

TOWN OF CALEDON
PLANNING
RECEIVED
June 21, 2022



SUMMER VALLEY

Financial Impact Study

Caledon, Ontario

Prepared for Argo Summer Valley Limited

April 13, 2022



This document is available in alternative formats upon request by contacting:

info@urbanMetrics.ca
416-351-8585 (1-800-505-8755)

April 13, 2022

Mr. Anil Datt
Argo Summer Valley Limited
4900 Palladium Way, Suite 105
Burlington, Ontario
L7M 0W7

Dear Mr. Datt:

RE: Summer Valley – Financial Impact Study (Caledon, Ontario)

urbanMetrics inc. (“urbanMetrics”) is pleased to submit this *Financial Impact Study*. This study has been completed in support of the application by Argo Summer Valley Limited (“Argo”) for an Official Plan Amendment and a Draft Plan. This study is being prepared for a site that encompasses four properties which are located in the City of Brampton and the Town of Caledon. That said, this study pertains only to development on lands located in the Town of Caledon, those being, 12211, 12213 and 12231 Hurontario Street, hereafter referred to as the “subject lands”.

The purpose of this study is to identify the capital and ongoing operational impact to the Town of Caledon arising from the proposed development. Based on our analysis, we have determined that the proposed development would generate a positive net financial benefit to the Town. We appreciate the opportunity to conduct this assignment on your behalf and we look forward to discussing the results of our report with you.

Yours truly,

A handwritten signature in blue ink that reads "Rowan Faludi".

Rowan Faludi, MCIP, RPP, CMC, PLE
Partner
rfaludi@urbanMetrics.ca

Contents

Executive Summary.....	1
1.0 Introduction.....	4
1.1 Objective and Approach	5
2.0 Proposed Concept Plan.....	7
3.0 Capital Infrastructure	11
3.1 One-Time Revenues.....	12
3.2 Timing of Capital Infrastructure.....	14
3.3 Building Permit Revenue.....	15
4.0 Ongoing Operational Impacts.....	17
4.1 Assessed Value and Property Taxes	18
4.2 Non-Property Tax Revenue.....	18
4.3 Municipal Operating Costs.....	20
4.4 Net Operating Impact.....	27
5.0 Summary.....	28
Appendix A One-time Revenues.....	31
Appendix B Assessed Value Research	33
Appendix C Non-Tax Revenue and Cost Assumptions.....	36
Appendix D Ongoing Revenue.....	42
Appendix E Ongoing Costs.....	44

Figures

Figure 2-1: Preliminary Concept Plan	8
Figure 2-2: Residential Composition	9
Figure 2-3: Development Phasing and Population Potential.....	9
Figure 2-4: Subject Lands - Community Infrastructure	10
Figure 3-1: Development Charge Revenue Generated by the Subject Lands.....	13
Figure 3-2: Mayfield West Capital Infrastructure.....	15
Figure 3-3: Potential Building Permit Revenue.....	16
Figure 4-1: Summary of Assessed Values.....	18
Figure 4-2: Estimated Annual Non-Tax Revenue Per Resident	19
Figure 4-3: Town of Caledon Revenue from the Subject Lands	20
Figure 4-4: Town of Caledon Per Resident Growth-Related Operating Expenditures	22
Figure 4-5: On-site Infrastructure Operating and Maintenance Costs Per Unit.....	23
Figure 4-6: Operating Costs for New Site-Specific Road Infrastructure.....	24
Figure 4-7: Estimated Replacement Costs and Service Life.....	25
Figure 4-8: Lifecycle Replacement Costs for Infrastructure on the Subject Lands.....	26
Figure 4-9: Municipal Net Operating Impact of the Subject Lands.....	27

Executive Summary

urbanMetrics inc. (“urbanMetrics”) has been retained by Argo Summer Valley Limited (“Argo”) to estimate the financial impact of the residential development being proposed on four properties located in the Town of Caledon and the City of Brampton; 12197 Hurontario Street, Brampton and 12211, 12213 & 12231 Hurontario Street, Caledon. This residential community being proposed includes detached homes and street-related townhomes.

This study has been requested by the Town of Caledon, to assess the impact of the proposed development on the municipal finances of the Town. As such, this study is based on the residential development being contemplated on the lands located only in the Town of Caledon.

The current plan for the lands located in the Town of Caledon includes 73 residential units at full build-out. This includes 45 townhome units and 28 single-detached homes. It is estimated that these units will accommodate some 237 persons based on projected persons per unit ratios.

The purpose of this *Financial Impact Study* has been to quantify the net financial impact that the proposed development will have on the Town of Caledon. This is accomplished through calculating both one-time and ongoing financial benefit accruing to the Town, as well as the financial costs that the Town could incur to provide services to the future residents on site.

Based on our analysis, we have determined that the project will, on aggregate, have a **positive fiscal impact** on the Town of Caledon.

- The subject site could generate some \$3.09 million in development charge revenue for funding growth-related capital projects in the Town, when the project is fully built-out in 2025. Specifically, the project will contribute:
 - **\$1.6 million** in development charge revenue for roads and related;
 - **\$1.2 million** for parks and recreation;
 - **\$170,000** for fire protection services; and,
 - **\$170,000** in other development charges.

The proposed development will generate an additional **\$222,000** in one-time revenues through building permit revenues associated with the residential development on-site.

- To calculate the ongoing net municipal operating impact associated with the proposed development, we have calculated the revenues (property taxes, user fees, fines, charges, etc.) and municipal operating & replacement costs that would likely be incurred by the development of the community.

- Based on this analysis, the proposed development is forecast to generate approximately \$204,000 per annum for the Town of Caledon, when the project is fully built-out by 2025, increasing by 2% per year thereafter.
- Similarly, based on this analysis, the proposed development is forecast to cost the Town of Caledon nearly \$126,000, per annum in municipal operating expenses, when the project is fully built-out by 2025, increasing by 2% per year thereafter, aside from the scheduled long-term replacement of hard infrastructure, including roads and storm sewers.
- Based on this methodology, on an ongoing basis, the proposed development is expected to generate a revenue surplus of approximately \$78,000 per year at full build-out in 2025. The operating surplus identified will provide the Town of Caledon with an opportunity to upgrade or replace existing facilities or infrastructure throughout the Town without compromising existing or future municipal finances.

1.0 Introduction

urbanMetrics inc. (“urbanMetrics”) has been retained by Argo Summer Valley Limited to estimate the financial impact for the lands located in the Town of Caledon and the City of Brampton. The site encompasses four properties: 12197 Hurontario Street, Brampton and 12211, 12213 & 12231 Hurontario Street, Caledon. This residential community being proposed includes detached homes and street-related townhomes.

The Town of Caledon requires the completion of this *Financial Impact Study*. Therefore, the analysis included herein pertains only to the development being proposed on the three sites located in the Town of Caledon, hereafter referred to as the “subject lands”.

1.1 Objective and Approach

Argo Summer Valley Limited recently acquired a property in the Town of Caledon and the City of Brampton and intends to develop these lands with residential uses. The site includes three properties located in the Town of Caledon; 12211, 12213 & 12231 Hurontario Street, and one property located in the City of Brampton; 12197 Hurontario Street.

As part of the Official Plan Amendment and Draft Plan, the Town of Caledon has requested that a *Financial Impact Study* be prepared to assess the financial impact of the development on the Town’s capital and operating budget, specifically the cost and timing of required municipal infrastructure necessary to support the development as proposed. **As this study is required by the Town of Caledon, anticipated costs and revenues included herein pertain only to the proposed development which is located in the Town of Caledon (i.e., 12211, 12213 & 12231 Hurontario Street).**

To determine the net fiscal impact of the development on the subject lands on the Town of Caledon, the following onetime and ongoing revenues and costs have been calculated.

Revenue

- Development Charges (one-time);
- Building Permit Fees (one-time);
- Annual Property Taxes (ongoing); and,
- Other Non-Tax Revenues (i.e., user fees, fines and other revenues) (ongoing).

Costs

- Required Municipal Capital Projects (one-time);

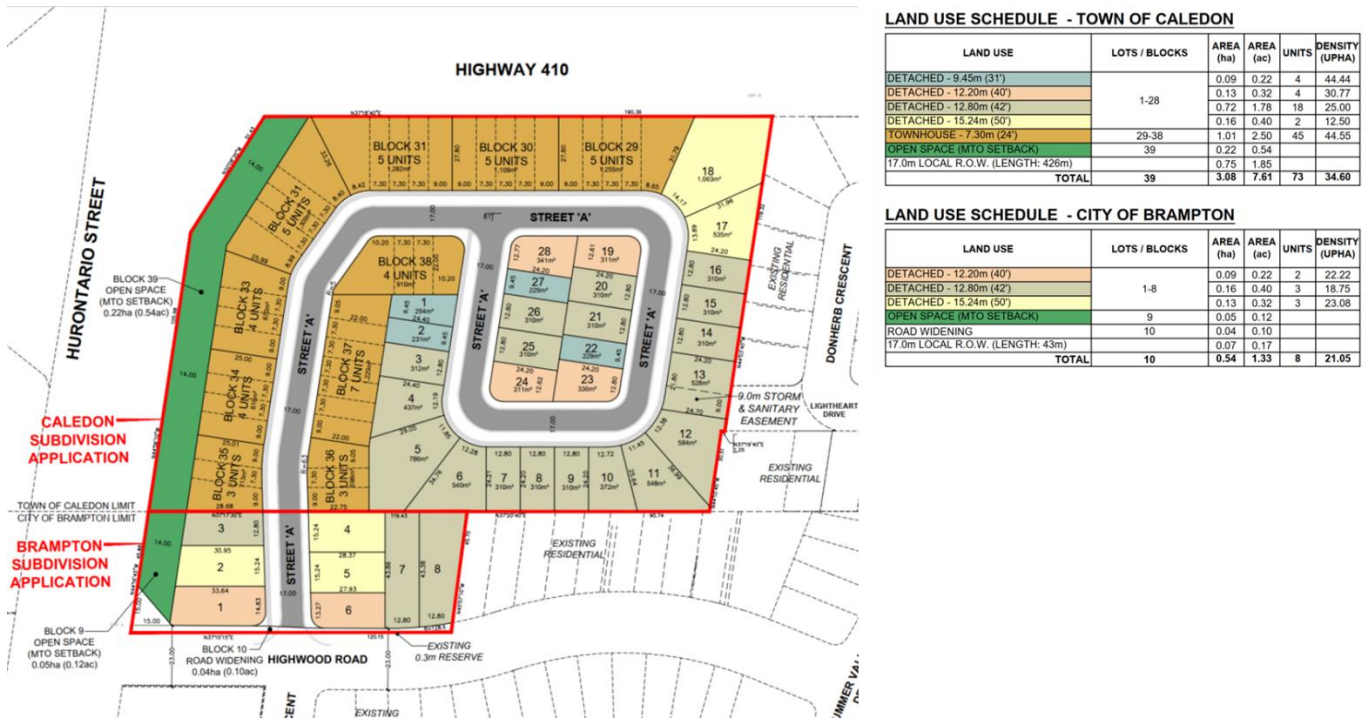
- **Operational Costs to Service New Development** (i.e., road maintenance, provision of emergency services, community recreation programming, stormwater operating costs, etc.) (ongoing);
- **Incremental Operating Costs** (i.e., operating costs associated with new roads, and stormwater infrastructure on site) (ongoing); and,
- **Lifecycle Capital Costs** (i.e., lifecycle costs to replace the incremental capital assets that are directly related to the proposed development).

It should be noted that all estimated revenues and expenses are stated in 2021 dollars and have been inflated at a rate of 2% annually.

2.0 Proposed Concept Plan

The current concept plan includes only residential development, predominantly detached housing with some street related townhomes. Figure 2-1 illustrates the concept plan for the site, located just northeast of the Hurontario Street and Highwood Road intersection. As shown, the proposed concept plan encompasses development on lands located in the Town of Caledon and the City of Brampton, this includes lands at 12197 Hurontario Street, City of Brampton; and 12211, 12213 & 12231 Hurontario Street, Town of Caledon.

Figure 2-1: Preliminary Concept Plan



SOURCE: Preliminary Concept Plan provided by Argo Summer Valley Limited on April 11, 2022.

Residential Development

Based on the current concept plan, the site contains 81 residential units at full build-out. This includes 8 units on the lands located in Brampton, and 73 units on the subject lands in Caledon. The analysis included herein pertains specifically to development proposed on the lands located in the Town of Caledon. As summarized in Figure 2-2, the 73 units in Caledon are comprised of 45 townhomes, and 28 single-detached homes.

Figure 2-2: Residential Composition

	Units	% of Project
Caledon Lands		
Single-Detached	28	35%
Townhomes	45	56%
Sub-Total	73	90%
Brampton Lands		
Single-Detached	8	10%
Sub-Total	8	10%
Total	81	100%

SOURCE: urbanMetrics inc., based on Preliminary Development Concept Plan, and unit estimates provided by Argo Summer Valley Limited on March 16, 2022.

To estimate the population that could ultimately be accommodated on the subject site, we have relied on person per unit (PPU) factors by dwelling type, included in the Town of Caledon’s 2021 Development Charges Background Study (“DCBS”) Update, prepared by Watson & Associates Economics Ltd. and adjusted these PPU factors to include net undercoverage.

The total 73 residential units on the subject lands are forecast to accommodate some 237 persons at full build-out, as shown in Figure 2-3.

Figure 2-3: Development Phasing and Population Potential

	Units	PPU ¹	Anticipated Population
Single-Detached	28	3.802	106
Townhomes	45	2.894	130
Total	73		237

SOURCE: urbanMetrics inc.

¹ Based on Town of Caledon 2019 Development Charges Background Study, adjusted for net undercoverage.

We have also estimated the development phasing for the subject site to better understand when related revenues and costs will be incurred. The phasing for this project is based on recent absorption trends for various housing developments in the Town of Caledon. Based on our review, we have arrived at the following absorption rates for the various forms of housing being introduced on the subject lands:

- 50 single-detached units per year; and,
- 70 townhome units per year.

These absorption rates have been applied to the subject lands to determine when units will be build-out. As a result—and owing to the small-scale of this development—we have assumed that the development will commence and culminate in 2025.

The proposed development is consistent with the existing housing stock in Caledon, particularly existing development northeast of the subject lands along Donherb Crescent and Lighthouse Drive, and north of Highway 410 extending from Royal Valley Drive. Townhomes will also help diversify the existing housing stock without conflicting with existing residential uses in the area.

Infrastructure Timing

A high-level summary of the internal infrastructure associated with the subject lands is shown in Figure 2-4. This includes infrastructure such as, internal roadways, stormwater infrastructure and road-related infrastructure that is intended to service the subject lands.

In this *Financial Impact Study*, we have built-in infrastructure to align with our assumed phasing plan for the subject lands. Therefore, it is assumed that this infrastructure will be developed when the project is initiated in 2025.

Figure 2-4: Subject Lands – Community Infrastructure

Infrastructure	Unit	Quantity
Roads	Lineal Metres	426.00
Storm Sewer Mains	Lineal Metres	438.04

SOURCE: urbanMetrics inc.

NOTE: Provides a high-level summary of infrastructure on the subject site. The detailed Financial Impact Analysis includes all infrastructure associated, including, sidewalks, curbs, lighting, and rehabilitation.

3.0 Capital Infrastructure

The purpose of this analysis is to determine how the Town of Caledon will be affected by any capital infrastructure required to develop the subject site. To quantify this impact, we have calculated the revenue that the Town would accrue, which includes the value of:

- Development Charges; and,
- Other one-time fees such as building permits.

3.1 One-Time Revenues

Development charges are used by municipalities as a source of revenue to recover growth-related capital costs for new infrastructure. For the purposes of this analysis, we have relied on the Development Charge Update Study as provided April 29, 2021. This Town-wide Development Charge Background Study (including addendum) and by-law amended the Town of Caledon's Development Charge By-law 2019-31 and applies to all lands in the Town. It effectively brings the Town's development charges into conformity with the recently legislated changes to the Development Charges Act. The amendment adjusted and consolidated Development Charge Eligible Costs in the Town, it also removed the 10% statutory deduction included in the 2019 Town of Caledon Development Charge Background Study for Parks and Recreation Services, Library Services, Provincial Offences Act Services, and the Development Related Studies class of service.

The Town-wide development charges were updated in February 2022. We have used these February 2022 rates to estimate the revenues for new residential development on the subject lands. As per recent changes, development charges in the Town of Caledon are used to fund capital infrastructure for the following service areas:

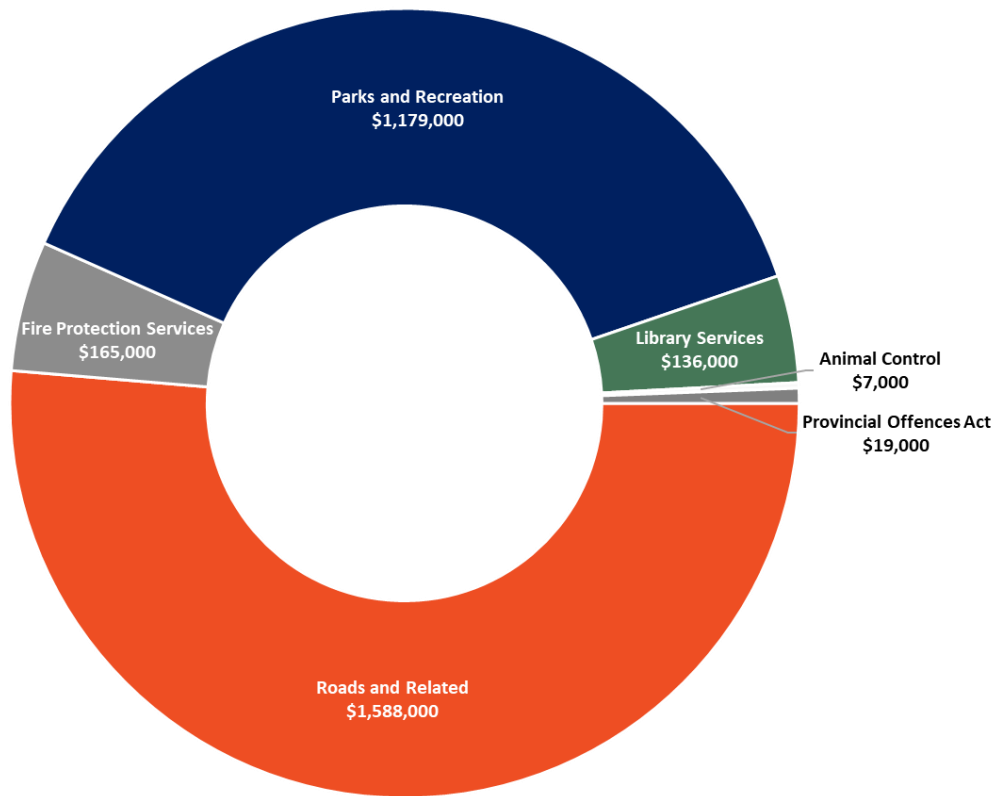
- Roads and Related;
- Fire Protection Services;
- Parks and Recreation;
- Library Services;
- Animal Control; and,
- Provincial Offences Act.

It should be noted that development charges for Animal Control are uncertain, however they are being maintained through to September 18, 2022; as the Town considers the specific funding implications for these growth-related needs. Until adjustments are determined, development charges accrued for Animal Control as a result of this development, have been included in this study. We would note that the Animal Control Charge is very small and would have only an extremely marginal impact on the municipal revenues available from the development.

Based on the updated development charge rates and amendments to the development charge eligible capital costs, it is estimated that the project will generate approximately \$3.09 million in development charge revenue at full build-out¹. Figure 3-1 summarizes the distribution of development charges by service area at full build-out. Appendix A provides details on when development charges are expected to accrue to the Town of Caledon by service area, based on our forecasted development phasing.

As shown, Roads and Related, could account for approximately 51.0% of development charge revenue generated from this development, while 38.0% is attributed to Parks and Recreation. These development charges will go towards funding capital infrastructure required to support population growth on the subject lands and other areas of Caledon, including parks and recreation, roads and related infrastructure, and municipal services, among others.

Figure 3-1: Development Charge Revenue Generated by the Subject Lands



SOURCE: urbanMetrics inc.
 NOTE: Rounded to the nearest \$1,000.

¹ Based on assumed development phasing. Assumes development charges will increase at a rate of 2% per year.

When reviewing Figure 3-1, it is important to note that these development charges are based on the current development charge by-law and inflated by 2.0% per year. If future capital infrastructure projects are added to the capital infrastructure program in future development charge by-laws, such as the next update in 2024, development charges could increase at a faster rate than our assumed rate of inflation, which would result in additional revenue for the Town. Further, we note that the Town of Caledon is considering adding a Transit development charge, as an additional service area or stand-alone revenue source to recover growth-related capital costs. The proposed development would contribute additional revenue to a Transit charge—or any other development charge—being contemplated by the Town over the build-out of the development.

3.2 Timing of Capital Infrastructure

While new dwellings on the subject lands will generate approximately \$3.09 million in development charge revenue, the 2021 DCBS update does not include any capital infrastructure projects that are internal to the community. Therefore, the development charges collected from the build-out of subject lands will go towards funding capital infrastructure in other areas of Caledon, including Mayfield West.

As part of this *Financial Impact Study*, we have also reviewed the phasing of new development within the proposed community in comparison to the availability of planned services such as fire protection and other community services such as library and recreation facilities.

As detailed in Figure 3-2, based on the 2021 DCBS update, new community infrastructure in Mayfield West, including the Mayfield Recreation Complex Expansion, the Mayfield West Facility 2, the Mayfield West 2 Library Branch, and the Mayfield West Fire Station (Station #310) are all anticipated to be developed between 2023 and 2026. There is only one community park anticipated to be developed in 2027, and one neighbourhood park anticipated for 2028.

Evidently, the completion of most facilities will occur prior to or alongside the build-out of the subject lands, which is anticipated to be completed in 2025. Therefore, it is anticipated that there will be sufficient services available nearby to support the development as proposed.

Figure 3-2: Mayfield West Capital Infrastructure

Service Area	Year
Parks and Recreation Services	
Tournament Sports Park (15 Acres)	2023 - 2026
Community Park (5 Acres) - Mayfield West II	2021 - 2022
Neighbourhood Park (1 Acre) - Mayfield West II	2023 - 2023
Mayfield West II Skatepark	2024 - 2024
Mayfield West Skatepark	2024 - 2024
Community Park - Mayfield West II	2027 - 2027
Neighbourhood Park - Mayfield West II	2028 - 2028
Mayfield Recreation Complex Expansion	2023 - 2026
Mayfield West Facility 2	2023 - 2026
Parks and Recreation Services Total	
Library Services	
Mayfield West 2 Branch	2022 - 2025
Mayfield West 2 Branch - Materials	2023 - 2023
Library Services Total	
Fire Protection	
New Pumper/Tanker Vehicle - Station 310 Mayfield West	2024 - 2024
New Pumper/Rescue Vehicle - Station 310 Mayfield West	2024 - 2024
Equipment - Station 310 Mayfield West	2024 - 2024
New Fire Station 310 - Mayfield West	2022 - 2025

SOURCE: urbanMetrics inc., based on the Town of Caledon 2021 Development Charges Update Study.

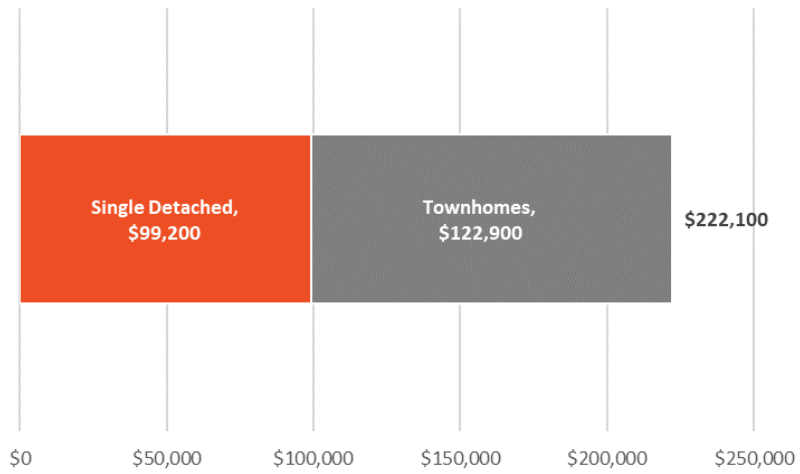
3.3 Building Permit Revenue

In addition to development charges, the development of the subject lands will generate one-time revenues to the Town of Caledon by way of building permit fees. In particular, we have identified and evaluated the development permitting fees that are collected by the Town to recover staff costs and other costs associated with building permits.

Building permits are an important one-time revenue for municipalities. Based on the Town of Caledon January 2022 rates, we have estimated building permit fees payable for the proposed residential and commercial uses.

As shown in Figure 3-3, we estimate that the proposed development will generate approximately \$222,000 in total building permit revenue for the Town in 2025, at full build-out. Further details are provided in Appendix A.

Figure 3-3: Potential Building Permit Revenue



SOURCE: urbanMetrics inc., based on the Town of Caledon Building Permit Fees (Bylaw No. 2021-05, effective January 2022). Rounded to nearest \$100.

4.0 Ongoing Operational Impacts

The proposed development will generate on-going revenue for the Town of Caledon, namely property taxes and non-tax revenue sources such as user fees, fines, etc. The following section calculates revenues from each of these sources based on the residential units in the proposed development and in the Town of Caledon.

Further, this section summarizes the additional operating costs associated with the anticipated persons that could be supported on the subject lands. These ongoing revenues and costs will be important in understanding the net operating impact of the project on the finances of the Town.

4.1 Assessed Value and Property Taxes

Current assessed values were obtained directly from various resources and were based on recent comparable developments within Caledon. A detailed list of these comparable properties is included in Appendix B. Our analysis also assumes that assessed values will increase at a rate of 2.0% per year.

Figure 4-1: Summary of Assessed Values

Property Type	Assessed Value
Single Detached	\$708,000 per unit
Traditional Townhomes	\$514,000 per unit

SOURCE: urbanMetrics inc., based on information from a variety of resources.
 NOTE: Rounded to the nearest \$1,000.

urbanMetrics has estimated the annual property tax revenue that would be payable to the Town of Caledon in each year of the proposed development. In total, the concept plan proposed on the subject lands could generate approximately \$174,000 in annual property tax revenue when it is fully built-out in 2025 and increasing at a rate of 2.0% per year in subsequent years. The calculated property tax revenue assumes 2021 property tax rates with no rate escalation, aside from increases in assessed values.

We do note that if property tax rates were to increase, it would increase the property tax revenue received by the Town. Detailed property tax tables can be found in Appendix D.

4.2 Non-Property Tax Revenue

In addition to property taxes, municipalities can generate revenue from several other sources. These non-tax revenues include user fees, fines, charges, penalties, etc. We have

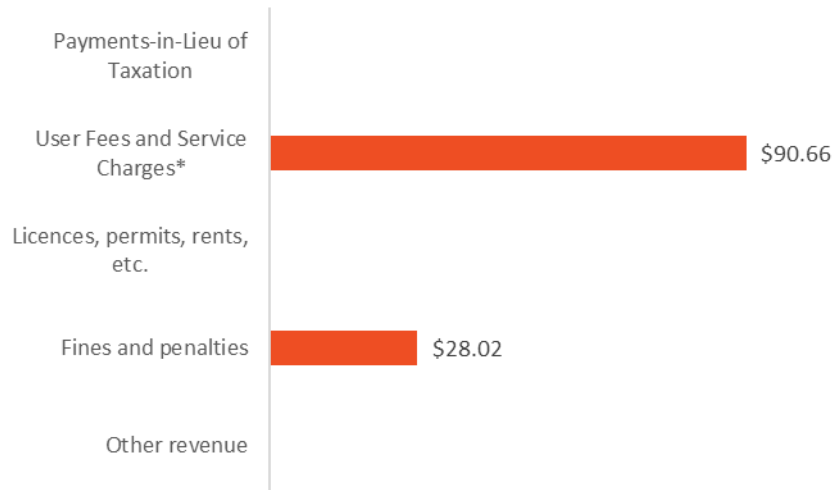
calculated these non-tax revenues based on the most recent 2020 Financial Information Return (FIR) filed by the Town of Caledon with the Ministry of Municipal Affairs.

These non-tax revenues are summarized by category (i.e., payments in lieu of taxes, grants, fines, penalties, etc.). We have then made assumptions for the portion of non-tax revenue that would increase in proportion to the residential growth on the subject lands, to calculate the growth-related non-tax revenue.

For user fees and service charges, we have examined these charges by service area. User fees for water and wastewater services have been excluded in these calculations as operating revenues and costs associated with water and wastewater are incurred by the upper-tier municipality, the Region of Peel, and have no impact on the finances of the Town. Fees related to licences and permits, such as building permits have been calculated separately in Section 3.3. The residential share, as well as the growth share for each service area are detailed in Appendix C.

As shown in Figure 4-2, the annual non-tax revenue has been estimated at approximately \$119 per resident in 2021 dollars. We have also assumed that non-tax revenue per resident increases at a rate of 2% per year.

Figure 4-2: Estimated Annual Non-Tax Revenue Per Resident



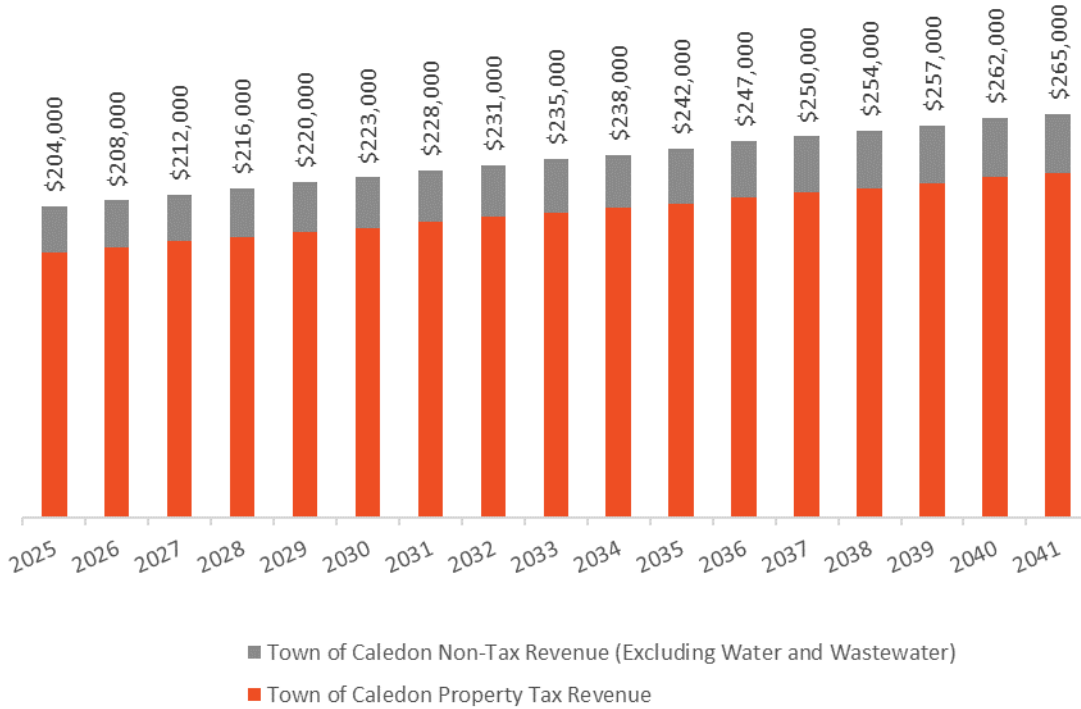
*Excludes water and wastewater fees.

SOURCE: urbanMetrics inc. based on the Town of Caledon 2020 Financial Information Return, inflated to the year 2021.

Figure 4-3 summarizes the property tax and non-property tax revenue generated by the proposed concept plan for the subject lands. As shown the project is estimated to start generating revenue for the Town of Caledon in 2025, some \$204,000 per annum and

increasing by 2.0% per year thereafter. Approximately 85% of revenue is estimated to come from property taxes.

Figure 4-3: Town of Caledon Revenue from the Subject Lands



SOURCE: urbanMetrics inc.
 NOTE: Rounded to nearest \$1,000.

4.3 Municipal Operating Costs

To estimate ongoing operational costs that could be incurred by the Town, which are related to the proposed development on the subject lands, we have estimated costs from three sources:

- **Municipal-wide Operational Costs** (i.e., provision of emergency services, community recreation programming, etc.), which have been estimated on a per resident basis.
- **Incremental Operating Costs** – The annual operating costs associated with new roads and parks infrastructure that are required on-site to service development.

- **Lifecycle Capital Replacement Costs** – Lifecycle replacement costs for the on-site incremental capital assets that are directly related to the proposed development.

Municipal Wide Operating Costs Per Resident

The approach we have utilized to estimate municipal-wide operating costs has relied upon the operating expenditures taken from Schedule 40 in the FIR submitted by the Town of Caledon to the Ministry of Municipal Affairs and Housing. Operating expenses listed in Schedule 40 are grouped by object expenses identified below:

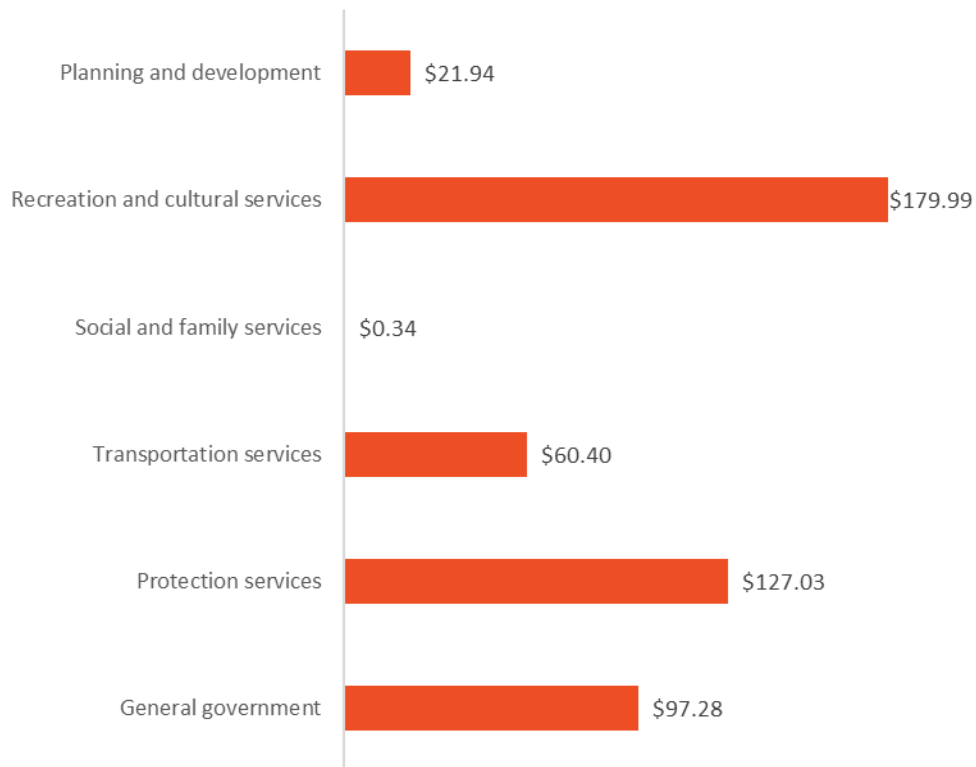
- **Salaries, Wages and Employee Benefits** – includes expenses incurred for full-time, part-time and temporary salaries and wages including regular, overtime, shift premiums and other remuneration to employees.
- **Interest on Long-Term Debt** – interest incurred on long-term liabilities and for leased tangible capital assets.
- **Materials** – includes materials purchased by a municipality for its own uses and/or disposal or resale. This also includes expenses for insurance, travel, reimbursement of mileage, photocopying and materials purchased by the municipality which are subsequently provide to a third party.
- **Contracted Services** – includes expenses incurred when a municipality is responsible for providing a service(s) and contracts out service delivery. This could include services contracted out to a private contractor, another municipality or another level of government.
- **Rents and Financial Expenses** – includes rents and financial expenses paid to external parties, including expenses for rental of buildings, land, machinery, equipment, and engineering structures.
- **External Transfers** – this category includes transfers to charitable organizations, conservation authorities, individuals (i.e., social assistance) and unconsolidated local boards. Amounts billed by the Province for social housing are also reported under this category.
- **Amortization** – includes the annual amortization expenses for tangible capital assets.

After allocating adjusted operating expenditures between the residential and non-residential sectors, we have estimated the degree to which adjusted operating expenditures will change with additional growth, by applying a “growth-related” factor. In some cases, this growth-related factor recognizes that there would be nearly proportionate increases in operating costs in comparison to the operating expenditures

being incurred by the Town to provide services to existing residents and employees, with a small allowance made for efficiencies and economies of scale. That being said, there are some services, such as general government, planning and development and solid waste collection where costs will likely grow at a slower pace than population/employment growth, as there are greater opportunities for economies of scale.

Figure 4-4 summarizes our operation costs per resident assumptions based on the FIRs and growth-related factors summarized above. As shown, the Town of Caledon’s growth-related annual operating costs amount to approximately \$487 per capita. We have similarly assumed that non-tax revenue per capita increases at a rate of 2% per year. Details are provided in Appendix C.

Figure 4-4: Town of Caledon Per Resident Growth-Related Operating Expenditures



SOURCE: urbanMetrics inc., based on the 2020 Town of Caledon Financial Information Return, inflated to the year 2021.

Annual Operating Costs for New Site-Specific Infrastructure

Our analysis also includes the costs of operating and maintaining infrastructure that is internal to the proposed development, which was summarized previously in Figure 2-4. This includes infrastructure related to the roads associated with the development on the subject lands.

For the purposes of this analysis, we have utilized operating and maintenance costs taken from the 2020 FIR for Winter Control Costs and Park Operations to get a general idea of other potential operating costs that may accumulate from the proposed development. Annual operating costs were then divided by the quantity of infrastructure to determine the operating costs per unit. We have then applied these annual per unit costs to the infrastructure that will be developed within the subject lands. The operating costs used in our analysis are summarized in Figure 4-5.

The Town of Caledon may also accrue additional operating fees related to street lighting, including bulb replacement and maintenance, and the use of/or access to electricity (i.e., Hydro One Networks Inc.) (“HONI”). This additional cost will be similarly tied to the eventual integration and distribution of streetlights within the proposed development.

We would also note that these annual operating costs are to some extent captured by the Municipal Operating Costs per Resident estimates detailed above. However, we have included the estimates and costs in Figure 4-5 as an example of what operating costs may be accrued for, and how they may be utilized.

Figure 4-5: On-site Infrastructure Operating and Maintenance Costs Per Unit

	Operating Costs ¹	Units	Per Unit (2020 dollars)	Per Unit (2021 dollars)
Winter Control - Street Sidewalks, Parking	\$3,210,027	1,583 Paved Lane KM	\$2,028	\$2,068

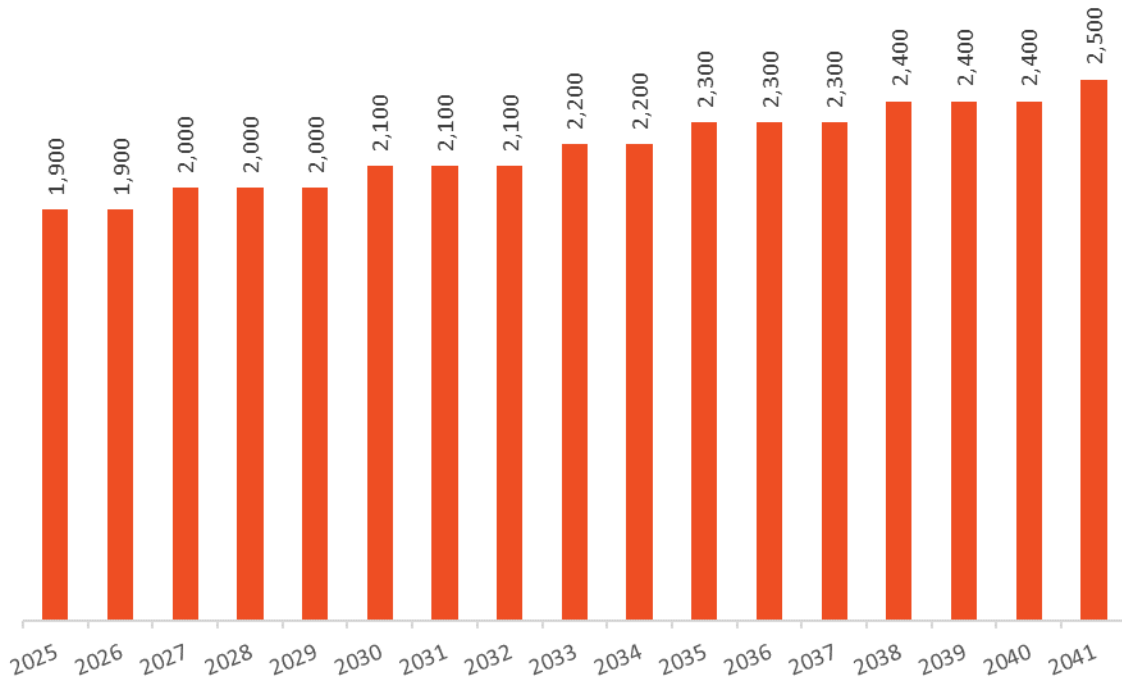
SOURCE: urbanMetrics inc.

¹ Includes Salaries, Wages and Employee Benefits, Materials, Contracted Services, Rents and Financial Expenses and External Transfers from the Town of Caledon 2020 Financial Information Return.

The results of our analysis are summarized in Figure 4-6, with detailed tables included in Appendix E. In our analysis, we have taken the conservative approach of assuming that all roads are developed and conveyed to the Town in 2025. The actual development of roads is likely to take place incrementally as development proceeds and therefore will have less of an impact on municipal finances.

As shown, on-site operating costs are estimated at approximately \$1,900 per year in 2025 when the subject lands are fully built-out and increasing by 2.0% per year thereafter.

Figure 4-6: Operating Costs for New Site-Specific Road Infrastructure



SOURCE: urbanMetrics inc., based on Town of Caledon 2020 Financial Information Return.
 NOTE: Rounded to the nearest \$100.

Lifecycle Replacement Capital Costs for New Site-Specific Infrastructure

In addition to annual operating costs associated with new site-specific infrastructure, our analysis also includes the lifecycle capital costs to replace the infrastructure at the end of its estimated useful life. The replacement costs per unit and estimated useful life is based on information provided by the Town of Caledon. For some infrastructure, we have relied on cost estimates and the estimated useful life, provided in the 2018 Asset Management Plan for the Town of Caledon.

Estimated replacement costs (in 2021 dollars) and the estimated useful life for infrastructure is summarized in Figure 4-7.

Figure 4-7: Estimated Replacement Costs and Service Life

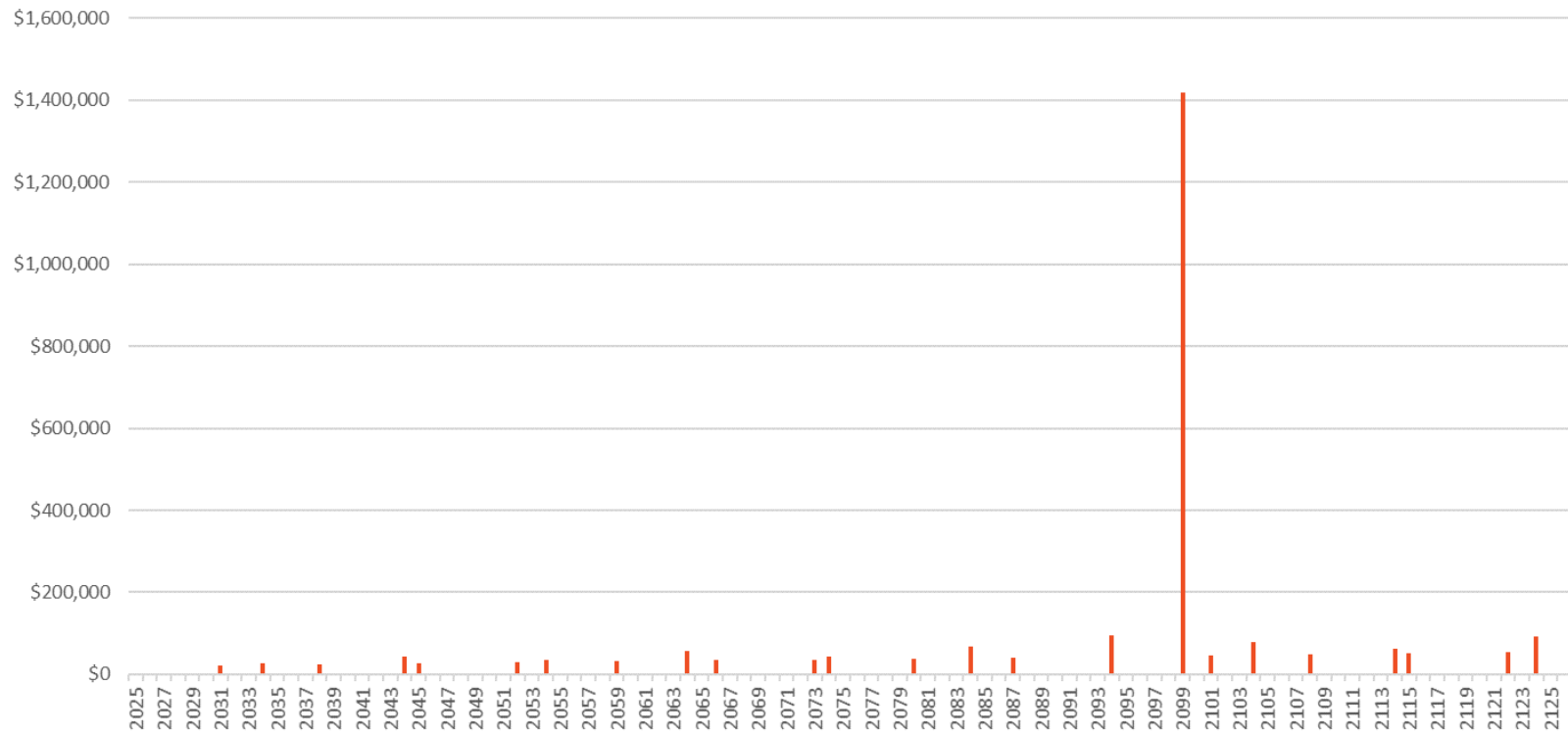
	Units	Cost Per Unit	Estimated Service Life
Roads			
17.0 R.O.W	Lineal Metre	\$917.99	25 years
Curbs	Lineal Metre	\$137.47	35 years
Sidewalks	Lineal Metre	\$257.40	25 years
Maintenance - Crack Sealing (90 PCI)	Square Metres	\$0.84	1 year
Resurfacing (60 PCI)	Square Metres	\$40.92	7 years
Rehabilitation (55 PCI)	Square Metres	\$49.34	10 years
2nd Rehabilitation (35 PCI)	Square Metres	\$20.10	20 years
Replacement (End of Life)	Square Metres	\$137.23	25 years
Storm Sewer Mains			
Storm Sewer Mains (250mm-450mm)	Metres	\$1,132.00	75 years
Storm Sewer Mains (525mm-750mm)	Metres	\$1,448.00	75 years
Storm Sewer Mains (825mm-900mm)	Metres	\$1,702.00	75 years
Storm Sewer Mains (>=1050mm)	Metres	\$3,026.00	75 years

SOURCE: urbanMetrics inc., based on cost estimates included in the 2018 Asset Management Plan for the Town of Caledon.

Based on the assumed phasing of infrastructure, we have calculated the annual lifecycle replacement costs for each year based on the on-site infrastructure. Figure 4-8 summarizes these costs over a 100-year timeframe to reflect some the extended useful life of some infrastructure relative to others. Over this 100-year timeframe, all infrastructure is expected to be replaced at least once.

As shown in Figure 4-8, owing to the size and scale of the proposed development, lifecycle costs in the early years are expected to be modest and are generally related to road rehabilitation, resurfacing, and maintenance. Additional lifecycle costs in the longer-term are related to the maintenance and replacement of storm sewer mains.

Figure 4-8: Lifecycle Replacement Costs for Infrastructure on the Subject Lands



SOURCE: urbanMetrics inc., based on information provided by the Town of Caledon.

4.4 Net Operating Impact

To estimate the net operating impact associated with the proposed development we have compared the municipal revenues that could be generated by the development to the estimated operating costs that could be incurred by the Town of Caledon in each year.

The total annual operating impact of the subject lands is summarized in Figure 4-9. As shown, with the proposed development of the subject lands, is expected to result in an operating surplus in each year of operation. The operating surplus identified in Figure 4-9 provides the Town with an opportunity to upgrade or replace existing facilities or infrastructure in other parts of the Town without being a drain on municipal finances.

Figure 4-9: Municipal Net Operating Impact of the Subject Lands



SOURCE: urbanMetrics inc.

5.0 Summary

urbanMetrics has been retained to estimate the financial impact of the proposed development on the subject lands, including three properties: 12211, 12213 & 12231 Hurontario Street, Caledon. A *Financial Impact Study* is identified in Policy 5.10.3.27.7 f) of the Town of Caledon Official plan as a requirement prior to the Town considering an amendment for the release of Policy Areas for development. This study—along with other assessments and studies detailed in Policy 5.10.3.27.7 f)—to ensure development in the Policy Area is appropriate and will be well planned come the plan of subdivision/condominium approval stage.

Overall, this *Financial Impact Study* seeks to inform the Town on key financial pressures that may result from the proposed project, in order to assist the Town in managing growth over the longer-term planning period. Based on our analysis, we have determined that the project will, on aggregate, have a positive fiscal impact on the Town.

The following summarizes our results pertaining to the fiscal impact on the Town of Caledon.

- The fiscal impact analysis included in this report is based on residential development on lands located in the Town of Caledon only. This includes 73 residential units, some 45 townhome units and 28 single-detached units.
- While an exact development phasing plan has not yet been determined for these lands, we have analyzed the construction of the subject lands on a year-by-year basis to assess the financial impact of the project. **Based on development trends in the surrounding area, we have assumed that the full build-out of this community will occur by 2025.**
- It is estimated that the 73 units being proposed will accommodate approximately 237 persons at full build-out in 2025.
- The Town of Caledon can expect to accrue approximately \$3.32 million in one-time revenues from the proposed development, mainly driven by development charges.
 - \$3.09 million in total residential development charges;
 - \$1.6 million in development charge revenue for roads and related;
 - \$1.2 million for parks and recreation;
 - \$170,000 for fire protection services; and,
 - \$170,000 in other development charges.
 - \$222,000 in building permit fees.

- At full realization (2025), this development will generate \$204,000 in ongoing revenues for the Town of Caledon, per annum. Both property taxes and non-tax revenue are anticipated to increase by 2% per year thereafter.
 - \$174,000 in annual property tax; and,
 - \$30,000 in non-tax revenue.

Overall, the proposed development is expected to generate an annual revenue surplus for the Town of Caledon. The operating surplus identified will provide the Town with an opportunity to maintain and upgrade existing facilities or infrastructure without compromising current municipal finances.

Appendix A One-time Revenues

Figure A- 1: Development Charge Revenue

2025	
Roads and Related	\$1,587,624
Fire Protection Services	\$165,440
Parks and Recreation	\$1,178,943
Library Services	\$135,709
Animal Control	\$6,829
Provincial Offences Act	\$19,002
Total	\$3,093,548

SOURCE: urbanMetrics inc., based on the Town of Caledon Development Charges effective February 1, 2022.

Figure A- 2: Building Permit Revenue

2025	
Base Fee	
Single Detached	\$4,627
Traditional Townhomes	\$7,436
TOTAL BASE FEE	\$12,063

2025	
Per sq.m. Fee	
Single Detached	\$94,536
Traditional Townhomes	\$115,469
TOTAL PER SQ.M. Fee	\$210,005

SOURCE: urbanMetrics inc., based on the Town of Caledon Building Permit Fees (Bylaw No. 2021-87, effective January 2022).

Appendix B Assessed Value Research

Figure B- 1: Assessed Values of Comparable Single-Detached Homes (2021)

Address	Est. Assessed Value per unit
56 Pinebrook Circle	\$604,056
3 Aspenwood Trail	\$544,942
33 Livingston Drive	\$783,012
50 Royal Valley Drive	\$590,022
21 Amberdale Crt	\$792,947
5 Lighthouse Drive	\$749,978
8 Fieldstone Lane	\$742,030
3 Kezia Crescent	\$809,961
42 Kezia Crescent	\$741,036
47 Cirrus Crescent	\$733,088
3 Helderman Street	\$723,277
41 Cottonfield Circle	\$730,107
6 Larson Peak Road	\$709,368
575 Dougall Road	\$703,407
460 Dougall Ave	\$695,955
79 Deer Ridge Trail	\$672,980
Single Detached - Total/Average	\$708,000

SOURCE: urbanMetrics inc.

Figure B- 2: Assessed Value of Comparable Townhomes (2021)

Address	Est. Assessed Value per unit
27 Maple Trail Road	\$494,645
22 Vinewood Road	\$496,756
348 Bonnielen Farm Blvd	\$478,004
12323 Kennedy Road	\$482,971
58 Phyllis Drive	\$464,964
22 Kamori Road	\$459,996
2 Nectarlane Avenue	\$505,946
4 Cedarcrest Street	\$459,499
42 Losino Street	\$454,159
54 Saint Dennis Road	\$604,925
39 Kamori Road	\$460,617
36 Ledger Point Crescent	\$562,080
32 Flemington Drive	\$447,081
22 Ledger Point Crescent	\$609,644
64 Sussexvale Crescent	\$560,093
7 Potters Wheel Gate	\$562,328
142 Twin Pines Cres	\$465,212
38 Golden Springs Drive	\$590,767
24 Kayak Hlts	\$518,489
48 Miami Grove	\$593,127
Traditional Townhomes - Total/Average	\$514,000

SOURCE: urbanMetrics inc.

Appendix C Non-Tax Revenue and Cost Assumptions

Figure C- 1: Non-Tax Revenue Assumptions Per Capita

	Town of Caledon					
	2020 Non-Tax Revenue	Residential Allocation	Non-Residential Allocation	Growth Share	2020 Non-Tax Revenue Per Capita	2021 Non-Tax Revenue Per Capita
Payments-in-Lieu of Taxation	\$636,813	72%	28%	0%	\$0.00	\$0.00
Ontario Municipal Partnership Fund (OMPF)	\$710,200	72%	28%	0%	\$0.00	\$0.00
Ontario Cannabis Legalization Implementation Fund (OCLIF)	\$0	72%	28%	0%	\$0.00	\$0.00
Safe Restart Agreement: Municipa0	\$1,458,100	72%	28%	0%	\$0.00	\$0.00
Safe Restart Agreement: Public Tr:0	\$0	72%	28%	0%	\$0.00	\$0.00
Social Services Relief Fund (SSRF) .0	\$0	72%	28%	0%	\$0.00	\$0.00
Other	\$0	72%	28%	0%	\$0.00	\$0.00
OMPF and Cannabis	\$2,168,300				\$0.00	\$0.00
Conditional Grants						
Ontario conditional grants (SLC 12 9910 01)	\$122,671	72%	28%	0%	\$0.00	\$0.00
Ontario Grants for Tangible Capital Assets (SLC 12 9910 05)	\$1,510,100	72%	28%	0%	\$0.00	\$0.00
Canada conditional grants (SLC 12 9910 02)	\$15,098	72%	28%	0%	\$0.00	\$0.00
Canada Grants for Tangible Capital Assets (SLC 12 9910 06)	\$0	72%	28%	0%	\$0.00	\$0.00
Deferred revenue earned (Provincial Gas Tax) (SLC 60 1042 01 + SLC 60 1047 01)	\$0	72%	28%	0%	\$0.00	\$0.00
Deferred revenue earned (Canada Gas Tax) (SLC 60 1047 01)	\$8,911,756	72%	28%	0%	\$0.00	\$0.00
Sub-Total	\$10,559,625				\$0.00	\$0.00
Revenue from other municipalities for Tangible Capital Assets (SLC 12 9910 03)	\$1,150,947	72%	28%	0%	\$0.00	\$0.00
Revenue from other municipalities (SLC 12 9910 03)	\$1,482,680	72%	28%	0%	\$0.00	\$0.00
User Fees and Service Charges						
General government	\$263,248	72%	28%	100%	\$2.50	\$2.55
Protection services						
Fire	\$533,385	72%	28%	100%	\$5.07	\$5.18
Police	\$0	72%	28%	100%	\$0.00	\$0.00
Court Security	\$0	72%	28%	100%	\$0.00	\$0.00
Prisoner Transportation	\$0	72%	28%	100%	\$0.00	\$0.00
Conservation authority	\$0	72%	28%	100%	\$0.00	\$0.00
Protective inspection and control	\$354,595	72%	28%	100%	\$3.37	\$3.44
Building permit and inspection services	\$0	72%	28%	100%	\$0.00	\$0.00
Emergency measures	\$0	72%	28%	100%	\$0.00	\$0.00
Provincial Offences Act (POA)	\$0	72%	28%	100%	\$0.00	\$0.00
Other	\$0	72%	28%	100%	\$0.00	\$0.00
Sub-total - Protection services	\$887,980				\$8.45	\$8.62
Transportation services						
Roads - Paved	\$170,790	72%	28%	100%	\$1.62	\$1.66
Roads - Unpaved	\$0	72%	28%	100%	\$0.00	\$0.00
Roads - Bridges and Culverts	\$0	72%	28%	100%	\$0.00	\$0.00
Roads - Traffic Operations & Roadside	\$1,709,725	72%	28%	100%	\$16.27	\$16.59
Winter Control - Except sidewalks, Parking Lots	\$0	72%	28%	100%	\$0.00	\$0.00
Winter Control - Sidewalks, Parking Lots Only	\$0	72%	28%	100%	\$0.00	\$0.00
Transit - Conventional	\$0	72%	28%	100%	\$0.00	\$0.00
Transit - Disabled & special needs	\$0	72%	28%	100%	\$0.00	\$0.00
Parking	\$0	72%	28%	100%	\$0.00	\$0.00
Street lighting	\$0	72%	28%	100%	\$0.00	\$0.00
Air transportation	\$0	72%	28%	100%	\$0.00	\$0.00
Other	\$0	72%	28%	100%	\$0.00	\$0.00
Sub-total - Transportation services	\$1,880,515				\$17.89	\$18.25

Continued..



Town of Caledon						
2020 Non-Tax Revenue	Residential Allocation	Non-Residential Allocation	Growth Share	2020 Non-Tax Revenue Per Capita	2021 Non-Tax Revenue Per Capita	
Environmental services						
Wastewater collection/conveyance	\$0	72%	28%	0%	\$0.00	\$0.00
Wastewater treatment & disposal	\$0	72%	28%	0%	\$0.00	\$0.00
Urban storm sewer system	\$0	72%	28%	0%	\$0.00	\$0.00
Rural storm sewer system	\$0	72%	28%	0%	\$0.00	\$0.00
Water treatment	\$0	72%	28%	0%	\$0.00	\$0.00
Water distribution/transmission	\$0	72%	28%	0%	\$0.00	\$0.00
Solid waste collection	\$0	72%	28%	100%	\$0.00	\$0.00
Solid waste disposal	\$0	72%	28%	100%	\$0.00	\$0.00
Waste diversion	\$0	72%	28%	100%	\$0.00	\$0.00
Other	\$0	72%	28%	0%	\$0.00	\$0.00
Sub-total - Environmental services	\$0				\$0.00	\$0.00
Health services						
Public health services	\$0	72%	28%	100%	\$0.00	\$0.00
Hospitals	\$0	72%	28%	100%	\$0.00	\$0.00
Ambulance services	\$0	72%	28%	100%	\$0.00	\$0.00
Ambulance dispatch	\$0	72%	28%	100%	\$0.00	\$0.00
Cemeteries	\$0	72%	28%	100%	\$0.00	\$0.00
Other	\$0	72%	28%	100%	\$0.00	\$0.00
Sub-total - Health services	\$0				\$0.00	\$0.00
Social and family services						
General assistance	\$0	100%	0%	100%	\$0.00	\$0.00
Assistance to aged persons	\$0	100%	0%	100%	\$0.00	\$0.00
Child care	\$0	100%	0%	100%	\$0.00	\$0.00
Other 0	\$0	100%	0%	100%	\$0.00	\$0.00
Sub-total - Social and family services	\$0				\$0.00	\$0.00
Social Housing						
Public Housing	\$0	100%	0%	0%	\$0.00	\$0.00
Non - Profit/Cooperative Housing	\$0	100%	0%	0%	\$0.00	\$0.00
Rent Supplement Programs	\$0	100%	0%	0%	\$0.00	\$0.00
Other 0	\$0	100%	0%	0%	\$0.00	\$0.00
Other	\$0	100%	0%	0%	\$0.00	\$0.00
Sub-total - Social Housing	\$0				\$0.00	\$0.00
Recreation and cultural services						
Parks	\$48,199	95%	5%	100%	\$0.60	\$0.61
Recreation programs	\$623,305	95%	5%	100%	\$7.78	\$7.94
Recreation facilities - Golf Course, Marina, Ski Hill	\$0	95%	5%	100%	\$0.00	\$0.00
Recreation facilities - All Other	\$647,846	95%	5%	100%	\$8.09	\$8.25
Libraries	\$4,509	95%	5%	100%	\$0.06	\$0.06
Museums	\$0	95%	5%	100%	\$0.00	\$0.00
Cultural services	\$0	95%	5%	100%	\$0.00	\$0.00
Other	\$0	95%	5%	100%	\$0.00	\$0.00
Sub-total - Recreation and cultural services	\$1,323,859				\$16.53	\$16.87
Planning and development						
Planning and zoning	\$4,571,779	72%	28%	100%	\$43.50	\$44.37
Commercial and industrial	\$19,001	0%	100%	100%	\$0.00	\$0.00
Residential development	\$0	100%	0%	100%	\$0.00	\$0.00
Agriculture and reforestation	\$0	72%	28%	100%	\$0.00	\$0.00
Tile drainage/shoreline assistance	\$0	72%	28%	100%	\$0.00	\$0.00
Other	\$0	72%	28%	100%	\$0.00	\$0.00
Sub-total - Planning and development	\$4,590,780				\$43.50	\$44.37
Other	\$0	72%	28%	0%	\$0.00	\$0.00
Total - User Fees and Service Charges	\$8,946,382				\$88.88	\$90.66

Continued...



Licences, permits, rents, etc.

Trailer revenue and permits	\$0	72%	28%	0%	\$0.00	\$0.00
Licences and permits	\$3,194,806	72%	28%	0%	\$0.00	\$0.00
Rents, concessions and franchises	\$217,135	72%	28%	0%	\$0.00	\$0.00
Royalties	\$278,813	72%	28%	0%	\$0.00	\$0.00
Green Energy	\$39,939	72%	28%	0%	\$0.00	\$0.00
Other	\$0	72%	28%	0%	\$0.00	\$0.00
Sub-total - Licences, permits, rents, etc.	\$3,730,693				\$0.00	\$0.00

Fines and penalties

Provincial Offences Act (POA) Municipality which administers POA	\$2,452,141	72%	28%	100%	\$23.33	\$23.80
Other fines	\$8,190	72%	28%	100%	\$0.08	\$0.08
Penalties and interest on taxes	\$426,568	72%	28%	100%	\$4.06	\$4.14
Other	\$0	72%	28%	100%	\$0.00	\$0.00
Sub-total - Fines and penalties	\$2,886,899				\$27.47	\$28.02

Other revenue

Investment income	\$2,304,740	72%	28%	0%	\$0.00	\$0.00
Interest earned on reserves and reserve funds	\$559,227	72%	28%	0%	\$0.00	\$0.00
Gain/Loss on sale of land & capital assets	\$183,353	72%	28%	0%	\$0.00	\$0.00
Deferred revenue earned (Development Charges) (SLC 60 1025 01)	\$17,915,060	72%	28%	0%	\$0.00	\$0.00
Deferred revenue earned (Recreational land (The Planning Act)) (SLC 60 1025 02)	\$0	72%	28%	0%	\$0.00	\$0.00
Other Deferred revenue earned 0	\$0	72%	28%	0%	\$0.00	\$0.00
Donations	\$72,571	72%	28%	0%	\$0.00	\$0.00
Donated Tangible Capital Assets (SLC 53 0610 01)	\$5,788,263	72%	28%	0%	\$0.00	\$0.00
Sale of publications, equipment, etc.	\$1,200	72%	28%	0%	\$0.00	\$0.00
Contributions from non-consolidated entities	\$0	72%	28%	0%	\$0.00	\$0.00
Other Revenues from Government Business Enterprise (ie. Dividend)	\$0	72%	28%	0%	\$0.00	\$0.00
Gaming and Casino Revenues	\$0	72%	28%	0%	\$0.00	\$0.00
Other External Recovery	\$804,011	72%	28%	0%	\$0.00	\$0.00
Other Developer Contributions	\$337,662	72%	28%	0%	\$0.00	\$0.00
Other	\$0	72%	28%	0%	\$0.00	\$0.00
Other	\$0	72%	28%	0%	\$0.00	\$0.00
Other Insurance Recovery	\$6,811	72%	28%	0%	\$0.00	\$0.00
Other WSIB - Neer	\$525,237	72%	28%	0%	\$0.00	\$0.00
Other Property Standards Recovery	\$27,859	72%	28%	0%	\$0.00	\$0.00
Other 0	\$0	72%	28%	0%	\$0.00	\$0.00
Other 0	\$0	72%	28%	0%	\$0.00	\$0.00
Sub-total - Other revenue	\$28,525,994				\$0.00	\$0.00

SOURCE: urbanMetrics inc. based on Town of Caledon 2020 Financial Information Return, inflated to the year 2021.



Figure C- 2: Municipal Wide Operating Costs Per Capita

	Allocation of Expenses					
	Total Expenses (Excluding Long-Term Debt)	Residential	Non-Residential	Estimated Growth Impact	2020 Expenses Per Resident	2021 Expenses Per Resident
General government						
Governance	\$741,432	72%	28%	50%	\$3.53	\$3.60
Corporate Management	\$10,022,027	72%	28%	50%	\$47.68	\$48.63
Program Support	\$9,284,323	72%	28%	50%	\$44.17	\$45.05
Sub-total - General government						\$97.28
Protection services						
Fire	\$11,070,031	72%	28%	75%	\$78.99	\$80.57
Police	\$895,435	72%	28%	75%	\$6.39	\$6.52
Court Security	\$0	72%	28%	75%	\$0.00	\$0.00
Prisoner Transportation	\$0	72%	28%	75%	\$0.00	\$0.00
Conservation authority	\$0	72%	28%	75%	\$0.00	\$0.00
Protective inspection and control	\$1,361,262	72%	28%	75%	\$9.71	\$9.91
Building permit and inspection services	\$2,054,635	72%	28%	75%	\$14.66	\$14.95
Emergency measures	\$601,599	72%	28%	75%	\$4.29	\$4.38
Provincial Offences Act (POA)	\$1,469,646	72%	28%	75%	\$10.49	\$10.70
Other	\$0	72%	28%	75%	\$0.00	\$0.00
Sub-total - Protection services						\$127.03
Transportation services						
Roads - Paved	\$7,400,151	72%	28%	25%	\$17.60	\$17.95
Roads - Unpaved	\$798,355	72%	28%	25%	\$1.90	\$1.94
Roads - Bridges and Culverts	\$2,246,908	72%	28%	25%	\$5.34	\$5.45
Roads - Traffic Operations & Roadside	\$10,238,471	72%	28%	25%	\$24.35	\$24.84
Winter Control - Except sidewalks, Parking Lots	\$2,329,874	72%	28%	0%	\$0.00	\$0.00
Winter Control - Sidewalks, Parking Lots Only	\$880,153	72%	28%	0%	\$0.00	\$0.00
Transit - Conventional	\$289,345	72%	28%	75%	\$2.06	\$2.11
Transit - Disabled & special needs	\$0	72%	28%	75%	\$0.00	\$0.00
Parking	\$528,091	72%	28%	25%	\$1.26	\$1.28
Street lighting	\$1,408,245	72%	28%	50%	\$6.70	\$6.83
Air transportation	\$0	72%	28%	0%	\$0.00	\$0.00
Other	\$0	72%	28%	0%	\$0.00	\$0.00
Sub-total - Transportation services						\$60.40
Environmental services (excluding water and sewer)						
Wastewater collection/conveyance	\$0	72%	28%	0%	\$0.00	\$0.00
Wastewater treatment & disposal	\$0	72%	28%	0%	\$0.00	\$0.00
Urban storm sewer system	\$0	72%	28%	0%	\$0.00	\$0.00
Rural storm sewer system	\$964,567	72%	28%	0%	\$0.00	\$0.00
Water treatment	\$0	72%	28%	0%	\$0.00	\$0.00
Water distribution/transmission	\$0	72%	28%	0%	\$0.00	\$0.00
Solid waste collection	\$0	72%	28%	75%	\$0.00	\$0.00
Solid waste disposal	\$0	72%	28%	75%	\$0.00	\$0.00
Waste diversion	\$0	72%	28%	75%	\$0.00	\$0.00
Other Community Green Fund	\$30,239	72%	28%	0%	\$0.00	\$0.00
Sub-total - Environmental services (excluding water and sewer)						\$0.00
Health services						
Public health services	\$0	72%	28%	75%	\$0.00	\$0.00
Hospitals	\$0	72%	28%	75%	\$0.00	\$0.00
Ambulance services	\$0	72%	28%	75%	\$0.00	\$0.00
Ambulance dispatch	\$0	72%	28%	75%	\$0.00	\$0.00
Cemeteries	\$0	72%	28%	75%	\$0.00	\$0.00
Other	\$0	72%	28%	75%	\$0.00	\$0.00
Sub-total - Health services						\$0.00

Continued..



Total Expenses (Excluding Long-Term Debt)	Allocation of Expenses		Estimated Growth Impact	2020 Expenses Per Resident	2021 Expenses Per Resident	
	Residential	Non-Residential				
Social and family services						
General assistance	\$0	100%	0%	50%	\$0.00	\$0.00
Assistance to aged persons	\$50,445	100%	0%	50%	\$0.33	\$0.34
Child care	\$0	100%	0%	50%	\$0.00	\$0.00
Other	0				\$0.00	\$0.00
Sub-total - Social and family services						\$0.34
Social Housing						
Public Housing	\$0	100%	0%	0%	\$0.00	\$0.00
Non-Profit/Cooperative Housing	\$0	100%	0%	0%	\$0.00	\$0.00
Rent Supplement Programs	\$0	100%	0%	0%	\$0.00	\$0.00
Other	\$0	100%	0%	0%	\$0.00	\$0.00
Other	\$0	100%	0%	0%	\$0.00	\$0.00
Sub-total - Social Housing						\$0.00
Recreation and cultural services						
Parks	\$2,789,712	95%	5%	75%	\$26.13	\$26.65
Recreation programs	\$962,971	95%	5%	75%	\$9.02	\$9.20
Rec. Fac. - Golf Crs, Marina, Ski Hill	\$0	95%	5%	75%	\$0.00	\$0.00
Rec. Fac. - All Other	\$11,226,554	95%	5%	75%	\$105.16	\$107.27
Libraries	\$3,858,084	95%	5%	75%	\$36.14	\$36.86
Museums	\$0	95%	5%	75%	\$0.00	\$0.00
Cultural services	\$0	95%	5%	75%	\$0.00	\$0.00
Other	\$0	95%	5%	75%	\$0.00	\$0.00
Sub-total - Recreation and cultural services						\$179.99
Planning and development						
Planning and zoning	\$4,475,103	72%	28%	50%	\$21.29	\$21.72
Commercial and Industrial	\$602,832	0%	100%	50%	\$0.00	\$0.00
Residential development	\$0	100%	0%	50%	\$0.00	\$0.00
Agriculture and reforestation	\$0	72%	28%	50%	\$0.00	\$0.00
Tile drainage/shoreline assistance	\$0	72%	28%	50%	\$0.00	\$0.00
Other BIA	\$46,360	72%	28%	50%	\$0.22	\$0.22
Sub-total - Planning and development						\$21.94
Other	\$0	73%	27%	0%	\$0.00	\$0.00
Total Expenses	\$88,626,850					\$486.98

SOURCE: urbanMetrics inc. based on Town of Caledon 2020 Financial Information Return, inflated to the year 2021.



Appendix D Ongoing Revenue

Figure D- 1: Town of Caledon Property Tax Revenue

	2025	2026	2027	2028	2029	2030	2031	2032
Single Detached	\$80,395	\$81,884	\$83,373	\$84,862	\$86,350	\$87,839	\$89,328	\$90,817
Traditional Townhomes	\$93,802	\$95,539	\$97,277	\$99,014	\$100,751	\$102,488	\$104,225	\$105,962
Town of Caledon Property Tax Revenue	\$174,198	\$177,423	\$180,649	\$183,875	\$187,101	\$190,327	\$193,553	\$196,779

	2033	2034	2035	2036	2037	2038	2039	2040	2041
Single Detached	\$92,305	\$93,794	\$95,283	\$96,772	\$98,261	\$99,749	\$101,238	\$102,727	\$104,216
Traditional Townhomes	\$107,699	\$109,436	\$111,173	\$112,910	\$114,647	\$116,384	\$118,122	\$119,859	\$121,596
Town of Caledon Property Tax Revenue	\$200,005	\$203,230	\$206,456	\$209,682	\$212,908	\$216,134	\$219,360	\$222,586	\$225,812

SOURCE: urbanMetrics inc., based on 2021 Town of Caledon Property Tax Rates.

Figure D- 2: Town of Caledon Non-Tax Revenue Per Resident (Excluding Water and Wastewater Fees)

	2025	2026	2027	2028	2029	2030	2031	2032
Payments-in-Lieu of Taxation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OMPF and Cannabis	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conditional Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Revenue from other municipalities for Tangible Capital Assets	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Revenue from other municipalities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
User Fees and Service Charges	\$97.91	\$99.72	\$101.54	\$103.35	\$105.16	\$106.97	\$108.79	\$110.60
Licences, permits, rents, etc.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fines and penalties	\$30.26	\$30.82	\$31.38	\$31.94	\$32.50	\$33.06	\$33.62	\$34.18
Other revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Town of Caledon - Non-Tax Revenue Per Resident (Excluding Water and Sewer)	\$30,338	\$30,900	\$31,461	\$32,023	\$32,585	\$33,147	\$33,709	\$34,270

	2033	2034	2035	2036	2037	2038	2039	2040	2041
Payments-in-Lieu of Taxation	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
OMPF and Cannabis	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Conditional Grants	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Revenue from other municipalities for Tangible Capital Assets	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Revenue from other municipalities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
User Fees and Service Charges	\$112.41	\$114.23	\$116.04	\$117.85	\$119.67	\$121.48	\$123.29	\$125.11	\$126.92
Licences, permits, rents, etc.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fines and penalties	\$34.74	\$35.30	\$35.86	\$36.42	\$36.98	\$37.54	\$38.10	\$38.66	\$39.22
Other revenue	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Town of Caledon - Non-Tax Revenue Per Resident (Excluding Water and Sewer)	\$34,832	\$35,394	\$35,956	\$36,518	\$37,080	\$37,641	\$38,203	\$38,765	\$39,327

SOURCE: urbanMetrics inc., based on Town of Caledon 2020 Financial Information Return, inflated to the year 2021.

Appendix E Ongoing Costs

Figure E- 1: Municipal Wide Operating Costs

	2025	2026	2027	2028	2029	2030	2031				
General government	\$105.06	\$107.01	\$108.95	\$110.90	\$112.85	\$114.79	\$116.74				
Protection services	\$137.19	\$139.73	\$142.28	\$144.82	\$147.36	\$149.90	\$152.44				
Transportation services	\$65.24	\$66.44	\$67.65	\$68.86	\$70.07	\$71.28	\$72.49				
Environmental services (excluding water and sewer)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Health services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Social and family services	\$0.37	\$0.37	\$0.38	\$0.39	\$0.39	\$0.40	\$0.41				
Social Housing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Recreation and cultural services	\$194.38	\$197.98	\$201.58	\$205.18	\$208.78	\$212.38	\$215.98				
Planning and development	\$23.70	\$24.13	\$24.57	\$25.01	\$25.45	\$25.89	\$26.33				
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00				
Town of Caledon Residential Municipal-wide Operating Costs	\$124,492	\$126,797	\$129,103	\$131,408	\$133,713	\$136,019	\$138,324				
	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
General government	\$118.68	\$120.63	\$122.57	\$124.52	\$126.46	\$128.41	\$130.36	\$132.30	\$134.25	\$136.19	
Protection services	\$154.98	\$157.52	\$160.06	\$162.60	\$165.14	\$167.68	\$170.22	\$172.76	\$175.30	\$177.84	
Transportation services	\$73.69	\$74.90	\$76.11	\$77.32	\$78.53	\$79.73	\$80.94	\$82.15	\$83.36	\$84.57	
Environmental services (excluding water and sewer)	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Health services	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Social and family services	\$0.41	\$0.42	\$0.43	\$0.43	\$0.44	\$0.45	\$0.45	\$0.46	\$0.47	\$0.47	
Social Housing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Recreation and cultural services	\$219.58	\$223.18	\$226.78	\$230.38	\$233.98	\$237.58	\$241.18	\$244.78	\$248.38	\$251.98	
Planning and development	\$26.77	\$27.21	\$27.64	\$28.08	\$28.52	\$28.96	\$29.40	\$29.84	\$30.28	\$30.72	
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	
Town of Caledon Residential Municipal-wide Operating Costs	\$140,630	\$142,935	\$145,240	\$147,546	\$149,851	\$152,157	\$154,462	\$156,767	\$159,073	\$161,378	

SOURCE: urbanMetrics inc., based on Town of Caledon 2020 Financial Information Return, inflated to the year 2021.

Figure E- 2: Town of Caledon Site Specific Operating Costs

	2025	2026	2027	2028	2029	2030	2031	2032
Roads Site Specific Capital Related Operating Costs	\$1,903	\$1,938	\$1,974	\$2,009	\$2,044	\$2,079	\$2,115	\$2,150

	2033	2034	2035	2036	2037	2038	2039	2040	2041
Roads Site Specific Capital Related Operating Costs	\$2,185	\$2,220	\$2,256	\$2,291	\$2,326	\$2,361	\$2,397	\$2,432	\$2,467

SOURCE: urbanMetrics inc., based on Town of Caledon 2020 Financial Information Return.