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TOWN OF CALEDON
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SUMMER VALLEY

Financial Impact Study

Caledon, Ontario

Prepared for **Argo Summer Valley Limited**

November 17, 2023



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

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November 17, 2023

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

Dear Mr. Datt:

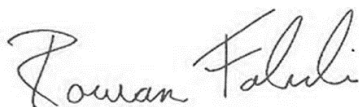
RE: Summer Valley – Financial Impact Study (Caledon, Ontario)

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,

urbanMetrics

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

Rowan Faludi, MCIP, RPP, CMC, PLE
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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 single-detached homes.

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 57 single-detached housing units at full build-out. It is estimated that these units will accommodate some 216 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 Town of Caledon can expect to accrue approximately **\$3.48 million** in one-time revenues from the proposed development, mainly driven by development charges.
 - Specifically, the project will contribute some **\$3.28 million** in development charge revenue, including:
 - **\$1.65 million** in development charge revenue for roads and related;
 - **\$1.23 million** for parks and recreation;
 - **\$172,000** for fire protection services; and,
 - **\$231,000** in other development charges.
 - The proposed development will generate an additional **\$200,000** 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 **\$175,000 per annum** for the Town of Caledon, when the project is fully built-out in 2025, increasing by 2% per year thereafter.
- Similarly, based on this analysis, the proposed development is forecast to cost the Town of Caledon nearly **\$125,000, per annum** in municipal operating expenses, when the project is fully built-out in 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 \$82,000 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 includes the development of single-detached homes.

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 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);

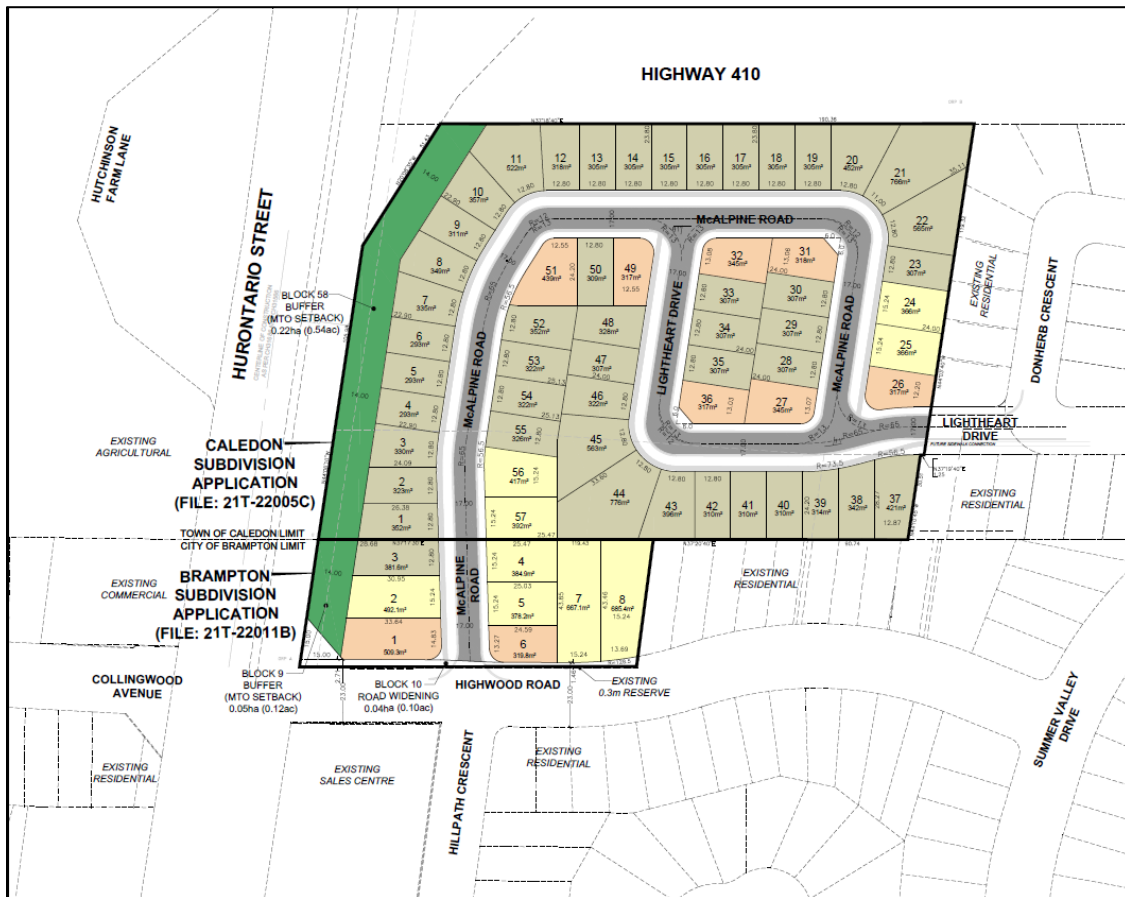
- **Operational Costs to Service New Development** (i.e., road maintenance, provision of emergency services, community recreation programming, stormwater operating costs, etc.) (ongoing);
- **Incremental Operating Costs** (i.e., operating costs associated with new roads, and stormwater infrastructure 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 2023 dollars and have been inflated at a rate of 2% annually.

2.0 Concept Plan

The current composite plan includes only residential development, including single-detached housing units. Figure 2-1 illustrates the composite 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: Composite Plan



SOURCE: Composite Plan prepared by GSAI on November 16, 2023

Residential Development

Based on the current concept plan, the site contains 65 residential units at full build-out. This includes 8 units on the lands located in Brampton, and 57 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, this includes some 57 single-detached homes.

Figure 2-2: Residential Composition

	Units	% of Project
Caledon Lands		
Single-Detached	57	88%
Sub-Total	57	88%
Brampton Lands		
Single-Detached	8	12%
Sub-Total	8	12%
Total	65	100%

SOURCE: urbanMetrics inc., based on the Composite Plan, and unit estimates provided by Argo Summer Valley Limited on November 16, 2023.

To estimate the population that could ultimately be accommodated on the subject lands, 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 57 residential units on the subject lands are forecast to accommodate some 216 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	57	3.794	216
Total	57		216

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 lands 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. 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. It will help increase the supply of housing in the area, supporting housing growth and expansion in the Town and Region.

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	477.7
Storm Sewer Mains	Lineal Metres	491.2

SOURCE: urbanMetrics inc. Quantity of storm sewer mains is based on relationship between roads and storm sewer mains as identified by urbanMetrics in other projects in Caledon.

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 June 21, 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.

The addendum to the Town of Caledon’s Development Charge By-law 2019-31 updated the schedule of charges to add a service class for Development-Related Studies, effectively bringing the Town’s development charges into conformity with the recently legislated changes to the Development Charges Act. The amendment also adjusted and consolidated Development Charge Eligible Costs in the Town and 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 most recent update to Town-wide development charges was in August 2023. We have used these August 2023 rates to estimate the revenues for new residential development on the subject lands. Consistent with the Town-wide Development Charges By-law (2021-65), development charges are used to fund capital infrastructure in the following service areas:

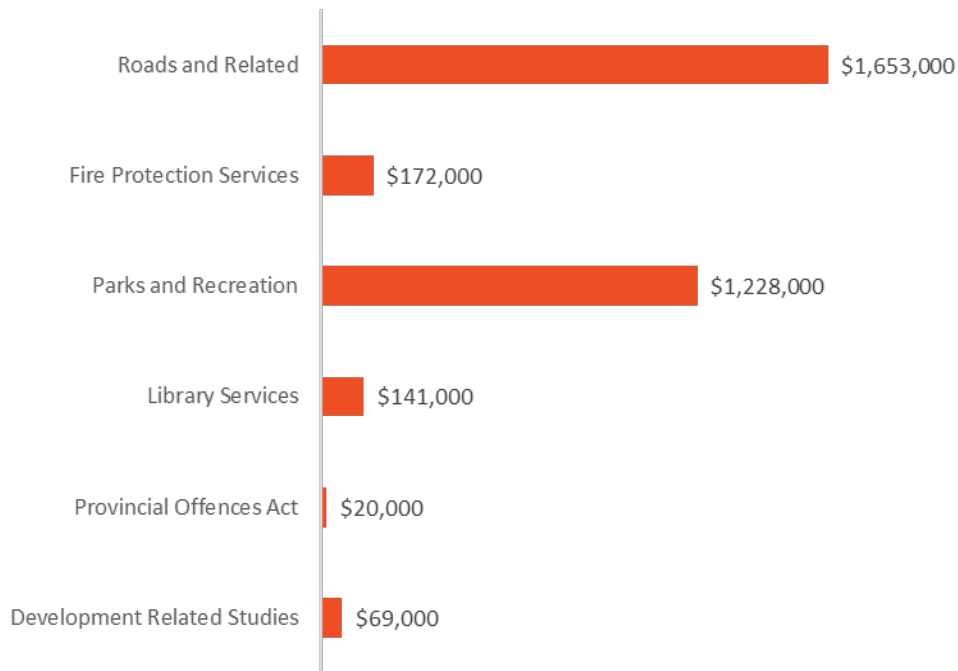
- Roads and Related;
- Fire Protection Services;
- Parks and Recreation;
- Library Services;
- Provincial Offences Act; and,
- Development Related Studies.

Based on the updated development charge rates and amendments, it is estimated that the project will generate approximately \$3.28 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 50.0% of development charge revenue generated from this development, while 37.0% 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 fire protection services, library services, development related studies, among others.

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



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

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.

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

3.2 Timing of Capital Infrastructure

While new dwellings on the subject lands will generate approximately \$3.28 million in development charge revenue, the 2021 DCBS update does not include any capital infrastructure projects that are internal to the community. Therefore, it is likely 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 these 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 June 2023 rates, we have estimated that the proposed 57 single-detached units on the subject lands will generate approximately \$200,000 in total building permit revenue for the Town in 2025.

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	\$765,000 per unit

SOURCE: urbanMetrics inc.
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 \$175,000 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 2022 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

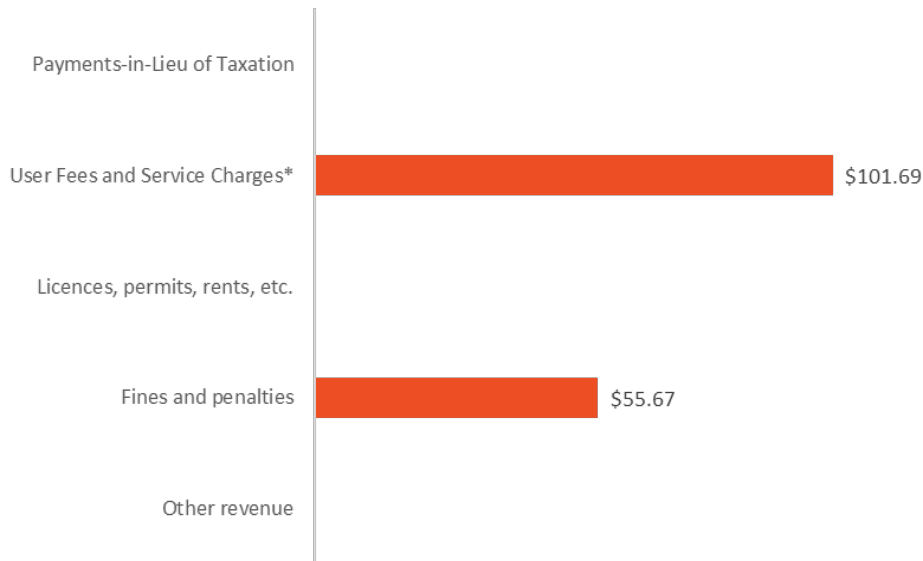
In addition to property taxes, municipalities can generate revenue from several other sources. These non-tax revenues include user fees, fines, charges, penalties, etc. We have calculated these non-tax revenues based on the most recent 2021 Financial Information Return (FIR) filed by the Town of Caledon 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 \$157 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



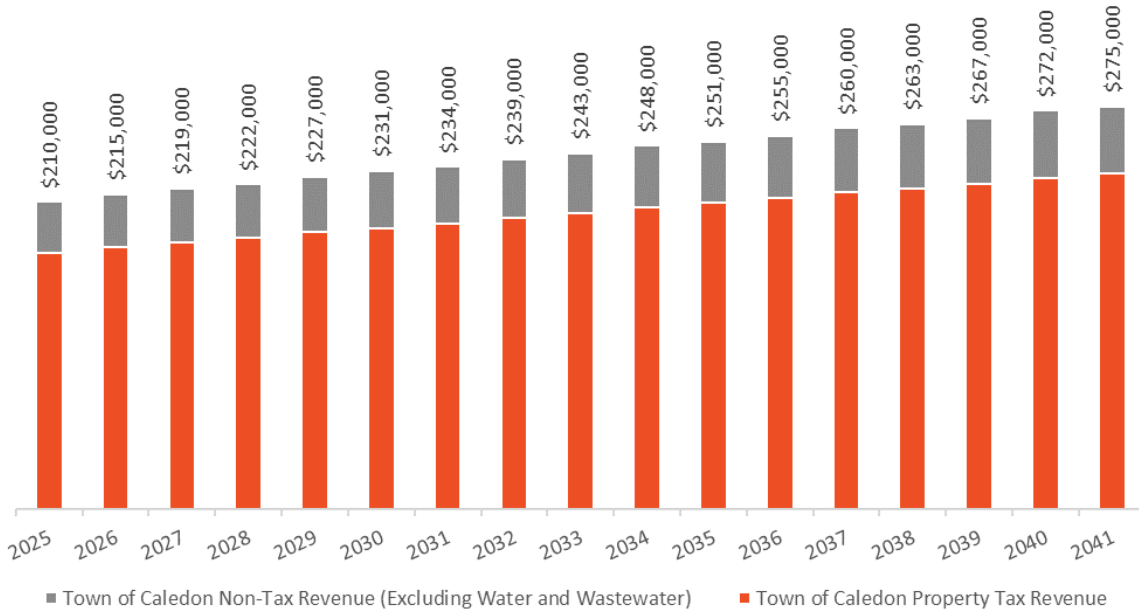
*Excludes water and wastewater fees.

SOURCE: urbanMetrics inc. based on the Town of Caledon 2021 Financial Information Return, inflated to the year 2023.

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 \$210,000 per annum, and

increasing by 2.0% per year thereafter. Approximately 83% of revenue is estimated to come from property taxes.

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



SOURCE: urbanMetrics inc., 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:

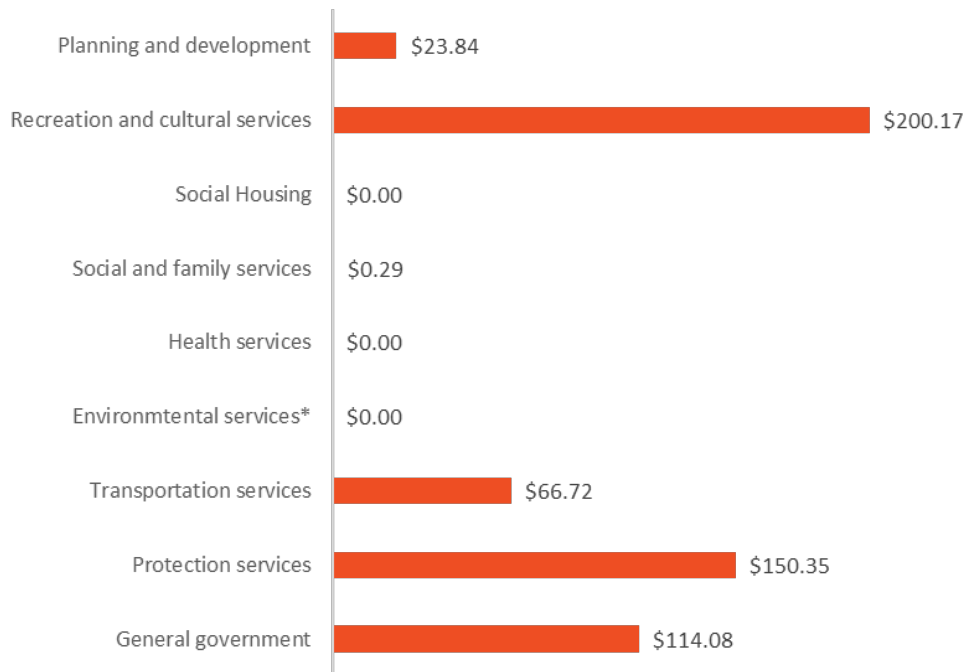
- **Salaries, Wages and Employee Benefits** – includes expenses incurred for full-time, part-time and temporary salaries and wages including regular, overtime, shift premiums and other remuneration to employees.
- **Interest on Long-Term Debt** – interest incurred on long-term liabilities and for leased 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 \$555 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 2021 Town of Caledon Financial Information Return, inflated to the year 2023.

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 2021 FIR for Winter Control Costs 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.). 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 (2021 dollars)	Per Unit (2023 dollars)
Winter Control - Street Sidewalks, Parking	\$3,232,135	1,303 Paved Lane KM	\$2,481	\$2,580

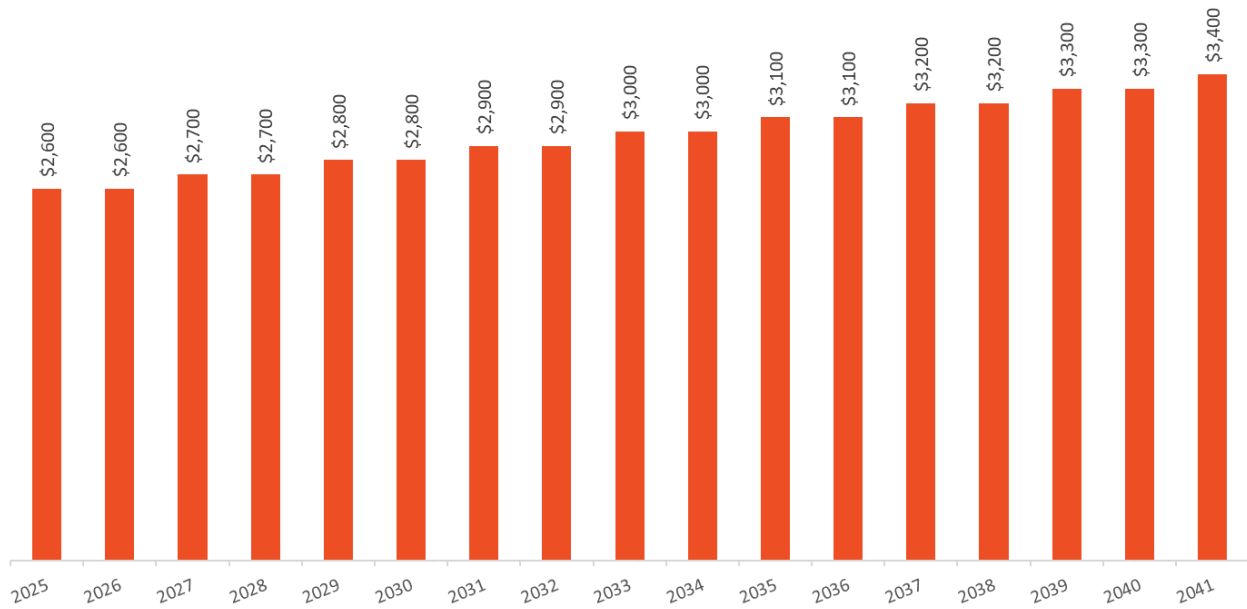
SOURCE: urbanMetrics inc.

¹ Includes Salaries, Wages and Employee Benefits, Materials, Contracted Services, Rents and Financial Expenses and External Transfers from the Town of Caledon 2021 Financial Information Return, inflated to 2023.

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.

As shown, on-site operating costs are estimated at approximately \$2,600 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 2021 Financial Information Return, inflated to 2023. 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 2023 dollars) and the estimated useful life for infrastructure is summarized in Figure 4-7.

Figure 4-7: Estimated Replacement Costs and Service Life

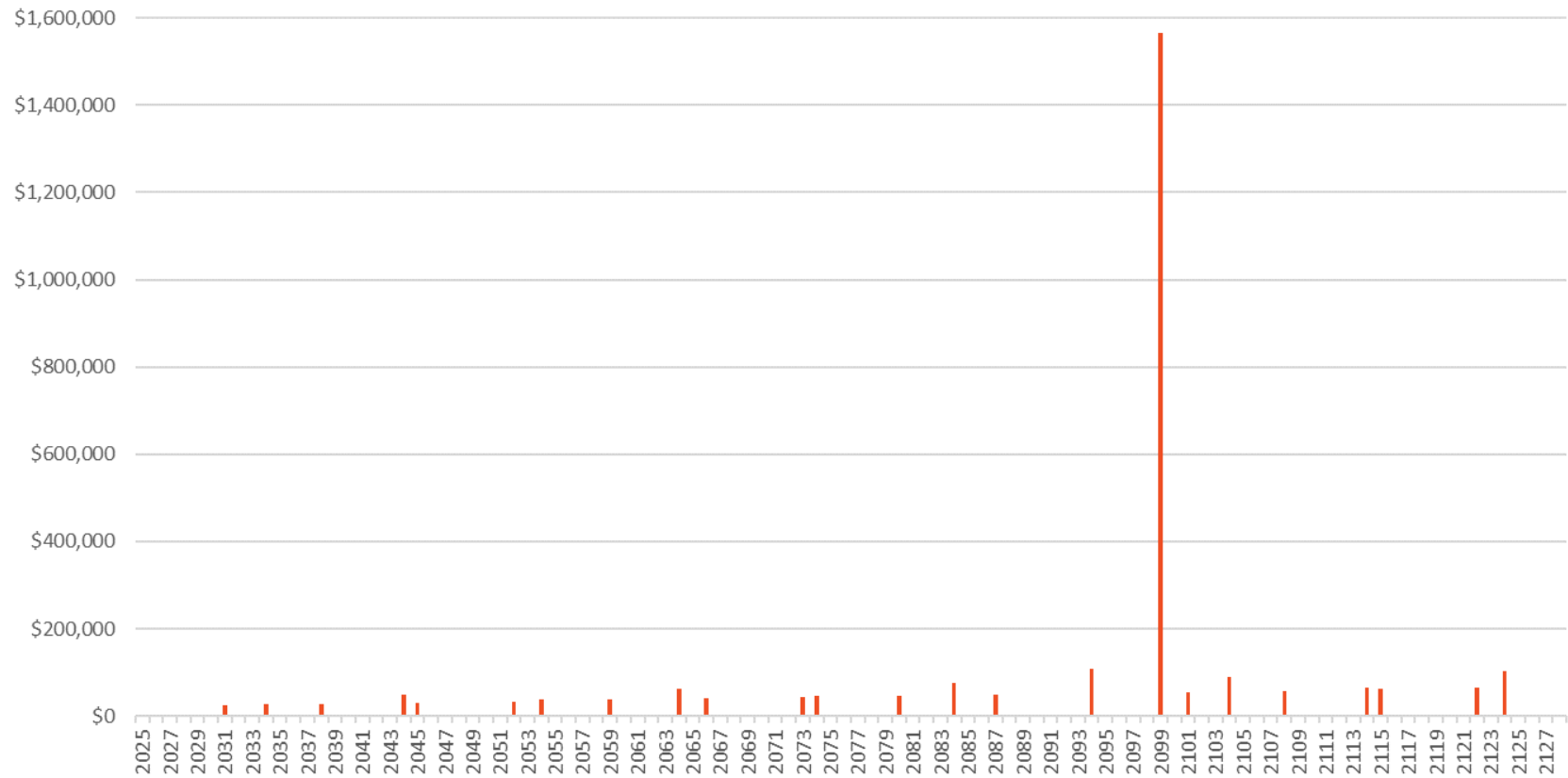
	Units	Cost Per Unit	Estimated Service Life
Roads			
17.0 R.O.W	Lineal Metre	\$917.99	25 years
Curbs	Lineal Metre	\$137.47	35 years
Sidewalks	Lineal Metre	\$257.40	25 years
Maintenance - Crack Sealing (90 PCI)	Square Metres	\$0.90	1 year
Resurfacing (60 PCI)	Square Metres	\$44.13	7 years
Rehabilitation (55 PCI)	Square Metres	\$48.37	10 years
2nd Rehabilitation (35 PCI)	Square Metres	\$22.67	20 years
Replacement (End of Life)	Square Metres	\$168.18	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, inflated to 2023.

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



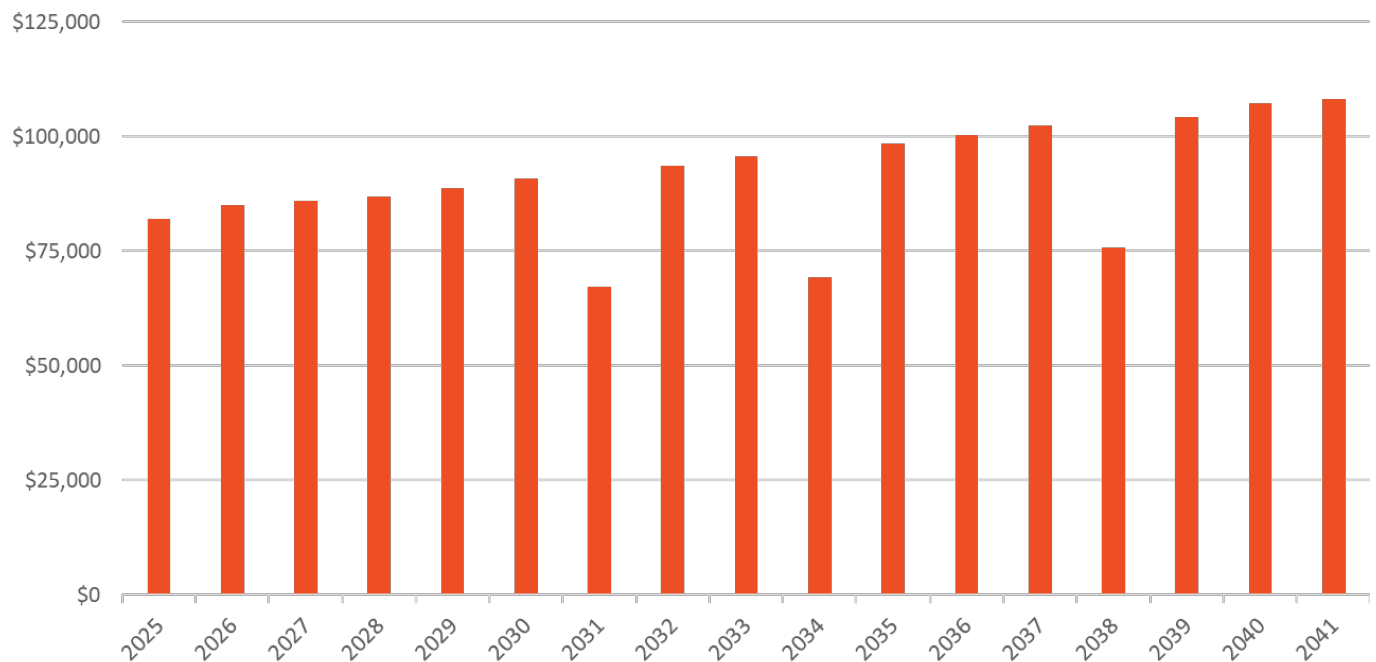
SOURCE: urbanMetrics inc., based on information provided by the Town of Caledon.

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 of 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 57 single-detached housing 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 57 units being proposed will accommodate approximately 216 persons at full build-out in 2025.
- The Town of Caledon can expect to accrue approximately **\$3.48 million** in one-time revenues from the proposed development, mainly driven by development charges.
 - **\$3.28 million** in total residential development charges;
 - **\$1.65 million** in development charge revenue for roads and related;
 - **\$1.23 million** for parks and recreation;
 - **\$172,000** for fire protection services; and,
 - **\$231,000** in other development charges.
 - **\$200,000** in building permit fees.

- At full realization (2025), this development will generate **\$210,000** 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.
 - \$175,000 in annual property tax; and,
 - \$35,000 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	\$1,653,201
Fire Protection Services	\$172,251
Parks and Recreation	\$1,227,615
Library Services	\$141,288
Provincial Offences Act	\$19,819
Development Related Studies	\$69,496
Total	\$3,283,669

SOURCE: urbanMetrics inc., based on the Town of Caledon Development Charge rates effective August 1, 2023 (By-law 2021-65).

Figure A-2: Building Permit Revenue

Base Fee	2025
Single Detached	\$9,342
TOTAL BASE FEE	\$9,342

Per sq.m. Fee	2025
Single Detached	\$190,966
TOTAL PER SQ.M. Fee	\$190,966

	2025
Total Building Permit Fees	\$200,307
Total Building Permit Fees (rounded)	\$200,000

SOURCE: urbanMetrics inc., based on the Town of Caledon Building Permit Fees (Bylaw No. 2023-012, effective June 1, 2023).

Appendix B Assessed Value Research

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

Address	Est. Assessed Value per unit
41 Valewood Dr	\$839,000
49 Cranston Dr	\$910,000
13413 Humber Station Rd	\$693,000
4 Meadow Brook Court	\$703,346
10 Riverwood Terrace	\$664,000
14432 Mount Hope Rd	\$816,564
1 Bateman Lane	\$742,386
59 Strawberry Hill Crt	\$684,313
9 Natureview Crt	\$736,042
93 Silvervalley Dr	\$861,583
18 Lost Hollow Rd	\$766,421
Single Detached - Total/Average	\$765,000

SOURCE: urbanMetrics inc.

Appendix C Non-Tax Revenue and Cost Assumptions

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

	Town of Caledon				2021 Non-Tax Revenue Per Capita	2023 Non-Tax Revenue Per Capita
	2021 Non-Tax Revenue	Residential Allocation	Non-Residential Allocation	Growth Share		
Payments-in-Lieu of Taxation	\$430,714	78%	22%	0%	\$0.00	\$0.00
Ontario Municipal Partnership Fund (OMPF)	\$695,000	78%	22%	0%	\$0.00	\$0.00
Ontario Cannabis Legalization Implementation Fund (OCLIF)	\$0	78%	22%	0%	\$0.00	\$0.00
Safe Restart Agreement: Municipal Operating Funding	\$1,098,000	78%	22%	0%	\$0.00	\$0.00
Safe Restart Agreement: Public Transit Funding	\$0	78%	22%	0%	\$0.00	\$0.00
Social Services Relief Fund (SSRF)	\$0	78%	22%	0%	\$0.00	\$0.00
Other	\$1,969,743	78%	22%	0%	\$0.00	\$0.00
OMPF and Cannabis	\$3,762,743				\$0.00	\$0.00
Conditional Grants						
Ontario conditional grants (SLC 12 9910 01)	\$162,003	78%	22%	0%	\$0.00	\$0.00
Ontario Grants for Tangible Capital Assets (SLC 12 9910 05)	\$2,122,280	78%	22%	0%	\$0.00	\$0.00
Canada conditional grants (SLC 12 9910 02)	\$66,095	78%	22%	0%	\$0.00	\$0.00
Canada Grants for Tangible Capital Assets (SLC 12 9910 06)	\$79,764	78%	22%	0%	\$0.00	\$0.00
Deferred revenue earned (Provincial Gas Tax) (SLC 60 1042 01 + SLC 60 1045 01)	\$0	78%	22%	0%	\$0.00	\$0.00
Deferred revenue earned (Canada Gas Tax) (SLC 60 1047 01)	\$4,255,518	78%	22%	0%	\$0.00	\$0.00
Sub-Total	\$6,685,660				\$0.00	\$0.00
Revenue from other municipalities for Tangible Capital Assets	\$155,821	78%	22%	0%	\$0.00	\$0.00
Revenue from other municipalities (SLC 12 9910 03)	\$1,772,535	78%	22%	0%	\$0.00	\$0.00
User Fees and Service Charges						
General government	\$464,420	78%	22%	100%	\$4.59	\$4.78
Protection services						
Fire	\$515,043	78%	22%	100%	\$5.09	\$5.30
Police	\$0	78%	22%	100%	\$0.00	\$0.00
Court Security	\$0	78%	22%	100%	\$0.00	\$0.00
Prisoner Transportation	\$0	78%	22%	100%	\$0.00	\$0.00
Conservation authority	\$0	78%	22%	100%	\$0.00	\$0.00
Protective inspection and control	\$412,257	78%	22%	100%	\$4.08	\$4.24
Building permit and inspection services	\$0	78%	22%	100%	\$0.00	\$0.00
Emergency measures	\$0	78%	22%	100%	\$0.00	\$0.00
Provincial Offences Act (POA)	\$0	78%	22%	100%	\$0.00	\$0.00
Other	\$0	78%	22%	100%	\$0.00	\$0.00
Sub-total - Protection services	\$927,300				\$9.17	\$9.54
Transportation services						
Roads - Paved	\$197,798	78%	22%	100%	\$1.96	\$2.03
Roads - Unpaved	\$0	78%	22%	100%	\$0.00	\$0.00
Roads - Bridges and Culverts	\$0	78%	22%	100%	\$0.00	\$0.00
Roads - Traffic Operations & Roadside	\$1,917,607	78%	22%	100%	\$18.96	\$19.72
Winter Control - Except sidewalks, Parking Lots	\$0	78%	22%	100%	\$0.00	\$0.00
Winter Control - Sidewalks, Parking Lots Only	\$0	78%	22%	100%	\$0.00	\$0.00
Transit - Conventional	\$0	78%	22%	100%	\$0.00	\$0.00
Transit - Disabled & special needs	\$0	78%	22%	100%	\$0.00	\$0.00
Parking	\$0	78%	22%	100%	\$0.00	\$0.00
Street lighting	\$0	78%	22%	100%	\$0.00	\$0.00
Air transportation	\$0	78%	22%	100%	\$0.00	\$0.00
Other	\$0	78%	22%	100%	\$0.00	\$0.00
Sub-total - Transportation services	\$2,115,405				\$20.92	\$21.76

Continued...



Town of Caledon						
2021 Non-Tax Revenue	Residential Allocation	Non-Residential Allocation	Growth Share	2021 Non-Tax Revenue Per Capita	2023 Non-Tax Revenue Per Capita	
Environmental services						
Wastewater collection/conveyance	\$0	78%	22%	0%	\$0.00	\$0.00
Wastewater treatment & disposal	\$0	78%	22%	0%	\$0.00	\$0.00
Urban storm sewer system	\$0	78%	22%	0%	\$0.00	\$0.00
Rural storm sewer system	\$0	78%	22%	0%	\$0.00	\$0.00
Water treatment	\$0	78%	22%	0%	\$0.00	\$0.00
Water distribution/transmission	\$0	78%	22%	0%	\$0.00	\$0.00
Solid waste collection	\$0	78%	22%	100%	\$0.00	\$0.00
Solid waste disposal	\$0	78%	22%	100%	\$0.00	\$0.00
Waste diversion	\$0	78%	22%	100%	\$0.00	\$0.00
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Sub-total - Environmental services	\$0				\$0.00	\$0.00
Health services						
Public health services	\$0	78%	22%	100%	\$0.00	\$0.00
Hospitals	\$0	78%	22%	100%	\$0.00	\$0.00
Ambulance services	\$0	78%	22%	100%	\$0.00	\$0.00
Ambulance dispatch	\$0	78%	22%	100%	\$0.00	\$0.00
Cemeteries	\$0	78%	22%	100%	\$0.00	\$0.00
Other	\$0	78%	22%	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	\$115,595	95%	5%	100%	\$1.39	\$1.44
Recreation programs	\$561,187	95%	5%	100%	\$6.73	\$7.00
Recreation facilities - Golf Course, Marina, Ski Hill	\$0	95%	5%	100%	\$0.00	\$0.00
Recreation facilities - All Other	\$593,896	95%	5%	100%	\$7.12	\$7.40
Libraries	\$1,656	95%	5%	100%	\$0.02	\$0.02
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	\$1,272,334				\$15.25	\$15.86
Planning and development						
Planning and zoning	\$4,837,675	78%	22%	100%	\$47.84	\$49.76
Commercial and industrial	\$23,835	0%	100%	100%	\$0.00	\$0.00
Residential development	\$0	100%	0%	100%	\$0.00	\$0.00
Agriculture and reforestation	\$0	78%	22%	100%	\$0.00	\$0.00
Tile drainage/shoreline assistance	\$0	78%	22%	100%	\$0.00	\$0.00
Other	\$0	78%	22%	100%	\$0.00	\$0.00
Sub-total - Planning and development	\$4,861,510				\$47.84	\$49.76
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Total - User Fees and Service Charges	\$9,640,969				\$97.78	\$101.69

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Town of Caledon					
2021 Non-Tax Revenue	Residential Allocation	Non-Residential Allocation	Growth Share	2021 Non-Tax Revenue Per Capita	2023 Non-Tax Revenue Per Capita

Licences, permits, rents, etc.

Trailer revenue and permits	\$0	78%	22%	0%	\$0.00	\$0.00
Licences and permits	\$3,569,276	78%	22%	0%	\$0.00	\$0.00
Rents, concessions and franchises	\$380,591	78%	22%	0%	\$0.00	\$0.00
Royalties	\$550,380	78%	22%	0%	\$0.00	\$0.00
Green Energy	\$73,888	78%	22%	0%	\$0.00	\$0.00
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Sub-total - Licences, permits, rents, etc.	\$4,574,135				\$0.00	\$0.00

Fines and penalties

Provincial Offences Act (POA) Municipality which administers POA only	\$3,109,581	78%	22%	100%	\$30.75	\$31.98
Other fines	\$2,025	78%	22%	100%	\$0.02	\$0.02
Penalties and interest on taxes	\$2,300,809	78%	22%	100%	\$22.75	\$23.66
Other	\$0	78%	22%	100%	\$0.00	\$0.00
Sub-total - Fines and penalties	\$5,412,415				\$53.53	\$55.67

Other revenue

Investment income	\$2,794,774	78%	22%	0%	\$0.00	\$0.00
Interest earned on reserves and reserve funds	\$231,780	78%	22%	0%	\$0.00	\$0.00
Gain/Loss on sale of land & capital assets	-\$19,940	78%	22%	0%	\$0.00	\$0.00
Deferred revenue earned (Development Charges) (SLC 60 1025 01 + SLC 60 1026 01)	\$29,204,172	78%	22%	0%	\$0.00	\$0.00
Deferred revenue earned (Recreational land (The Planning Act)) (SLC 60 1032 01)	\$161,165	78%	22%	0%	\$0.00	\$0.00
Other Deferred revenue earned	\$0	78%	22%	0%	\$0.00	\$0.00
Donations	\$172,035	78%	22%	0%	\$0.00	\$0.00
Donated Tangible Capital Assets (SLC 53 0610 01)	\$9,037,399	78%	22%	0%	\$0.00	\$0.00
Sale of publications, equipment, etc.	\$0	78%	22%	0%	\$0.00	\$0.00
Contributions from non-consolidated entities	\$0	78%	22%	0%	\$0.00	\$0.00
Other Revenues from Government Business Enterprise (ie. Dividends, etc.)	\$0	78%	22%	0%	\$0.00	\$0.00
Gaming and Casino Revenues	\$0	78%	22%	0%	\$0.00	\$0.00
Other External Recovery	\$33,631	78%	22%	0%	\$0.00	\$0.00
Other Developer Contributions	\$979,003	78%	22%	0%	\$0.00	\$0.00
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Other Insurance Recovery	-\$6,811	78%	22%	0%	\$0.00	\$0.00
Other WSIB - Neer	\$924	78%	22%	0%	\$0.00	\$0.00
Other Property Standards Recovery	-\$21	78%	22%	0%	\$0.00	\$0.00
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Sub-total - Other revenue	\$42,588,111				\$0.00	\$0.00

SOURCE: urbanMetrics inc. based on Town of Caledon 2021 Financial Information Return, inflated to the year 2023.



Figure C-2: Municipal Wide Operating Costs Per Capita

Total Expenses (Excluding Long-Term Debt)	Allocation of Expenses		Estimated Growth Impact	2021 Expenses Per Resident	2023 Expenses Per Resident	
	Residential	Non-Residential				
General government						
Governance	\$388,130	78%	22%	50%	\$1.92	\$2.00
Corporate Management	\$11,308,133	78%	22%	50%	\$55.92	\$58.15
Program Support	\$10,486,633	78%	22%	50%	\$51.85	\$53.93
Sub-total - General government						\$114.08
Protection services						
Fire	\$11,912,295	78%	22%	75%	\$88.36	\$91.89
Police	\$1,065,173	78%	22%	75%	\$7.90	\$8.22
Court Security	\$0	78%	22%	75%	\$0.00	\$0.00
Prisoner Transportation	\$0	78%	22%	75%	\$0.00	\$0.00
Conservation authority	\$0	78%	22%	75%	\$0.00	\$0.00
Protective inspection and control	\$1,756,178	78%	22%	75%	\$13.03	\$13.55
Building permit and inspection services	\$2,390,076	78%	22%	75%	\$17.73	\$18.44
Emergency measures	\$724,907	78%	22%	75%	\$5.38	\$5.59
Provincial Offences Act (POA)	\$1,641,360	78%	22%	75%	\$12.17	\$12.66
Other	\$0	78%	22%	75%	\$0.00	\$0.00
Sub-total - Protection services						\$150.35
Transportation services						
Roads - Paved	\$7,835,688	78%	22%	25%	\$19.37	\$20.15
Roads - Unpaved	\$816,540	78%	22%	25%	\$2.02	\$2.10
Roads - Bridges and Culverts	\$2,344,763	78%	22%	25%	\$5.80	\$6.03
Roads - Traffic Operations & Roadside	\$10,675,831	78%	22%	25%	\$26.40	\$27.45
Winter Control - Except sidewalks, Parking Lots	\$2,334,320	78%	22%	0%	\$0.00	\$0.00
Winter Control - Sidewalks, Parking Lots Only	\$897,815	78%	22%	0%	\$0.00	\$0.00
Transit - Conventional	\$288,264	78%	22%	75%	\$2.14	\$2.22
Transit - Disabled & special needs	\$0	78%	22%	75%	\$0.00	\$0.00
Parking	\$538,689	78%	22%	25%	\$1.33	\$1.39
Street lighting	\$1,436,504	78%	22%	50%	\$7.10	\$7.39
Air transportation	\$0	78%	22%	0%	\$0.00	\$0.00
Other	\$0	78%	22%	0%	\$0.00	\$0.00
Sub-total - Transportation services						\$66.72
Environmental services (excluding water and sewer)						
Wastewater collection/conveyance	\$0	78%	22%	0%	\$0.00	\$0.00
Wastewater treatment & disposal	\$0	78%	22%	0%	\$0.00	\$0.00
Urban storm sewer system	\$0	78%	22%	0%	\$0.00	\$0.00
Rural storm sewer system	\$1,010,859	78%	22%	0%	\$0.00	\$0.00
Water treatment	\$0	78%	22%	0%	\$0.00	\$0.00
Water distribution/transmission	\$0	78%	22%	0%	\$0.00	\$0.00
Solid waste collection	\$0	78%	22%	75%	\$0.00	\$0.00
Solid waste disposal	\$0	78%	22%	75%	\$0.00	\$0.00
Waste diversion	\$0	78%	22%	75%	\$0.00	\$0.00
Other	\$27,635	78%	22%	0%	\$0.00	\$0.00
Sub-total - Environmental services (excluding water and sewer)						\$0.00

Continued...



Total Expenses (Excluding Long-Term Debt)	Allocation of Expenses			Estimated Growth Impact	2021 Expenses Per Resident	2023 Expenses Per Resident
	Residential	Non-Residential				
Health services						
Public health services	\$0	78%	22%	75%	\$0.00	\$0.00
Hospitals	\$0	78%	22%	75%	\$0.00	\$0.00
Ambulance services	\$0	78%	22%	75%	\$0.00	\$0.00
Ambulance dispatch	\$0	78%	22%	75%	\$0.00	\$0.00
Cemeteries	\$0	78%	22%	75%	\$0.00	\$0.00
Other	\$0	78%	22%	75%	\$0.00	\$0.00
Sub-total - Health services						\$0.00
Social and family services						
General assistance	\$0	100%	0%	50%	\$0.00	\$0.00
Assistance to aged persons	\$43,774	100%	0%	50%	\$0.28	\$0.29
Child care	\$0	100%	0%	50%	\$0.00	\$0.00
Other	\$0	100%	0%	50%	\$0.00	\$0.00
Sub-total - Social and family services						\$0.29
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	\$3,477,374	95%	5%	75%	\$31.27	\$32.52
Recreation programs	\$1,212,336	95%	5%	75%	\$10.90	\$11.34
Rec. Fac. - Golf Crs, Marina, Ski Hill	\$0	95%	5%	75%	\$0.00	\$0.00
Rec. Fac. - All Other	\$12,296,309	95%	5%	75%	\$110.56	\$114.98
Libraries	\$4,421,347	95%	5%	75%	\$39.75	\$41.34
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						\$200.17
Planning and development						
Planning and zoning	\$4,605,951	78%	22%	50%	\$22.78	\$23.69
Commercial and Industrial	\$574,653	0%	100%	50%	\$0.00	\$0.00
Residential development	\$0	100%	0%	50%	\$0.00	\$0.00
Agriculture and reforestation	\$0	78%	22%	50%	\$0.00	\$0.00
Tile drainage/shoreline assistance	\$0	78%	22%	50%	\$0.00	\$0.00
Other	\$29,009	78%	22%	50%	\$0.14	\$0.15
Sub-total - Planning and development						\$23.84
Other	\$0	73%	27%	0%	\$0.00	\$0.00
Total Expenses	\$96,540,546					\$555.45

SOURCE: urbanMetrics inc. based on Town of Caledon 2021 Financial Information Return, inflated to the year 2023.



Appendix D Ongoing Revenue

Figure D-1: Town of Caledon Property Tax Revenue

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Single Detached	\$175,218	\$178,588	\$181,958	\$185,327	\$188,697	\$192,066	\$195,436	\$198,806	\$202,175	\$205,545
Town of Caledon Property Tax Revenue	\$175,218	\$178,588	\$181,958	\$185,327	\$188,697	\$192,066	\$195,436	\$198,806	\$202,175	\$205,545

	2035	2036	2037	2038	2039	2040	2041
Single Detached	\$208,914	\$212,284	\$215,653	\$219,023	\$222,393	\$225,762	\$229,132
Town of Caledon Property Tax Revenue	\$208,914	\$212,284	\$215,653	\$219,023	\$222,393	\$225,762	\$229,132

SOURCE: urbanMetrics inc., based on 2022 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	2033	2034
Payments-in-Lieu of Taxation	\$0.00	\$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	\$0.00
Conditional Grants	\$0.00	\$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	\$0.00
Revenue from other municipalities	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
User Fees and Service Charges	\$105.76	\$107.79	\$109.83	\$111.86	\$113.89	\$115.93	\$117.96	\$120.00	\$122.03	\$124.06
Licences, permits, rents, etc.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fines and penalties	\$57.90	\$59.01	\$60.12	\$61.24	\$62.35	\$63.46	\$64.58	\$65.69	\$66.80	\$67.92
Other revenue	\$0.00	\$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)	\$35,387	\$36,068	\$36,748	\$37,429	\$38,109	\$38,790	\$39,470	\$40,151	\$40,831	\$41,512

	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
OMPF and Cannabis	\$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
Revenue from other municipalities for Tangible Capital Assets	\$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
User Fees and Service Charges	\$126.10	\$128.13	\$130.17	\$132.20	\$134.23	\$136.27	\$138.30
Licences, permits, rents, etc.	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Fines and penalties	\$69.03	\$70.14	\$71.26	\$72.37	\$73.48	\$74.60	\$75.71
Other revenue	\$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)	\$42,192	\$42,873	\$43,554	\$44,234	\$44,915	\$45,595	\$46,276

SOURCE: urbanMetrics inc., based on Town of Caledon 2021 Financial Information Return, inflated to the year 2023.



Appendix E Ongoing Costs

Figure E-1: Municipal Wide Operating Costs

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
General government	\$118.64	\$120.92	\$123.21	\$125.49	\$127.77	\$130.05	\$132.33	\$134.61	\$136.89	\$139.18
Protection services	\$156.36	\$159.37	\$162.37	\$165.38	\$168.39	\$171.39	\$174.40	\$177.41	\$180.41	\$183.42
Transportation services	\$69.39	\$70.73	\$72.06	\$73.40	\$74.73	\$76.07	\$77.40	\$78.73	\$80.07	\$81.40
Environmental services (excluding water and sewerage)	\$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	\$0.30	\$0.30	\$0.31	\$0.32	\$0.32	\$0.33	\$0.33	\$0.34	\$0.34	\$0.35
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	\$208.18	\$212.19	\$216.19	\$220.19	\$224.20	\$228.20	\$232.20	\$236.21	\$240.21	\$244.21
Planning and development	\$24.79	\$25.27	\$25.74	\$26.22	\$26.70	\$27.17	\$27.65	\$28.13	\$28.60	\$29.08
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	\$124,909	\$127,311	\$129,713	\$132,115	\$134,518	\$136,920	\$139,322	\$141,724	\$144,126	\$146,528

	2036	2037	2038	2039	2040	2041
General government	\$143.74	\$146.02	\$148.30	\$150.58	\$152.87	\$155.15
Protection services	\$189.44	\$192.44	\$195.45	\$198.46	\$201.46	\$204.47
Transportation services	\$84.07	\$85.41	\$86.74	\$88.08	\$89.41	\$90.74
Environmental services (excluding water and sewerage)	\$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
Social and family services	\$0.36	\$0.37	\$0.37	\$0.38	\$0.38	\$0.39
Social Housing	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Recreation and cultural services	\$252.22	\$256.22	\$260.23	\$264.23	\$268.23	\$272.24
Planning and development	\$30.03	\$30.51	\$30.99	\$31.46	\$31.94	\$32.42
Other	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00	\$0.00
Town of Caledon Residential Municipal-wide Operating Costs	\$151,332	\$153,734	\$156,136	\$158,538	\$160,941	\$163,343

SOURCE: urbanMetrics inc., based on Town of Caledon 2021 Financial Information Return, inflated to the year 2023.

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

	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Roads Site Specific Capital Related Operating Costs	\$2,563	\$2,613	\$2,662	\$2,711	\$2,760	\$2,810	\$2,859	\$2,908	\$2,958	\$3,007
Total	\$2,563	\$2,613	\$2,662	\$2,711	\$2,760	\$2,810	\$2,859	\$2,908	\$2,958	\$3,007

	2035	2036	2037	2038	2039	2040	2041
Roads Site Specific Capital Related Operating Costs	\$3,056	\$3,106	\$3,155	\$3,204	\$3,253	\$3,303	\$3,352
Total	\$3,056	\$3,106	\$3,155	\$3,204	\$3,253	\$3,303	\$3,352

SOURCE: urbanMetrics inc., based on Town of Caledon 2021 Financial Information Return, inflated to 2023.