

TOWN OF CALEDON
PLANNING
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Brookvalley Property Management

Updated Preliminary Fiscal Impact Assessment

Mayfield West Phase 2 – Stage 3

Town of Caledon Impact Assessment

May 31, 2024

Updated Preliminary Fiscal Impact Assessment
Mayfield West Phase 2 – Stage 3

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Mayfield West Phase 2-Stage 3

May 31, 2024

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Executive Summary

Mayfield West Phase 2-Stage 3 (MW2-3) encompasses 208 gross hectares of land to the north of Etobicoke Creek between Old School Road, Hurontario Street, and Chinguacousy Road in the Town of Caledon. At build-out, the development anticipates approximately 15,300 residents, 1,070 jobs, and 4,687 residential units, achieving an overall density of 78.8 people and jobs per hectare.

Brookvalley Project Management (Brookvalley) is proposing an Official Plan Amendment to the Town of Caledon Official Plan to include the MW2-3 lands (which are the residual lands in the Mayfield West Study Area, west of Hurontario Street) within the Mayfield West Rural Service Centre boundary and re-designate them for urban land uses within the Mayfield West Phase 2 Secondary Plan. The Official Plan Amendment application is required to determine land use designations, and establish the population, employment, and density targets for the MW2-3 lands prior to the submission of development applications. The proposed amendment will designate the lands for a range of uses, including low and medium density residential, mixed-use/commercial, institutional, parks and open space uses and a public road network.

Through the Region's Peel 2051 Municipal Comprehensive Review (MCR) and the Town of Caledon's Official Plan Review, the MW2-3 lands have been brought into the Settlement Area Boundary to accommodate population and employment growth to 2051. In support of Settlement Boundary expansion and future secondary plan processes, a Fiscal Impact Assessment (FIA) is required to be completed to show the financial sustainability of the projects. In July 2022, Brookvalley retained Arcadis (formerly IBI Group) to prepare a Preliminary FIA to test the financial sustainability of the development as it relates to the Town of Caledon. A separate FIA has been prepared to test the financial sustainability of the development as it relates to the Region of Peel.

In April 2024, Watson and Associates conducted a peer review of Arcadis' July 2022 Town Preliminary FIA on behalf of the Town of Caledon. In order to respond to the review, Arcadis has updated the Preliminary FIA to address comments as it relates to the capital and operating analyses.

This updated Preliminary FIA includes an analysis of the capital and operating impacts of the MW2-3 lands on the Town of Caledon to provide a long-term outlook of the financial sustainability of the project. Based on the analysis, Arcadis has arrived at the following findings:

- **Capital Analysis:** the development of the MW2-3 lands to 2031 is estimated to generate \$151.7 million in DC revenues. This is more than sufficient to cover the capital costs associated with the development of Mayfield West Phase 2, and any specific infrastructure requirements for MW2-3. An additional \$47.8 million in DC revenue is anticipated for the development of MW2-3 units, post 2031.
- **Operating Analysis:** By 2031, property tax and non-tax revenues for the development of Mayfield West Phase 2, Stages 1 through 3, are anticipated to generate an annual \$25.2 million for the Town. This operating revenue is sufficient to cover the Town's annual operating expenditures (\$14.8 million), asset-related operations and maintenance (\$4.6 million), and any annual installments to cover the non-growth-related aspects of the development charge (\$2.1 million). This revenue is also sufficient to cover approximately 39% of the annual asset-related replacement reserve cost (life cycle costs).
 - The remaining annual deficit (\$5.95 million) would need to be offset through an increase in tax revenues through increased assessment values (expected to occur in 2025 based on MPAC 2024 assessment cycle) and increased tax rates, a reduction in operations and maintenance costs, or a deferral of capital costs to post period. It should also be noted that additional growth from Mayfield West Phase 2 Stage 2 and Mayfield West Phase 2 Stage 3 (3,166 units and 10,370 new residents) post 2031 would help to offset the costs as additional property tax revenues would contribute to reducing the impact of the lifecycle costs.

1 Introduction

Arcadis Professional Services (Canada) Inc. (“Arcadis”, formerly IBI Group) has been retained by Brookvalley to prepare this updated Preliminary FIA to test the financial sustainability of the proposed MW2-3 development with respect to the municipal finances of Town of Caledon. This report will provide an assessment of the growth-related capital program and the Town’s operating program to determine the potential impacts of the MW2-3 development to 2031 in the context of the overall Mayfield West Phase 2 development. It should be noted that this FIA only addresses the long-term fiscal impacts for the Town of Caledon.

1.1 Approach

Based on the study purpose, this report has been structured as follows:

- **Development Summary:** A summary of the proposed MW2-3 development and the preliminary assumptions surrounding roads, parks and recreation services and other services are provided.
- **Capital Impact Assessment:** A broad assessment of the development charge impacts related to the increase in need for Town services attributable to MW2 is provided; and,
- **Operating Analysis:** An analysis which addresses the implications on the Town’s operating budget for tax supported services at the 2031-time horizon is provided.

1.2 Background and Limitations

Since Brookvalley’s initial submission of supporting background studies for a Regional Official Plan Amendment (ROPA) for a Settlement Area Boundary expansion in February 2019, both the Region of Peel and the Town of Caledon have undertaken Official Plan/ Municipal Comprehensive Review processes to extend their planning horizons to 2051 and bring their planning policies into conformity with updated Provincial plans. In both the Region’s new Official Plan (adopted in April 2022 and approved by the Minister in November 2022) and the Town of Caledon’s new Official Plan (adopted by Town Council in March 2024 and awaiting approval from the Region of Peel), the MW2-3 lands have been brought into the *Urban Area*. The lands have been designated “New Community Area” in the new Caledon Official Plan, which would permit the types of uses proposed by Brookvalley.

While it is understood that lands are intended to permit future development, the following assumption underpins this FIA:

- While the Town of Caledon has adopted the new Town Official Plan, the plan still requires approval from the Region of Peel. Any subsequent changes which result from the final approval may require an update to this Preliminary FIA.

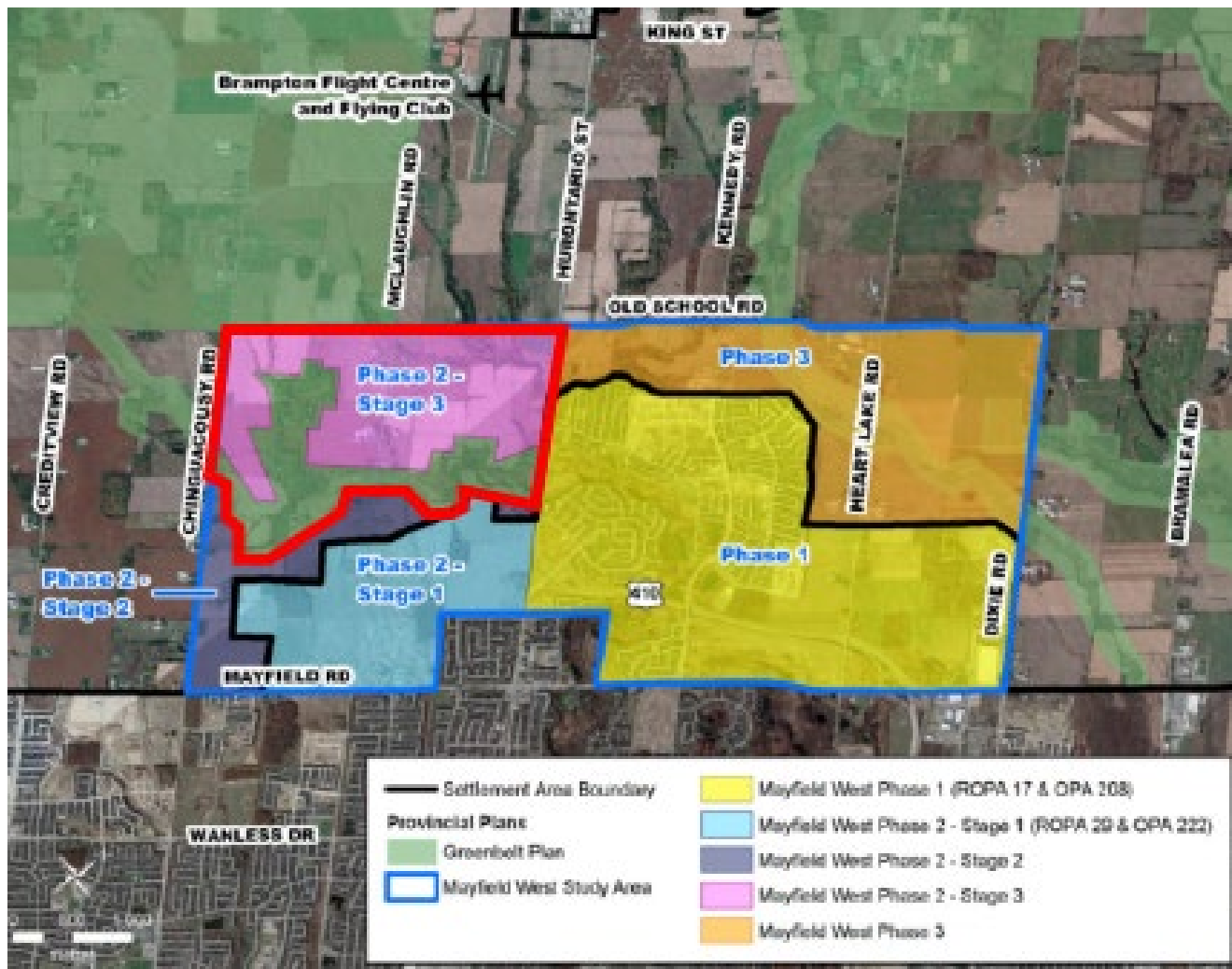
The Town’s DCBS outlines capital works required to 2031. Considering a portion of the growth will occur beyond the 2031 planning horizon, Arcadis has considered capital costing for anticipated projects based on the proposed concept plan and estimates of capital works from the client’s consulting team and the Town’s Development Charges Background Study to 2031. Should changes occur to the cost estimates, an update to this report may be required.

2 Site Context and Future Growth

2.1 Site Context

MW2-3 encompasses 430 hectares (208 gross developable hectares) of land to the north of Etobicoke Creek between Old School Road, Hurontario Street, and Chinguacousy Road in the Town of Caledon. See Figure 1.

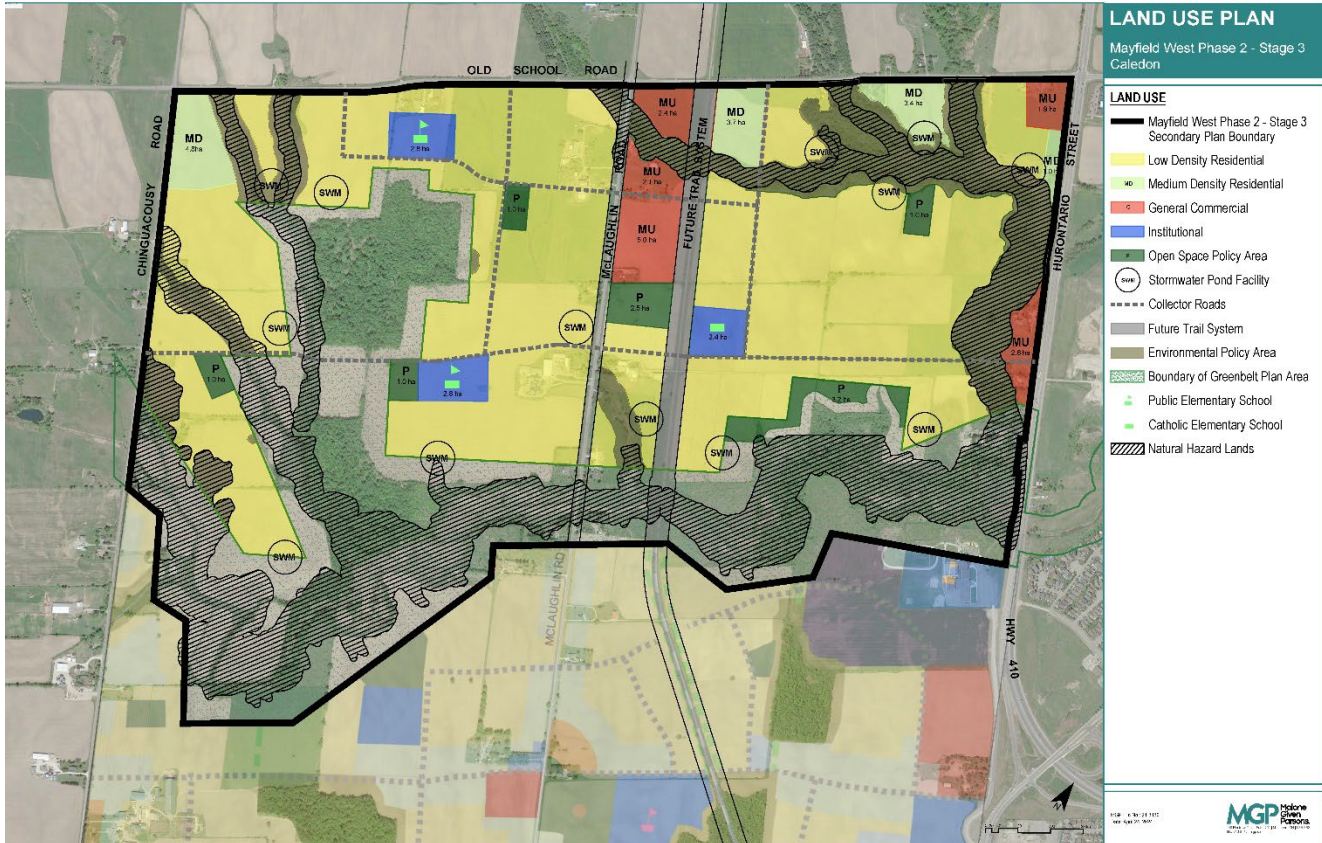
Figure 1: Site Location



Source: Malone Given Parsons Ltd. (MGP), 2018

As per the Planning Opinion prepared by Malone Given Parsons (MGP), the MW2-3 lands have long been considered the next logical location for growth within Mayfield West Phase 2 following the completion of Stages 1 and 2. A concept plan for the MW2-3 lands was created by MGP to understand the potential population and employment yields based on the net developable area for each stage. The concept plan envisions 208 gross developable hectares for Community Area use. See Figure 2.

Figure 2: MW2-3 Proposed Land Use Plan



Source: Malone Given Parsons Ltd., April 24, 2024

The subject lands are centered on an existing arterial road network, with Hurontario Street, which runs along the eastern edge of the land holdings, acting as the main north-south connector to provide strong access to the rest of Mayfield West Phase 2 and beyond. Chinguacousy Road and McLaughlin Road are north-south collector roads that run along the western edge of the landholdings, and through the land holdings respectively. The site is in the close proximity to the planned GTA West corridor/Hwy 413 (the final route for this corridor is to be determined through further study). The plan includes a new east-west collector through the site to allow for connectivity. The site is well connected to the rest of Mayfield West to the South, and to the rural service centre overall.

2.2 Development Statistics: MW2-3

From the Concept Plan for the MW2-3 lands, MGP estimates the following preliminary yields based on a 78.8 residents and jobs per hectare.

Table 1: MW2-3 Preliminary Population and Employment Yield

	Community Area	Employment Area	Total
Land Area (ha)	208	0	208
Estimate of Population	15,317	0	15,317
Estimate of Jobs (Total)	1,071	0	1,071
Estimated of Retail Jobs	349	0	349
Estimated of Non-Res Sq.ft. (1)	188,368	0	188,368
Total People/Jobs	16,388		
Density	78.8		

Source: Malone Given Parsons Ltd., May 22, 2024

(1) Estimate of jobs and non-residential sf based on MGP assumptions (July 2022)

Table 2: Estimated MW2-3 Unit Mix

Unit Type	Area (ha)	Area (ac)	Units	PPU ¹⁾	Population	Population Related Employment
Low Density	35	87	1,023	3.67	3,754	263
Mixed Use	3	6	130	1.76	229	16
Stage 1E Total	38	94	1,153		3,983	279
Low Density	31	76	667	3.67	2,448	171
Medium Density	8	20	258	2.79	720	50
Mixed Use	11	28	570	1.76	1,003	70
Stage 2E Total	50	124	1,495		4,171	291
Low Density	36	88	665	3.67	2,441	171
Medium Density	5	12	364	2.79	1,016	71
Stage 1W Total	40	100	1,029		3,456	242
Low Density	50	125	1,010	3.67	3,707	259
Stage 2W Total	50	125	1,010		3,707	259
Subtotal - Residential	179	442	4,687	-	15,317	1,071

Source: Malone Given Parsons Ltd., May 22, 2024

1) Based on the Town of Caledon Development Charges Background Study (2019)

At full build-out, it is estimated that MW2-3 will have a total population of 15,317 residents in 4,687 residential units. It is also anticipated that the area will generate 1,071 jobs.

For the purpose of this analysis, “Mixed Use” has assumed to consist of Back-to-back and Stacked Townhouse/Mid-Rise unit types and has been split 50/50 between the two product types. The actual split will be determined through the future site plan process.

2.2.1 Staging and Timing of Development

For the purposes of assessing the annual development charge funding impacts, Arcadis has used the following preliminary assumptions based on input from Brookvalley:

- Estimated starting year of construction: 2026;
- Anticipated residential construction: 600 units per year. This assumption is less than the yearly residential starts from Mayfield West Phase 2 – Stage 1 (847 units) and is below recent housing starts statistics (2021-2023) from CMHC for the Town of Caledon;

It should be noted that the preliminary assumptions around the staging and timing of development could be subject to change.

2.3 Mayfield West Phase 2 Growth to 2031

The development of the MW2-3 lands is considered an extension of Mayfield West Phase 2. Within the context of the planning horizon of the Town’s current development charges program (2031), development in Mayfield West Phase 2, including the MW2-3 lands, is anticipated to bring 27,700 new residents and 5,420 jobs to the Town.

Table 3: Mayfield West Phase 2 Population and Unit Growth to 2031

	MW2 - Stage 1	MW2 - Stage 2	MW2- Stage 3	Total Mayfield West Phase 2
Singles	2,082	1,200	2,400	5,682
Townhouses	1,126	531	1,200	2,857
Apartments	172			172
Live/Work	8			8
Total	3,388	1,731	3,600	8,719
Population (excluding Census undercount)	10,370	5,790	11,540	27,700

MW2-1 and MW2-2 Information Source: Mayfield West Phase 2 Secondary Plan Fiscal Impact of Mayfield West Phase 2 – Stage 2 Lands re: The Town of Caledon. October 4, 2019

Note: population figures have been rounded.

Table 4: Mayfield West Phase 2 Employment Growth to 2031

	MW2 - Stage 1	MW2 - Stage 2	MW2- Stage 3	Total Mayfield West Phase 2
Employment Land	1,165			1,165
Commercial	1,380	150	350	1,880
Institutional/Office	810	115	630	1,555
Work at Home/NFPOW	445	285	90	820
Total	3,800	550	1,070	5,420

MW2-1 and MW2-2 Information Source: Mayfield West Phase 2 Secondary Plan Fiscal Impact of Mayfield West Phase 2 – Stage 2 Lands re: The Town of Caledon. October 4, 2019

Note: population figures have been rounded

2.3.1 MW2-Stage 2 and MW2- Stage 3 Growth Beyond 2031

Additional growth is anticipated in MW2-2 and MW2-3 beyond the 2031 planning horizon. To 2041, an additional 6,950 residents are forecasted in MW2-2 and 3,200 residents are forecasted in MW2-3.

Table 5: Mayfield West Phase 2 Population and Unit Growth beyond 2031

	MW2- Stage 2	MW2- Stage 3
Singles	1,441	965
Townhouses	638	22
Back to Back/Stacked		100
Total	2,079	1,087
Population (excluding Census undercount)	6,950	3,780

MW2-1 and MW2-2 Information Source: Mayfield West Phase 2 Secondary Plan Fiscal Impact of Mayfield West Phase 2 – Stage 2 Lands re: The Town of Caledon. October 4, 2019

Note: population figures have been rounded

3 Town Capital and Development Charge Analysis

Capital costs associated with development are generally either developer cost items (i.e., usually internal to a subdivision) or development charge items. In the case of development charge items, the capital costs can be broken down into following three components:

1. **Growth related** incurred during the development charge horizon period – included in the DC – no impact to the municipality;
2. **Growth related but beyond the horizon period** (oversizing) – to be collected from future DCs – ultimately no impact to the municipality; and,
3. **Benefit to existing** portion of development charge projects – to be funded from the tax base or in the case of water/wastewater through user rates.

For the purposes of this analysis, Arcadis has focused on the growth-related component of the development charge program. Understanding that the MW2-3 lands will utilize capital investments which have been planned for Mayfield West Phase 2, Arcadis has analysed all three stages of Mayfield West Phase 2 wholistically to understand the overall impacts to the Town capital program. This approach mirrors the approach taken by Watson and Associates in their October 2019 FIA report entitled “Mayfield West Phase 2 Secondary Plan Fiscal Impact of Mayfield West Phase 2 – Stage 2 Lands re: The Town of Caledon” (2019 Watson Study) for the Mayfield West Phase 2 – Stage 2 lands.

As per the Town’s 2019 DCBS and subsequent 2021 update, the following services are included in the development charge program:

- Roads and Related
- Fire Protection Services
- Parks and Recreation Services
- Library Services
- Animal Control
- Provincial Offences Act
- Development Related Studies

3.1 MW2-3 Development Charge Revenues

Table 6 provides an estimate of the DC revenues that would be generated by the proposed development of the MW2-3 lands to 2031 for the Town. Arcadis has used the February 1, 2022 DC rates to be consistent with the estimate of capital works, which has been costed by the client’s consultant in 2022\$.

In total, the development of the MW2-3 lands to 2031 is estimated to generate \$151.7 million in DC revenues. Further calculations of the total DC revenue will occur at the draft plan of subdivision or site plan stage.

Table 6: Town of Caledon Development Charge Revenue (Town) based on MW2-3 Units to 2031

	Charge Effective February 1, 2022 ¹				
	Residential (\$/Unit)			Non-Residential (\$/sm)	Total
	Single/ Semi	Apartment >750 sf ⁽²⁾	Other Residential ⁽³⁾		
Total Town of Caledon Development Charge	\$110,415,744	\$6,682,215	\$33,274,149	\$1,364,125	\$151,736,233
Service Program					
Roads and Related	\$55,467,586	\$3,356,825	\$16,715,340	\$1,110,276	\$76,650,028
Fire Protection Services	\$5,779,360	\$349,759	\$1,741,629	\$115,688	\$7,986,437
Parks and Recreation Services	\$41,189,000	\$2,492,704	\$12,412,441	\$85,934	\$56,180,079
Library Services	\$4,740,502	\$286,889	\$1,428,566	\$9,987	\$6,465,945
Animal Control	\$242,590	\$14,681	\$73,105	\$0	\$330,377
Provincial Offences Act	\$664,983	\$40,244	\$200,395	\$13,525	\$919,147
Class of Service: Development Related Studies	\$2,331,722	\$141,113	\$702,672	\$28,714	\$3,204,221

- 1) Development charge based on By-law 2019-31, as amended by By-law 2021-65
- 2) Stacked townhouses are subject to the larger apartment development charge rate.
- 3) Street townhouses and Back-to-back townhouses are subject to the Other Residential development charge rate.

3.2 Capital Infrastructure Requirements

It is noted that local road, sidewalk and streetlight services are not directly referenced in this analysis as they are to be provided separately by the landowners, pursuant to the subdivision agreement conditions. They are, however, addressed in the operating analysis, as the Town is responsible for the ongoing lifecycle costs once assumed by the Town.

Public works, animal shelter and POA courts have not been included in the capital cost comparison as it is assumed that the Town-wide average DC will be applicable and adequate.

3.2.1 Roads

Table 7 outlines the Town road infrastructure projects which are required for the development of the Mayfield West Phase 2 lands from the 2019 Development Charges Background Study (DCBS), and subsequent 2021 update. Arcadis has supplemented the list with three additional projects which are required to service the MW2-3 lands but are not included in the Town’s DCBS. The information for these additional projects was derived from the Candevcon Limited (Candevcon) 2022 cost estimates for road projects identified in the Transportation Impact Study completed by GHD Group in July 2022. All costs have been indexed to 2022\$.

In total, the growth-related component of the Town’s road infrastructure program for Mayfield West Phase 2 totals \$116.2 million. Based on the MW2-3 share of the population and employment at build-out within all of Mayfield West Phase 2 (37%), the MW2-3 proportionate share of the total cost is estimated at \$43.4 million.

Table 7: Road Capital Costs (Town)

Area	Project	From	To	Timing	Length (km)	Gross Capital Cost Estimate (2019\$)	BTE	PPB+ Other	Net Capital Cost (2019\$)	Net Capital Cost (2022\$)	MW2-3 Share (37%)
MW2	Spine Road	McLaughlin	Collector Road F (north leg)	2023-2026	1.4	\$13,361,301			\$13,361,301	\$16,942,130	\$6,331,453
	Spine Road	Chinguacousy	McLaughlin	2023-2026	1.5	\$12,957,573			\$12,957,573	\$16,430,203	\$6,140,140
	McLaughlin Rd.	Mayfield Rd.	265m North of Spine Rd	2019	1.5	\$21,832,423	\$11,099,454		\$10,732,969	\$13,609,405	\$5,085,978
	McLaughlin Rd.	265 North of Spine Rd.	MW 2 Limit	2019	0.4	\$952,853	\$47,643		\$905,210	\$1,147,806	\$428,947
	Modifield Interchange	New Arterial/Spine Rd. and Collector Road F (north leg)	Hurontario/Hwy 410	2023-2026		\$35,000,000	\$1,750,000		\$33,250,000	\$42,161,000	\$15,756,012
	Chinguacousy Rd.	Mayfield Rd.	Spine Rd	2023-2026	1	\$3,798,913	\$189,946		\$3,608,967	\$4,576,170	\$1,710,163
	Pedestrian Crossing					\$62,500	\$6,250		\$56,250	\$71,325	\$26,655
Traffic Calming					\$62,500	\$6,250		\$56,250	\$71,325	\$26,655	
MW2-3 Specific*	Chinguacousy Road	Spine Road	Old School Road	2023-2026	3.1					\$5,500,000	\$2,055,408
	McLaughlin Road	North MW2-2 Limit	Old School Road	2023-2026	3.1					\$6,500,000	\$2,429,119
	Old School Road	Chinguacousy Road	Hurontario Street	2023-2026	2.8					\$9,220,000	\$3,445,612
Roads Sub-total					14.7	\$88,028,063	\$13,099,543		\$74,928,520	\$116,229,363	\$43,436,142

Source: 2019/2021 Town of Caledon Development Charges Background Study.

*MW2-3 specific projects based on Candevcon and GHD, July 2022. These estimates may not reflect the exact costs or growth allocations/benefit-to-existing to be included in any future development charges background studies and may require future refinement.

3.2.2 Parks

Table 8 provides an estimate for the cost for park development on the Mayfield West Phase 2 lands from the 2019 DCBS and subsequent 2021 update. Arcadis has supplemented the list with an estimate of park development based on the park areas shown on the concept plan (9.7 hectares/24 acres) by MGP. To estimate the cost for the MW2-3 parks, Arcadis has assumed the average cost per hectare for neighbourhood parks in Mayfield West as identified in the 2021 DCBS parks capital program and multiplied it against the total park area. A 5% benefit to existing has been assumed, similar to the other parks within Mayfield West Phase 2. All costs have been indexed to 2022\$.

In total, the growth-related component of the Town’s park program for Mayfield West Phase 2 totals \$12.1 million. Based on the MW2-3 share of the population and employment at build-out within all of Mayfield West Phase 2 (37%), the MW2-3 proportionate share of the total cost is estimated at \$4.5 million.

Table 8: Parks Capital Costs (Town)

Area	Project	Estimate of Size (acres)	Timing	Gross Capital Cost Estimate (2019\$)	BTE	PPB+ Other	Net Capital Cost (2019\$)	Net Capital Cost (2022\$)	MW2-3 Share (37%)
MW2	Community Park (5 Acres) - Mayfield West II	5	2023	\$1,200,000	\$60,000		\$1,140,000	\$1,445,520	\$540,206
	Neighbourhood Park (1 acre) - Mayfield West II	1	2023	\$400,000			\$400,000	\$507,200	\$189,546
	Mayfield West II Skatepark		2024	\$500,000	\$50,000		\$450,000	\$570,600	\$213,239
	Tournament Sports Park (15 Acres) - Mayfield West II by Rec Facility	15	2023-2026	\$2,000,000	\$300,000		\$1,700,000	\$2,155,600	\$805,571
	Community Park - Mayfield West II	5	2027	\$1,200,000	\$120,000		\$1,080,000	\$1,369,440	\$511,774
	Neighbourhood Park - Mayfield West II	1	2028	\$400,000			\$400,000	\$507,200	\$189,546
	Parks - MW2-3 (proposed)	24	--			\$290,984		\$5,528,698	\$2,066,133
Parks Sub-total		51		\$5,700,000	\$820,984		\$5,170,000	\$12,084,258	\$4,516,015

Source: 2019/2021 Town of Caledon Development Charges Background Study. MW2-3 specific projects based on cost per hectare value of Neighbourhood Parks Capital Costs (2021 DCBS) – inflated to 2022\$

3.2.3 Indoor Recreation

Table 9 provides an estimate for the cost for indoor recreation development on the Mayfield West Phase 2 lands from the 2019 DCBS and subsequent 2021 update. In total, the growth-related component of the Town’s indoor recreation program for Mayfield West Phase 2 totals \$24.9 million. Based on the MW2-3 share of the population and employment at build-out within all of Mayfield West Phase 2 (37%), the MW2-3 proportionate share of the total cost is estimated at \$9.3 million.

Table 9: Indoor Recreation Capital Costs

Area	Project	Timing	Gross Capital Cost Estimate (2019\$)	BTE	PPB+ Other	Net Capital Cost (2019\$)	Net Capital Cost (2022\$)	MW2-3 Share (37%)
MW2	Mayfield West Facility 2	2023-2026	\$30,000,000	\$1,500,000	\$8,828,389	\$19,671,611	\$24,943,603	\$9,321,688
Indoor Recreation Sub-total			\$30,000,000	\$1,500,000	\$8,828,389	\$19,671,611	\$24,943,603	\$9,321,688

Source: 2019/2021 Town of Caledon Development Charges Background Study

3.2.4 Library

Table 10 provides an estimate for the cost for library development on the Mayfield West Phase 2 lands from the 2019 DCBS and subsequent 2021 update. Similar to the approach used in the 2019 Watson Study for Mayfield West Phase 2 Stage 2, only 50% of the new library capital costs have been attributed to the Mayfield West Phase 2 lands as the remainder of the Mayfield West settlement area would also receive benefit from the new capital infrastructure.

In total, the growth-related component of the Town’s library program for Mayfield West Phase 2 totals \$8.7 million. Based on the MW2-3 share of the population and employment at build-out within all of Mayfield West Phase 2 (37%), the MW2-3 proportionate share of the total cost is estimated at \$3.2 million.

Table 10: Library Capital Costs

Area	Project	Timing	Gross Capital Cost Estimate (2019\$) ¹⁾	Attributed to MW2	BTE	PPB+ Other	Net Capital Cost (2019\$)	Net Capital Cost (2022\$)	MW2-3 Share (37%)
MW2	Mayfield West 2 Branch	2023-2026	\$13,235,054	\$6,617,527	\$165,438		\$6,452,089	\$8,181,249	\$3,057,419
	Mayfield West 2 Branch - Materials	2026	\$800,000	\$400,000	\$10,000		\$390,000	\$494,520	\$184,807
Library Sub-Total				\$7,017,527	\$175,438		\$6,842,089	\$8,675,769	\$3,242,226

Source: 2019/2021 Town of Caledon Development Charges Background Study

3.2.5 Fire

Table 11 provides an estimate for the cost for fire services development on the Mayfield West Phase 2 lands from the 2019 DCBS and subsequent 2021 update. Similar to the approach used in the 2019 Watson Study for Mayfield West Phase 2 Stage 2, only 51.4% of the new fire capital costs have been attributed to the Mayfield West Phase 2 lands as the remainder of the Mayfield West settlement area would also receive benefit.

In total, the growth-related component of the Town’s fire program for Mayfield West Phase 2 totals \$4.4 million. Based on the MW2-3 share of the population and employment at build-out within all of Mayfield West Phase 2 (37%), the MW2-3 proportionate share of the total cost is estimated at \$1.6 million.

Table 11: Fire Capital Costs

Area	Project	Timing	Gross Capital Cost Estimate (2019\$)	Attributed to MW2	BTE	PPB+ Other	Net Capital Cost (2019\$)	Net Capital Cost (2022\$)	MW2-3 Share (37%)
MW2	New Pumper/Tanker Vehicle - Station 310 Mayfield West	2024	\$898,093	\$267,114	\$26,711		\$240,402	\$304,830	\$113,918
	New Pumper/Rescue Vehicle - Station 310 Mayfield West	2024	\$709,021	\$210,879	\$21,088		\$189,791	\$240,656	\$89,936
	Equipment - Station 310 Mayfield West	2024	\$1,134,433	\$337,407	\$33,741		\$303,666	\$385,049	\$143,897
	New Fire Station 310 - Mayfield West	2024	\$10,115,363	\$3,008,545	\$300,855		\$2,707,691	\$3,433,352	\$1,283,080
Fire Sub-total			\$12,856,910	\$3,823,945	\$382,395		\$3,441,551	\$4,363,886	\$1,630,831

Source: 2019/2021 Town of Caledon Development Charges Background Study

3.3 Summary of Capital Costs vs. Revenues

The following summarizes the net capital position for the various DC capital programs, based on the anticipated development of the MW2-3 lands to 2031:

- Roads:** The revenue generated for the roads capital program from the proposed MW2-3 development to 2031 (\$76.7 million) is expected to cover the MW2-3 proportionate share of the Town’s road capital costs (\$43.4 million) for Mayfield West Phase 2. The surplus of \$33.2 million can be used for other road and related projects in the Town.
- Parks:** The revenue generated for the parks capital program from the proposed MW2-3 development to 2031 (\$10.4 million) is expected to cover the MW2-3 proportionate share of the Town’s park capital costs (\$4.5 million) for Mayfield West Phase 2. The surplus of \$5.9 million can be used for other parks projects in the Town.
- Indoor Recreation:** The revenue generated for the indoor recreation capital program from the proposed MW2-3 development to 2031 (\$45.8 million) is expected to cover the MW2-3 proportionate share of the Town’s indoor recreation capital costs (\$9.3 million) for Mayfield West Phase 2. The surplus of \$36.4 million can be used for other indoor recreation projects in the Town.
- Library:** The revenue generated for the library capital program from the proposed MW2-3 development to 2031 (\$6.5 million) is expected to cover the MW2-3 proportionate share of the Town’s library capital costs (\$3.2 million) for Mayfield West Phase 2. The surplus of \$3.2 million can be used for other library projects in the Town.
- Fire:** The revenue generated for the fire capital program from the proposed MW2-3 development to 2031 (\$8.0 million) is expected to cover the MW2-3 proportionate share of the Town’s fire capital costs (\$1.6 million) for Mayfield West Phase 2. The surplus of \$6.4 million can be used for other fire services projects in the Town.

Table 12: Summary of Projected Net Capital Position (millions)

	Estimated DC Revenue	Estimated Regional Capital Cost	Suplus/ (Deficit)	Findings
Roads	\$ 76.7	\$ 43.4	\$ 33.2	No impact anticipated
Parks	\$ 10.4	\$ 4.5	\$ 5.9	No impact anticipated
Indoor Recreation	\$ 45.8	\$ 9.3	\$ 36.4	No impact anticipated
Library	\$ 6.5	\$ 3.2	\$ 3.2	No impact anticipated
Fire	\$ 8.0	\$ 1.6	\$ 6.4	No impact anticipated

3.4 Additional DC Revenues Post 2031

The development of MW2-3 beyond 2031 is expected to generate additional DC revenues which can be used to fund other growth-related capital works throughout the Town. Based on the 1,087 units in MW2-3 to be developed after 2031, an additional \$47.8 million in DC revenue is expected for the Town.

Table 13: Estimate of MW2-3 DC Revenue Post 2031

	Charge Effective February 1, 2022 ¹				
	Residential (\$/Unit)			Non-Residential (\$/sm)	Total
	Single/ Semi	Apartment >750 sf ⁽²⁾	Other Residential ⁽³⁾		
Total Town of Caledon Development Charge	\$44,396,330	\$2,672,886	\$770,559	\$0	\$47,839,776
Service Program					
Roads and Related	\$22,302,592	\$1,342,730	\$387,092	\$0	\$24,032,414
Fire Protection Services	\$2,323,784	\$139,904	\$40,332	\$0	\$2,504,021
Parks and Recreation Services	\$16,561,410	\$997,082	\$287,446	\$0	\$17,845,938
Library Services	\$1,906,077	\$114,756	\$33,083	\$0	\$2,053,915
Animal Control	\$97,542	\$5,873	\$1,693	\$0	\$105,107
Provincial Offences Act	\$267,379	\$16,098	\$4,641	\$0	\$288,117
Class of Service: Development Related Studies	\$937,547	\$56,445	\$16,272	\$0	\$1,010,264

- 1) Development charge based on By-law 2019-31, as amended by By-law 2021-65
- 2) Stacked townhouses are subject to the larger apartment development charge rate.
- 3) Street townhouses and Back-to-back townhouses are subject to the Other Residential development charge rate.

4 Operating Analysis

Arcadis has undertaken an operating analysis which adopts the following format:

Net Operating Position = Property Tax Revenues
 Plus: Non-Tax Revenues
 Less: Operating Expenditures
 Less: Non-DC Eligible Capital

Exhibit 1 in Appendix A provides a detailed breakdown of the residential unit types anticipated to be included in the subdivision and also provides assumptions made for the FIA, which are described in further detail below.

4.1 Determination of Operating Revenues

4.1.1 Assessed Values

Annual municipal property tax revenues are based on the application of tax rates against current property assessments for existing development in the Region of Peel and more specifically, the Town of Caledon. Through an analysis of comparable residential and commercial developments, an approximation of the assessed value of the MW2-3 lands was conducted in order to estimate property tax revenues.

For the purposes of this analysis, Arcadis utilized the assessment values based on recent comparable developments within Caledon, as stated in Appendix A of the “Mayfield West Phase 1 Expansion (Stage 2) Financial Impact Study (July 21, 2021)” prepared by urbanMetrics inc. and the 2019 Watson Study. Arcadis has adopted this approach for consistency with surrounding development.

The following assessment values have been utilized by Arcadis for the operating analysis:

Table 14: Average Assessment Values (2021)

		Average Assessment for 2021 Taxation Year (1)
Land & Building		
Residential (\$/Unit)	Single/Semi Detached	\$706,000
	Street Townhouse	\$514,000
	Back-to-back Townhouse	\$514,000
	Stacked Townhouse	\$334,000
Non-Res. (\$/Sf)	Retail	\$276

(1) Assessment Value based on Mayfield West Phase 1 Expansion (Stage 2) Financial Impact Study, urbanMetrics inc. (July 21, 2021) and Mayfield West Phase 2- Stage 2 Financial Impact Study, Watson and Associates (October 4, 2019)

Of note, the COVID-19 pandemic has had a profound impact on assessed values, which in turn, has impacted property tax revenues for municipalities. Assessed values have not been updated since 2016, as the provincial government postponed the 2020 assessment cycle due to the pandemic. As such, the assessed values which have been utilized in this analysis should be considered very conservative, with a large jump in assessment values expected in 2025 after the 2024 assessment cycle updates.

4.1.2 Property Tax Revenues

The estimated property tax revenue from the development of Stage 1, 2 and 3 of Mayfield West Phase 2 is calculated in Table 15. This table multiplies the average assessment values identified in Section 4.1.1 of this report by the Town’s 2022 tax rates to calculate the estimated tax revenue per unit or non-residential square footage.

It is expected that in 2031, development in Mayfield West Phase 2 (Stages 1-3) will generate approximately \$21.0 million in annual property tax revenue.

Table 15: 2031 Property Tax Revenues (Based on 2022 Tax Rate)

	Units	2031 Tax Revenue (\$'000's)
MW2 - Stage 1	3,388	\$ 9,979
MW2 - Stage 2	1,538	\$ 3,428
MW2 - Stage 3	3,000	\$ 7,608
Total	7,926	\$ 21,015

4.1.3 Non-Tax Revenues

Non-tax revenues, such as licenses, permits, payment in lieu of taxes, penalties and interest, are estimated based on information provided in the “2022 Financial Information Return” (FIR) for the Town of Caledon and have been further refined by Arcadis to reflect the increase in proportion to residential/non-residential growth. It should be noted that user fees for water and wastewater services have been excluded as these fees are collected by the Region of Peel and have no impact on the finances of the Town.

Based on the 2022 FIR data, Arcadis estimates that non-tax revenues for the Town are approximately \$157 per capita and \$152 per job. Exhibit 2 in Appendix A provides a summary of the calculation.

4.2 Operating Expenditures

4.2.1 Annual Operating Costs

Based on the Town of Caledon’s 2022 Financial Information Return, Arcadis calculated the operating costs associated with the development of the MW2-3 lands. Exhibit 3 in Appendix A identifies the total operating expenditures by category for the Town which are then adjusted downward to take into account the long-term debt, user fees/service charges and asset related expenditures, resulting in the tax supported operating expenditures. The net expenditure for the Town in 2022 is approximately \$56.7 million dollars.

To estimate the degree to which the net operating expenditures would increase due to growth, a “growth related percentage” is applied to determine the net growth-related operating expenditure. A share of the growth-related net operating expenditures is then allocated between residential or non-residential uses based on the prevailing residential/non-residential split in the Town.

Based on the 2022 FIR data, the operating costs associated with residential development are totalled and divided by the Town’s population and employment to provide an operating cost per capita/ cost per job. The analysis yields an average operating cost per capita of \$559 for residential use and \$433 per job for non-residential uses, as shown in Exhibit 3 in Appendix A.

4.2.2 Non-Development Charge Eligible Costs

Asset-related operating and maintenance costs, as well as the applicable portion of non-D.C. recoverable capital costs of MW2 development and the portion of the full replacement reserve contribution for the incremental capital assets arising from the development of the MW2 lands are estimated below in Table 16.

To provide consistency with the other FIA work completed for Mayfield West Phase 2 as per the 2019 Watson Study, Arcadis has assumed the same assumptions for Operating and Maintenance costs, but has indexed them to \$2022. Asset-related replacement reserves are based on the growth related MW2 shares, which have been indexed to \$2022. The road replacement lifecycle costs (\$2022) for the MW2-3 local roads have also been included in the calculation.

In total, the Mayfield West Phase 2 asset-related expenditures total approximately \$16.4 million per annum.

Table 16: Annual Non- DC Eligible Costs

Service	Per Annum			
	Operations and Maintenance	Replacement Reserve (Lifecycle)	BTE	Total
Roads	\$ 576,000	\$ 6,901,914	\$ 1,091,629	\$ 8,569,542
Parks	\$ 362,528	\$ 616,297	\$ 68,415	\$ 1,047,240
Recreation	\$ 1,023,017	\$ 1,396,842	\$ 860,699	\$ 3,280,557
Library	\$ 280,318	\$ 563,925	\$ 14,620	\$ 858,863
Fire	\$ 2,328,266	\$ 261,834	\$ 31,866	\$ 2,621,967
Total	\$ 4,570,129	\$ 9,740,812	\$ 2,067,229	\$ 16,378,170

4.2.3 2031 Summary Analysis

Table 17 indicates that the operating fund impacts for MW2 show a deficit in 2031 of \$5.95 million/year. This is based on the May 2024 Development Concept Plan by MGP, 2021 assessment values (which have not been updated since 2016 due to the COVID-19 pandemic), and property taxation revenues which were forecast based on the Town's 2022 tax rates. The annual net operating expenditures associated with the full 2031 development forecast of MW2 were based on the Town's 2022 FIR for incremental programs and service demands. Moreover, the annual capital-related costs of maintenance and lifecycle capital replacement were forecast based on the incremental capital needs for Mayfield West Phase 2 as per the Town's 2019 DCBS and subsequent 2021 update.

On the basis of this full lifecycle cost assessment, it was determined that at the Town's 2022 tax rates, the 2031 development forecast for Mayfield West Phase 2 would not sufficiently address these full lifecycle costs. The Town's operating revenue is sufficient to cover the Town's operating expenditures (\$14.8 million), asset-related operations and maintenance (\$4.6 million), and any annual installments to cover the non-growth-related aspects of the development charge (\$2.1 million). This revenue is also sufficient to cover approximately 39% of the asset-related replacement reserve cost (life cycle costs).

To offset the forecasted deficit (\$5.95 million/year), the Town would need to consider an increase in tax revenues through increased assessment values (expected to occur in 2025 based on MPAC 2024 assessment cycle) and increased tax rates, a reduction in operations and maintenance costs, or a deferral of capital costs to post period. It should also be noted that additional growth from Mayfield West Phase 2 Stage 2 and Mayfield West Phase 2 Stage 3 (3,166 units and 10,370 new residents) would help to offset the costs as additional property tax revenues would contribute to reducing the impact of the lifecycle costs.

Table 17: Summary - 2031 Analysis

Description		2031 (\$'000's)
Growth Forecast		
Population	25,184	
Jobs	1,588	
Revenues		
Non-tax Revenue per Capita	\$157	\$3,942
Non-tax Revenue per Employee	\$152	\$242
Sub-total Non-Tax Revenue		\$4,184
Sub-total Tax Revenue		\$21,015
Total Tax Revenue		\$25,199
Expenditures		
Operating Expenditure per Capita	\$559	\$14,084
Operating Expenditure per Employee	\$433	\$688
Subtotal - Operating Expenditures		\$14,772
Lifecycle Expenditures (per annum)		
Operating and Maintenance	\$4,570	\$4,570
Asset Lifecycle Costs	\$9,741	\$9,741
Benefit to Existing/Post Period (annual	\$2,067	\$2,067
		\$31,150
Surplus/(Deficit)		\$(5,950.87)

5 Conclusions and Summary of Findings

Arcadis' analysis includes an assessment of the capital and operating impacts of the MW2-3 lands on the Town of Caledon to provide a long-term forecast of the financial sustainability of the project. Based on the analysis, the following findings have been established by Arcadis:

- **Capital Analysis:** the development of the MW2-3 lands to 2031 is estimated to generate \$151.7 million in DC revenues. This is more than sufficient to cover the capital costs associated with the development of Mayfield West Phase 2, and any specific infrastructure requirements for MW2-3. An additional \$47.8 million in DC revenue is anticipated for the development of MW2-3 units, post 2031.
- **Operating Analysis:** By 2031, property tax and non-tax revenues for the development of Mayfield West Phase 2, Stages 1 through 3, are anticipated to generate \$25.2 million per annum for the Town. This operating revenue is sufficient to cover the Town's operating annual expenditures (\$14.8 million), asset-related operations and maintenance (\$4.6 million), and any annual installments to cover the non-growth-related aspects of the development charge (\$2.1 million). This revenue is also sufficient to cover approximately 39% of the asset-related replacement reserve cost (life cycle costs).
 - The remaining annual deficit (\$5.95 million) would need to be offset through an increase in tax revenues through increased assessment values (expected to occur in 2025 based on MPAC 2024 assessment cycle) and increased tax rates, a reduction in operations and maintenance costs, or a deferral of capital costs to post period. It should also be noted that additional growth from Mayfield West Phase 2 Stage 2 and Mayfield West Phase 2 Stage 3 (3,166 units and 10,370 new residents) would help to offset the costs as additional property tax revenues would contribute to reducing the impact of the lifecycle costs.

Appendix A

Supporting Exhibits

Updated Preliminary Fiscal Impact Assessment
 Mayfield West Phase 2 – Stage 3

Exhibit 1
Town of Caledon - Mayfield West Phase 2 Stage 3
Municipal Operating Fiscal Impact
Assumptions (Full Build-out)

Net Developable Area		Acres	Hectares	Units
Residential	Single/Semi Detached	375.5	152	3,365
	Street Townhouse	31.9	13	622
	Back-to-back Townhouse (1)	17.3	7	350
	Stacked Townhouse/Mid-Rise	17.3	7	350
	Total	442.0	179	4,687
Non-Res.	Commercial	20.3	8.2	
	Total	20.3	8.2	
Total (Res + Non-Res)		462.3	187.1	4,687

1) "Mixed Use" category from MGP report has been split 50/50 between "Back-to-back Townhouse" and "Stacked Townhouse/Mid-Rise" categories for analysis purposes. Actual split is still to be determined.

Residential	Number of Units	Units per Net Hectare	Units per Net Acre	(1)
				Person /Unit
Single/Semi Detached	3,365	22	9.0	3.67
Street Townhouse	622	48	19.5	2.79
Back-to-back Townhouse	350	50	20.2	1.76
Stacked Townhouse/Mid-Rise	350	50	20.2	1.76
Total Residential	4,687			

1) Source: Town of Caledon Development Charges Background Study (2019)

Non-Residential

	(1)	Estimate of SF	Employees/ Ha	Employees/ Acre
	Estimate of Jobs			
Population Related/Institutional	722	0	0	0
Retail	349	188,368	43	17
Total Non-Residential	1,071	188,368		

(1) Estimate of Jobs source: Malone Given Parsons Ltd., 2022

Property Tax Revenues

	Assessment for 2021 Taxation Year (1)	(2) 2022 Tax Rates		2022 Property Taxes
		Town of Caledon	Town of Caledon	Town of Caledon
Residential (\$/Unit)	Single/Semi Detached	\$706,000	0.3864%	\$2,728
	Street Townhouse	\$514,000	0.3864%	\$1,986
	Back-to-back Townhouse	\$514,000	0.3864%	\$1,986
	Stacked Townhouse/Mid-Rise	\$334,000	0.3864%	\$1,291
Non-Res (\$/sf)	Commercial Non-Residential	\$276	0.5207%	\$1.44

(1) Assessment Values based on Mayfield West Phase 1 Expansion (Stage 2) Financial Impact Study, urbanMetrics inc. (July 21, 2021) and Mayfield West Phase 2- Stage 2 Financial Impact Study, Watson and Associates (October 4, 2019)

(2) Tax rate only includes regional tax rate - Based on 2022 Tax Rates

(3) Assessed Value based on Commercial Office Price Per Square Foot and Industrial Price Per Square Foot from Mayfield West

Updated Preliminary Fiscal Impact Assessment
 Mayfield West Phase 2 – Stage 3

Exhibit 1 (continued)
Town of Caledon - Mayfield West Phase 2 Stage 3
Municipal Operating Fiscal Impact
Assumptions (Full Build-out)

Town of Caledon

2022\$	\$/Capita or Employee	
	Non-Tax Revenues	Operating Expenditures
See	Exhibit 2	Exhibit 3
Residential	\$157	\$559
Non Residential	\$152	\$433

Updated Preliminary Fiscal Impact Assessment
Mayfield West Phase 2 – Stage 3

Exhibit 2

Town of Caledon - Mayfield West Phase 2 Stage 3

Municipal Operating Fiscal Impact

Non-Tax Revenues based on 2022 FIR - Town of Caledon (Schedule 10)

	(1) Non-Tax Revenues	(2) Building Permit Revenue	Net Non-Tax Revenues	Growth Related %	Growth Related Non-Tax Revenues	(3) Allocation %		Growth Related Non-Tax Revenues	
						Res.	Non- Res.	Residential	Non- Residential
Licenses, Permits, Rents, etc.									
Licenses and Permits	\$3,867,335	\$1,933,668	\$5,801,003	95%	\$5,510,952	77%	23%	\$4,243,433	\$1,267,519
Rents, Concessions and Franchises	\$489,516		\$489,516	95%	\$465,040	77%	23%	\$358,081	\$106,959
Royalties	\$237,111		\$237,111	0%	\$0	77%	23%	\$0	\$0
Green Energy	\$52,054		\$52,054	0%	\$0	77%	23%	\$0	\$0
Other	\$0		\$0	0%	\$0	77%	23%	\$0	\$0
Subtotal	\$4,646,016	\$1,933,668	\$6,579,684		\$5,975,993			\$4,601,514	\$1,374,478
Fines and Penalties									
Provincial Offences Act (POA)	\$4,065,060		\$4,065,060	95%	\$3,861,807	77%	23%	\$2,973,591	\$888,216
Other Fines	\$3,811		\$3,811	95%	\$3,620	77%	23%	\$2,788	\$833
Penalties and Interest on Taxes	\$2,497,926		\$2,497,926	95%	\$2,373,030	77%	23%	\$1,827,233	\$545,797
Subtotal	\$6,566,797		\$6,566,797		\$6,238,457			\$4,803,612	\$1,434,845
Other Revenue									
Investment Income	\$5,662,119		\$5,662,119	50%	\$2,831,060	77%	23%	\$2,179,916	\$651,144
Interest earned on reserves and reserve funds	\$250,837		\$250,837	50%	\$125,419	77%	23%	\$96,572	\$28,846
Gain/Loss on sale of land and reserve funds	\$1,499,104		\$1,499,104	50%	\$749,552	77%	23%	\$577,155	\$172,397
Donations	\$256,138		\$256,138	95%	\$243,331	77%	23%	\$187,365	\$55,966
Sale of Publications, Equipment, etc.	\$1,626		\$1,626	95%	\$1,545	77%	23%	\$1,189	\$355
External Recovery	\$64,813		\$64,813	50%	\$32,407	77%	23%	\$24,953	\$7,453
Developer Contributions	\$410,665		\$410,665	95%	\$390,132	77%	23%	\$300,401	\$89,730
Insurance Recovery	\$4,682		\$4,682	50%	\$2,341	77%	23%	\$1,803	\$538
Other	\$119,423		\$119,423	50%	\$59,712	77%	23%	\$45,978	\$13,734
Subtotal	\$8,269,407		\$8,269,407		\$4,435,497			\$3,415,332	\$1,020,164
TOTAL	\$19,482,220	\$1,933,668	\$21,415,888		\$16,649,946			\$12,820,459	\$3,829,488
2020 Population/Employment	(4)							81,903	25,166
Non-Tax Revenues	\$/Capita or \$/Job (\$2022)							\$157	\$152

(1) Source: 2022 Financial Information Return, Town of Caledon - Schedule 10

(2) Building permit assumed to be 50% of Licenses and permits

(3) The residential/non-residential allocation is as per that used for Development Related Studies in the 2021 DCBS

(4) Source: Population - Statistics Canada. Table 17-10-0142-01 Population estimates, July 1, by census subdivision, 2016 boundaries

Employment - 2021 Town of Caledon Development Charges Background Study - Table 2-1 (Mid 2022 Estimate, Excludes NFPOW)

Updated Preliminary Fiscal Impact Assessment
 Mayfield West Phase 2 – Stage 3

Exhibit 3
Town of Caledon - Mayfield West Phase 2 Stage 3
Municipal Operating Fiscal Impact
Net Operating Expenditures based on 2022 Financial Information Return - Caledon

	(1)				(2)			(3)		Net Operating Expenditures - Growth Related	
	A	B	C	D=A-B-C	Operating - Asset Related	Growth Related		Allocation %		Residential	Non-Residential
	Operating Expenditures Including Long Term Debt Interest	Long Term Debt Interest	Grants, User Fees & Service Charges	Operating Expenditure	Net Operating Expenditure	%	Net Operating Expenditures	Residential	Non-Residential	Residential	Non-Residential
General government											
Governance	\$ 1,435,381	\$ -	\$ 531,063	\$ 904,318	\$ 587,807	75%	\$ 440,855	77%	23%	\$ 339,458	\$ 101,397
Corporate Management	\$ 13,024,200	\$ -	\$ -	\$ 13,024,200	\$ 8,465,730	75%	\$ 6,349,298	77%	23%	\$ 4,888,959	\$ 1,460,338
Program Support	\$ 10,721,415	\$ -	\$ -	\$ 10,721,415	\$ 6,968,920	75%	\$ 5,226,690	77%	23%	\$ 4,024,551	\$ 1,202,139
Subtotal	\$ 25,180,996	\$ -	\$ 531,063	\$ 24,649,933	\$ 16,022,466		\$ 12,016,842			\$ 9,252,969	\$ 2,763,874
Protection services											
Fire	\$ 13,178,272	\$ -	\$ 916,498	\$ 12,261,774	\$ 7,970,153	95%	\$ 7,571,645	77%	23%	\$ 5,830,167	\$ 1,741,478
Police	\$ 880,030	\$ -	\$ 793,921	\$ 86,109	\$ 55,971	95%	\$ 53,172	75%	25%	\$ 39,879	\$ 13,293
Court Security	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	77%	23%	\$ -	\$ -
Prisoner Transportation	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	77%	23%	\$ -	\$ -
Conservation authority	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	77%	23%	\$ -	\$ -
Protective inspection and control	\$ 2,332,001	\$ -	\$ 388,834	\$ 1,943,167	\$ 1,263,059	95%	\$ 1,199,906	77%	23%	\$ 923,927	\$ 275,978
Building permit and inspection services	\$ 2,716,871	\$ -	\$ -	\$ 2,716,871	\$ 1,765,966	95%	\$ 1,677,668	77%	23%	\$ 1,291,804	\$ 385,864
Emergency measures	\$ 313,223	\$ -	\$ -	\$ 313,223	\$ 203,595	95%	\$ 193,415	77%	23%	\$ 148,930	\$ 44,485
Provincial Offences Act (POA)	\$ 1,744,445	\$ -	\$ 130,462	\$ 1,613,983	\$ 1,049,089	95%	\$ 996,635	77%	23%	\$ 767,409	\$ 229,226
Other	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	77%	23%	\$ -	\$ -
Subtotal	\$ 21,164,842	\$ -	\$ 2,229,715	\$ 18,935,127	\$ 12,307,833		\$ 11,692,441			\$ 9,002,116	\$ 2,690,325
Transportation services											
Roads - Paved	\$ 9,441,574	\$ 621,312	\$ 530,294	\$ 8,289,968	\$ 5,388,479	90%	\$ 4,849,631	77%	23%	\$ 3,734,216	\$ 1,115,415
Roads - Unpaved	\$ 934,481	\$ -	\$ -	\$ 934,481	\$ 607,413	90%	\$ 546,671	77%	23%	\$ 420,937	\$ 125,734
Roads - Bridges and Culverts	\$ 2,638,876	\$ -	\$ -	\$ 2,638,876	\$ 1,715,269	90%	\$ 1,543,742	77%	23%	\$ 1,188,682	\$ 355,061
Roads - Traffic Operations & Roadside	\$ 12,252,705	\$ -	\$ 1,779,802	\$ 10,472,903	\$ 6,807,387	90%	\$ 6,126,648	77%	23%	\$ 4,717,519	\$ 1,409,129
Winter Control - Except sidewalks, Parking Lots	\$ 2,712,799	\$ -	\$ -	\$ 2,712,799	\$ 1,763,319	90%	\$ 1,586,987	77%	23%	\$ 1,221,980	\$ 365,007
Winter Control - Sidewalks, Parking Lots Only	\$ 1,039,588	\$ -	\$ -	\$ 1,039,588	\$ 675,732	90%	\$ 608,159	77%	23%	\$ 468,282	\$ 139,877
Transit - Conventional	\$ 252,881	\$ -	\$ -	\$ 252,881	\$ 164,373	90%	\$ 147,935	77%	23%	\$ 113,910	\$ 34,025
Transit - Disabled & special needs	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	77%	23%	\$ -	\$ -
Parking	\$ 623,753	\$ -	\$ -	\$ 623,753	\$ 405,439	90%	\$ 364,896	77%	23%	\$ 280,970	\$ 83,926
Street lighting	\$ 1,663,340	\$ -	\$ 125,024	\$ 1,538,316	\$ 999,905	90%	\$ 899,915	77%	23%	\$ 692,934	\$ 206,980
Air transportation	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	77%	23%	\$ -	\$ -
Other	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	77%	23%	\$ -	\$ -
Subtotal	\$ 31,559,997	\$ 621,312	\$ 2,435,120	\$ 28,503,565	\$ 18,527,317		\$ 16,674,586			\$ 12,839,431	\$ 3,835,155
Environmental services											
Wastewater collection/conveyance	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Wastewater treatment & disposal	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Urban storm sewer system	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Rural storm sewer system	\$ 1,128,887	\$ -	\$ -	\$ 1,128,887	\$ 733,777	50%	\$ 366,888	77%	23%	\$ 282,504	\$ 84,384
Water treatment	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Water distribution/transmission	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Solid waste collection	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Solid waste disposal	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Waste diversion	\$ -	\$ -	\$ -	\$ -	\$ -	0%	\$ -	77%	23%	\$ -	\$ -
Other - Community Green Fund	\$ (1,870)	\$ -	\$ -	\$ (1,870)	\$ (1,216)	90%	\$ (1,094)	77%	23%	\$ (842)	\$ (252)
Subtotal	\$ 1,127,017	\$ -	\$ -	\$ 1,127,017	\$ 732,561		\$ 365,794			\$ 281,662	\$ 84,133

Updated Preliminary Fiscal Impact Assessment
 Mayfield West Phase 2 – Stage 3

	(1)				(2)		(3)				Net Operating Expenditures - Growth Related	
	A	B	C	D=A-B-C	Operating - Asset Related	Growth Related		Allocation %		Residential	Non-Residential	
	Operating Expenditures Including Long Term Debt Interest	Long Term Debt	Grants, User Fees & Service Charges	Net Operating Expenditure	Net Operating Expenditure	%	Net Operating Expenditures	Residential	Non-Residential	Residential	Non-Residential	
Health services												
Public health services	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	90%	10%	\$ -	\$ -	
Hospitals	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	90%	10%	\$ -	\$ -	
Ambulance services	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	90%	10%	\$ -	\$ -	
Ambulance dispatch	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	90%	10%	\$ -	\$ -	
Cemeteries	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	90%	10%	\$ -	\$ -	
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			\$ -	\$ -	
Social and family services												
General Assistance	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Assistance to aged persons	\$ 45,885	\$ -	\$ -	\$ 45,885	\$ 29,825	90%	\$ 26,843	100%	0%	\$ 26,843	\$ -	
Child care	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Subtotal	\$ 45,885	\$ -	\$ -	\$ 45,885	\$ 29,825		\$ 26,843			\$ 26,843	\$ -	
Social Housing												
Public Housing	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Non-Profit/Cooperative Housing	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Rent Supplement Programs	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Subtotal	\$ -	\$ -	\$ -	\$ -	\$ -		\$ -			\$ -	\$ -	
Recreation and cultural services												
Parks	\$ 5,086,095	\$ -	\$ 376,795	\$ 4,709,300	\$ 3,061,045	95%	\$ 2,907,993	95%	5%	\$ 2,762,593	\$ 145,400	
Recreation programs	\$ 2,563,918	\$ -	\$ 1,943,531	\$ 620,387	\$ 403,252	95%	\$ 383,089	95%	5%	\$ 363,935	\$ 19,154	
Rec. Fac. - Golf Crs, Marina, Ski Hill	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	95%	5%	\$ -	\$ -	
Rec. Fac. - All Other	\$ 13,929,705	\$ -	\$ 1,189,845	\$ 12,739,860	\$ 8,280,909	95%	\$ 7,866,864	95%	5%	\$ 7,473,520	\$ 393,343	
Libraries	\$ 5,040,543	\$ -	\$ 119,850	\$ 4,920,693	\$ 3,198,450	95%	\$ 3,038,528	95%	5%	\$ 2,886,602	\$ 151,926	
Museums	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	95%	5%	\$ -	\$ -	
Cultural services	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	95%	5%	\$ -	\$ -	
Other	\$ -	\$ -	\$ -	\$ -	\$ -	95%	\$ -	95%	5%	\$ -	\$ -	
Subtotal	\$ 26,620,261	\$ -	\$ 3,630,021	\$ 22,990,240	\$ 14,943,656		\$ 14,196,473			\$ 13,486,650	\$ 709,824	
Planning and development												
Planning and zoning	\$ 5,610,178	\$ -	\$ 3,579,210	\$ 2,030,968	\$ 1,320,129	90%	\$ 1,188,116	77%	23%	\$ 914,850	\$ 273,267	
Commercial and Industrial	\$ 1,077,075	\$ -	\$ 154,973	\$ 922,102	\$ 599,366	90%	\$ 539,430	0%	100%	\$ -	\$ 539,430	
Residential development	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	100%	0%	\$ -	\$ -	
Agriculture and reforestation	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	77%	23%	\$ -	\$ -	
Tile drainage/shoreline assistance	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	0%	100%	\$ -	\$ -	
Other - BIA	\$ -	\$ -	\$ -	\$ -	\$ -	90%	\$ -	77%	23%	\$ -	\$ -	
Subtotal	\$ 6,687,253	\$ -	\$ 3,734,183	\$ 2,953,070	\$ 1,919,496		\$ 1,727,546			\$ 914,850	\$ 812,696	
Grand Total	\$ 112,386,251	\$ 621,312	\$ 12,560,102	\$ 99,204,837	\$ 64,483,144		\$ 56,700,525			\$ 45,804,519	\$ 10,896,006	
2022 Population and Jobs (4)											People 81,903	Jobs 25,166
Growth Related Net Operating Expenditures - 2022											Per Capita \$559	Per Job \$433

1) Source: Column 7 of Schedule 40 (Revenue Fund Expenditures) of 2022 FIR
 2) Capital from current rate estimated at 35% as per historic analysis of Town of Caledon FIR and operating budget analysis
 3) The residential/non-residential allocation based on existing Town population/employment split
 4) Source: Population - Statistics Canada. Table 17-10-0142-01 Population estimates, July 1, by census subdivision, 2016 boundaries
 Employment - 2021 Town of Caledon Development Charges Background Study - Table 2-1 (Mid 2022 Estimate, Excludes NFPOW)

Exhibit 4: Development Charges (Town of Caledon) to 2031

Town of Caledon

	Charge Effective February 1, 2022 ¹⁾			
	Residential (\$/Unit)			Non-Residential (\$/sm)
	Single/Semi	Apartment >750 sf	Other Residential	
Units/Square Footage	2,400	250	950	17,500
Total Town of Caledon Development Charge	\$46,006.56	\$26,728.86	\$35,025.42	\$77.95
<u>Service Program</u>				
Roads and Related	\$23,111.49	\$13,427.30	\$17,595.10	\$63.44
Fire Protection Services	\$2,408.07	\$1,399.04	\$1,833.29	\$6.61
Parks and Recreation Services	\$17,162.08	\$9,970.82	\$13,065.73	\$4.91
Library Services	\$1,975.21	\$1,147.56	\$1,503.75	\$0.57
Animal Control	\$101.08	\$58.73	\$76.95	\$0.00
Provincial Offences Act	\$277.08	\$160.98	\$210.94	\$0.77
Class of Service: Development Related Studies	\$971.55	\$564.45	\$739.65	\$1.64

1) DC Charges based on DC Bylaw 2019-031, as amended by By-law 2021-65, Indexed to August 1, 2021

Town of Caledon

	Charge Effective February 1, 2022 ¹⁾				
	Residential (\$/Unit)			Non-Residential (\$/sm)	Total
	Single/Semi	Apartment >750 sf ⁽²⁾	Other Residential ⁽³⁾		
Total Town of Caledon Development Charge	\$110,415,744	\$6,682,215	\$33,274,149	\$1,364,125	\$151,736,233
<u>Service Program</u>					
Roads and Related	\$55,467,586	\$3,356,825	\$16,715,340	\$1,110,276	\$76,650,028
Fire Protection Services	\$5,779,360	\$349,759	\$1,741,629	\$115,688	\$7,986,437
Parks and Recreation Services	\$41,189,000	\$2,492,704	\$12,412,441	\$85,934	\$56,180,079
Library Services	\$4,740,502	\$286,889	\$1,428,566	\$9,987	\$6,465,945
Animal Control	\$242,590	\$14,681	\$73,105	\$0	\$330,377
Provincial Offences Act	\$664,983	\$40,244	\$200,395	\$13,525	\$919,147
Class of Service: Development Related Studies	\$2,331,722	\$141,113	\$702,672	\$28,714	\$3,204,221

1) DC Charges based on DC Bylaw 2019-031, as amended by By-law 2021-65

2) Stacked townhouses are subject to the larger apartment development charge rate.

3) Street townhouses and Back-to-back townhouses are subject to the Other Residential development charge rate.

Exhibit 5: Development Charges (Town of Caledon) to Beyond 2031

Town of Caledon

	Charge Effective February 1, 2022 ¹⁾			
	Residential (\$/Unit)			Non-Residential (\$/sm)
	Single/ Semi	Apartment >750 sf	Other Residential	
Units/Square Footage	965	100	22	0
Total Town of Caledon Development Charge	\$46,006.56	\$26,728.86	\$35,025.42	\$77.95
Service Program				
Roads and Related	\$23,111.49	\$13,427.30	\$17,595.10	\$63.44
Fire Protection Services	\$2,408.07	\$1,399.04	\$1,833.29	\$6.61
Parks and Recreation Services	\$17,162.08	\$9,970.82	\$13,065.73	\$4.91
Library Services	\$1,975.21	\$1,147.56	\$1,503.75	\$0.57
Animal Control	\$101.08	\$58.73	\$76.95	\$0.00
Provincial Offences Act	\$277.08	\$160.98	\$210.94	\$0.77
Class of Service: Development Related Studies	\$971.55	\$564.45	\$739.65	\$1.64

1) DC Charges based on DC Bylaw 2019-031, as amended by By-law 2021-65, Indexed to August 1, 2021

Town of Caledon

	Charge Effective February 1, 2022 ¹⁾				
	Residential (\$/Unit)			Non-Residential (\$/sm)	Total
	Single/ Semi	Apartment >750 sf ⁽²⁾	Other Residential ⁽³⁾		
Total Town of Caledon Development Charge	\$44,396,330	\$2,672,886	\$770,559	\$0	\$47,839,776
Service Program					
Roads and Related	\$22,302,592	\$1,342,730	\$387,092	\$0	\$24,032,414
Fire Protection Services	\$2,323,784	\$139,904	\$40,332	\$0	\$2,504,021
Parks and Recreation Services	\$16,561,410	\$997,082	\$287,446	\$0	\$17,845,938
Library Services	\$1,906,077	\$114,756	\$33,083	\$0	\$2,053,915
Animal Control	\$97,542	\$5,873	\$1,693	\$0	\$105,107
Provincial Offences Act	\$267,379	\$16,098	\$4,641	\$0	\$288,117
Class of Service: Development Related Studies	\$937,547	\$56,445	\$16,272	\$0	\$1,010,264

1) DC Charges based on DC Bylaw 2019-031, as amended by By-law 2021-65

2) Stacked townhouses are subject to the larger apartment development charge rate.

3) Street townhouses and Back-to-back townhouses are subject to the Other Residential development charge rate.