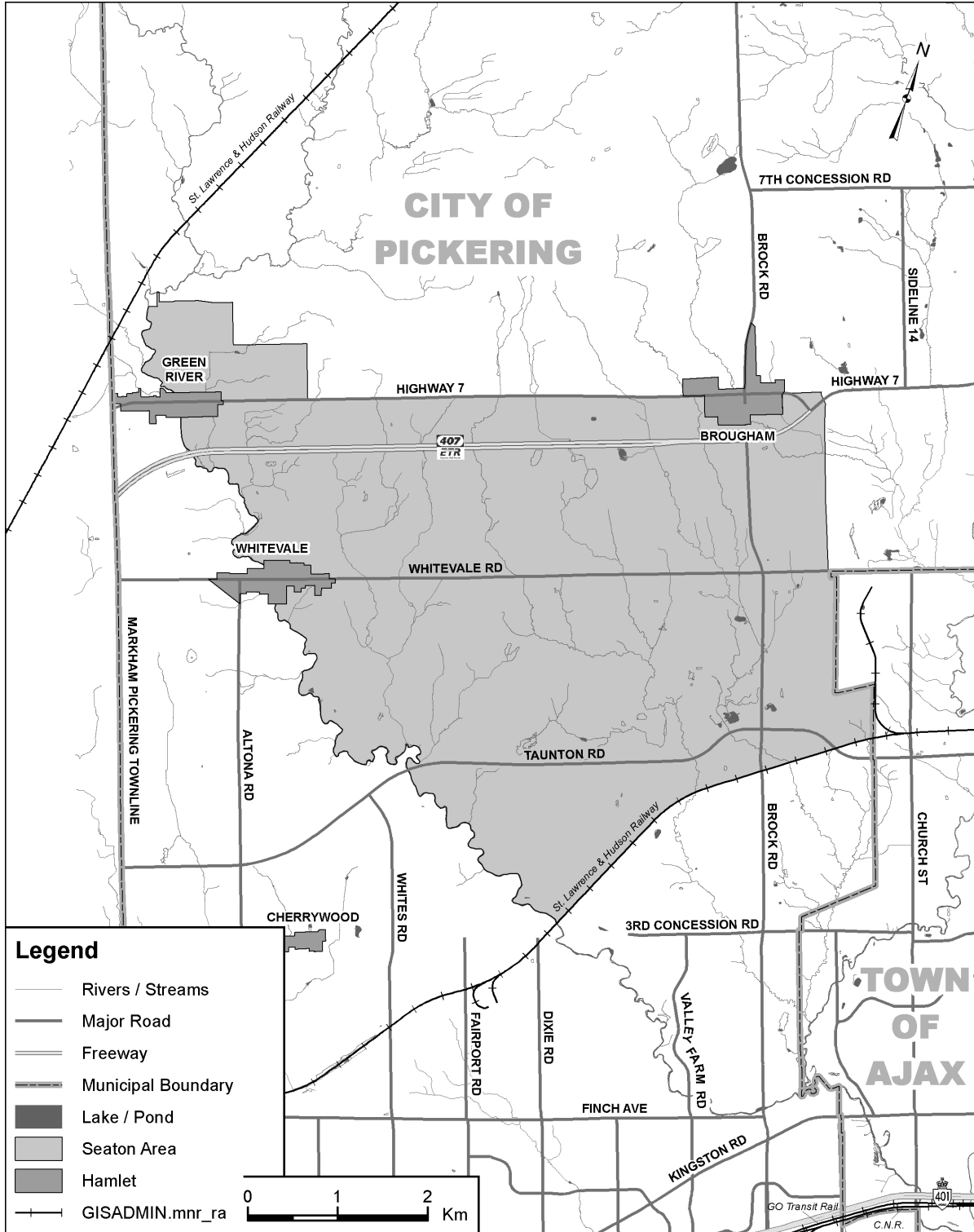
**Prestige Employment Land Area Development Charges
\$ per Net Hectare**

Service Category	Prestige Employment Land Area Development Charges
Sanitary Sewerage	
(i) Seaton Landowners Constructed Sanitary Sewerage Development Charges	72,380
(ii) Regional Seaton-Specific Sanitary Sewerage Development Charges	26,489
(iii) Regional Attribution Sanitary Sewerage Development Charges	87,796
Subtotal – Sanitary Sewerage	186,665
Water Supply	
(i) Seaton Landowners Constructed Water Supply Development Charges	12,114
(ii) Regional Seaton-Specific Water Supply Development Charges	27,474
(iii) Regional Attribution Water Supply Development Charges	60,559
Subtotal – Water Supply	100,147
Total Development Charges	<u>\$286,812</u>

NOTE: The development charges described above shall be adjusted annually on July 1 pursuant to section 21 of this By-law.

Schedule "F"

Seaton Community



Schedule "G"

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

