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Addendum No. 2 to the 2023 Development Charge Background Study

Town of Whitchurch-Stouffville

December 5, 2023

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca



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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charge
D.C.A.	Development Charges Act
M.Z.O.	Minister's Zoning Order
sq.ft.	Square Foot



Addendum No. 2
Report to the 2023
Development Charge
Background Study



Chapter 1

Background



1. Background

The Town of Whitchurch-Stouffville (Town) released the 2023 Development Charge (D.C.) Background Study on September 28, 2023 in accordance with the *Development Charges Act, 1997* (D.C.A.). Subsequently, the Town released an Addendum Report, dated November 27, 2023 that provided a number of refinements to the background study based on revisions to the draft Transportation Master Plan, draft Water and Wastewater Master Plan, and discussions with the development industry and Town staff. The following provides key dates for the Town's D.C. by-law process:

- September 8, 2023 and September 20, 2023 – Focus Group Meetings with Key Stakeholders;
- September 28, 2023 - Release of the 2023 D.C. Background Study and draft by-laws to the public;
- October 4, 2023 – Presentation of the 2023 D.C. Background Study to Council;
- November 8, 2023 - Public Meeting of Council;
- November 16, 2023 - Focus Group Meeting with Key Stakeholders;
- November 27, 2023 - Addendum to the 2023 D.C. Background Study;
- December 5, 2023 – Addendum No. 2 to the 2023 D.C. Background Study;
- December 6, 2023 - Passage of D.C. by-laws; and
- Notice of Passage of D.C. by-laws, at least 20 days after passage.

Subsequent to the November 27th Addendum Report, a further refinement is required to the draft Water and Wastewater Master Plan capital needs as prepared by GM BluePlan (GMBP). The refinement has the implication of changing the funding for a watermain project from a local service (i.e., to be incurred directly by the developer) to a D.C. recoverable capital project. This change in the D.C. Criteria for this project, as per the revised draft Water and Wastewater Master Plan, is reflected in the revised calculations herein.

The following sections of this addendum report present the impacts of this change on the calculated D.C.s for a single-detached residential dwelling unit, and per square foot (sq.ft.) of gross floor area (GFA) for non-residential development. Further, the amended pages of the 2023 D.C. Background Study, and the revised D.C. schedule of charges, have been included in this addendum report.



Chapter 2

Discussion



2. Discussion

This section of the addendum report provides additional details of the above-noted refinements to the Town's 2023 D.C. Background Study, as amended.

2.1 Refinements to Water Services

The Water Services capital program contained in the Town's 2023 D.C. Background Study, as amended, has been revised to reflect the updated D.C. Criteria for one project. This project corresponds with the Master Plan project "W57 – Highway 48 - new 300 mm diameter watermain along Highway 48 from Hoover Park Dr. to new road within M.Z.O. 1 lands Street A" and is reference in the 2023 D.C. Background Study as project reference number 43. The draft Water and Wastewater Master Plan provided by GMBP has revised the D.C. Criteria for this project from a local service requirement to one which should be funded from D.C.s. This project has a total capital cost estimate of \$2,218,000 and the entire capital costs for this project has been included in the updated D.C. calculations.

Due to this change, the allocation of capital costs related to the anticipated increase in population within existing residential dwelling units has also been updated for Water Services.

As a result of these refinements, the calculated D.C. per single detached residential unit has increased by \$186 (from \$2,780 to \$2,966 for Water Services) and the calculated D.C. for non-residential development, per sq.ft. of GFA, has increased by \$0.09 (from \$1.42 to \$1.51 for Water Services).

2.2 Overall Changes to the D.C. Calculation

This section presents the changes to the D.C. calculations provided in the Town's 2023 D.C. Background Study, as amended, based on the refinements presented in the preceding sections of this addendum report. Table 2-1 presents the revised schedule of charges.

Table 2-2 outlines the Town's current D.C. for a single detached residential dwelling unit, as well as the calculated D.C. within the 2023 D.C. Background Study, the revised D.C. calculated as per the November 27th Addendum Report, and this second

addendum report. Table 2-3 provides a similar comparison for non-residential development on a per sq.ft. of G.F.A. basis. These tables also present the D.C.s that will be effective upon adoption, reflecting the legislated mandatory phase-in under the D.C.A. (i.e., 80% of the calculated rates for the first year of the by-law).

Overall, the initial calculated D.C. in the 2023 D.C. Background Study for a single detached residential dwelling unit, in the water and wastewater urban serviced areas of the Town, has decreased by \$365 per unit. This is a reduction from the full calculated charge of \$41,419 in the 2023 D.C. Background Study to \$41,054 as amended by this second addendum report. By comparison to the current charges, the proposed rates that would be in effect during the first of the by-law are approximately \$1,314 per unit (4%) higher, i.e., \$32,843/unit compared to \$31,529/unit.

For non-residential development within the water and wastewater urban serviced areas of the Town, the overall the calculated D.C. has increased by \$0.26/sq.ft. of GFA. This reflects an increase from the calculated charge of \$10.29/sq.ft. in the 2023 D.C. Background Study to \$10.55/sq.ft. as amended by this second addendum report. The proposed charge per sq.ft. of GFA during the first year of the by-law is in effect would be lower than current rates by \$0.65/sq.ft. (-7%), reflecting the mandatory phase-in of the rates.



Table 2-1
Town of Whitchurch-Stouffville
Revised Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,360	6,875	5,520	3,782	2,817	3.00
Fire Protection Services	2,178	1,791	1,438	985	734	1.78
Parks and Recreation Services	19,256	15,835	12,715	8,711	6,487	1.16
Library Services	2,619	2,154	1,729	1,185	882	0.22
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	0.00
Total Town-wide Services/Class of Services	32,423	26,663	21,409	14,668	10,923	6.16
Urban Services						
Wastewater Services	5,665	4,659	3,741	2,563	1,909	2.88
Water Services	2,966	2,439	1,959	1,342	999	1.51
Total Urban Services	8,631	7,098	5,700	3,905	2,908	4.39
GRAND TOTAL RURAL AREA	32,423	26,663	21,409	14,668	10,923	6.16
GRAND TOTAL URBAN AREA	41,054	33,761	27,109	18,573	13,831	10.55



Table 2-2
Town of Whitchurch-Stouffville
D.C. Comparison per Single Detached Residential Dwelling Unit

Service	Current	Calculated September 28, 2023	Calculated - Addendum Report November 27, 2023	Calculated - Addendum No. 2 Report December 5, 2023	Year 1 Phased -In Rate as per Addendum No. 2 Report
Town-wide Services					
Services Related to a Highway	8,149	8,356	8,360	8,360	6,688
Public Works*	176				
Fire Protection Services	861	2,290	2,178	2,178	1,742
Parks and Recreation Services	12,395	20,370	19,256	19,256	15,405
Library Services	1,273	2,651	2,619	2,619	2,095
Administration Studies	872	-	-	-	-
Provincial Offences Act including By-Law Enforcement	12	10	10	10	8
Total Town-wide Services	23,738	33,677	32,423	32,423	25,938
Area Specific Services:					
Wastewater Services	4,557	4,962	5,665	5,665	4,532
Water Services	3,234	2,780	2,780	2,966	2,373
Total Area Specific Services	7,791	7,742	8,445	8,631	6,905
Grand Total - Urban Area	31,529	41,419	40,868	41,054	32,843

*Public Works in no longer a D.C. eligible services, the fleet and facility requirements have been captured proportionately in eligible services for Water, Wastewater and Services Related to a Highway

Table 2-3
Town of Whitchurch-Stouffville
D.C. Comparison per Sq.ft. of GFA for Non-Residential Development

Service	Current	Calculated September 28, 2023	Calculated - Addendum Report November 27, 2023	Calculated - Addendum No. 2 Report December 5, 2023	Year 1 Phased -In Rate as per Addendum No. 2 Report
Town-wide Services					
Services Related to a Highway	4.43	2.99	3.00	3.00	2.40
Public Works*	0.06				
Fire Protection Services	0.59	1.87	1.78	1.78	1.42
Parks and Recreation Services	0.40	1.25	1.16	1.16	0.93
Library Services	0.06	0.23	0.22	0.22	0.18
Administration Studies	0.38	-	-	-	-
Provincial Offences Act including By-Law Enforcement	-	-	-	-	-
Total Town-wide Services	5.92	6.34	6.16	6.16	4.93
Area Specific Services:					
Wastewater Services	1.98	2.53	2.88	2.88	2.30
Water Services	1.19	1.42	1.42	1.51	1.21
Total Area Specific Services	3.17	3.95	4.30	4.39	3.51
Grand Total - Urban Area	9.09	10.29	10.46	10.55	8.44

*Public Works in no longer a D.C. eligible services, the fleet and facility requirements have been captured proportionately in eligible services for Water, Wastewater and Services Related to a Highway

2.3 Changes to the 2023 D.C. Background Study

Based upon the above the following revisions are made to the pages within the 2023 D.C. Background Study, as amended (see Appendix A for the amended pages).

Page Reference	Description of Revisions
ES (iv) & (v)	Update to section (e) related to the revised capital costs included in the D.C. calculations as provided in Table ES-3
ES (vi)	Updated Table ES-3, Summary of Infrastructure Costs included in the Development Charge Background Study, and updated page numbering as required to be consecutive.
ES (vii)	Update to section (h) related to the revised calculated D.C.s.
ES (ix)	Updates Table ES-4 - Schedule of Development Charges, and updated page numbering as required to be consecutive.
ES (x)	Updated Table ES-5 - Single-detached Dwelling Development Charge Comparison, and updated page numbering as required to be consecutive.
ES (xi)	Updated Table ES-6 - Non-residential Development Charge Comparison per sq.ft. of G.F.A., and updated page numbering as required to be consecutive.
1-3	Updated Figure 1-1- Schedule of Key Dates – to identify the release of Addendum No. 2 Report to the Public
5-32	Updated to reflect revised draft water master plan project costing including updates to the gross cost
5-36 and 5-37	Updated Table 5-9 - Infrastructure Costs Included in the Development Charge Calculations for Water Services.
6-2	Updated Table 6-2 - Water Serviced Areas D.C. Calculations.

Page Reference	Description of Revisions
6-5	Updated Table 6-6 - Calculated Schedule of Development Charges by Service.
6-6	Updated Table 6-7 - Gross Expenditure and Sources of Revenue Summary for Costs to Incurred over the 10-Year Life of the By-laws.
7-10	Updated recommendations to reflect the Addendum No. 2 report to the 2023 D.C. Background Study.
C-3	Updated Table C-2 - Operating and Capital Expenditure Impacts for Future Capital Expenditures, to reflect the revisions in the Addendum No. 2 Report.
F-4	Updated the resultant total annualized expenditures related to the asset management of growth-related capital as revised by the Addendum No. 2 Report.
F-5	Updated Table F-1 - Asset Management – Future Expenditures and Associated Revenues 2023\$.
L-26	Updated Schedule B to the Water Services draft Development Charges by-law.
O-3	Updated a portion of the draft Water Services Capital Program as per the 2023 Water and Wastewater Services Master Plan (as of December 5, 2023).



Chapter 3

Process for Adoption of the Development Charges By-law



3. Process for Adoption of the Development Charges By-law

Sections 1 and 2 detail the required revisions to the Town's 2023 D.C. Background Study and draft D.C. By-Law, as amended. If Council is satisfied with the above refinements made as a result of public consultation undertaken, the revised Water & Wastewater Master Plan, and further discussions with Town staff, this second addendum report will be considered for approval by Council as part of the 2023 D.C. Background Study, as amended. The following provides the recommendations that are presented for Council's consideration.

It is recommended that Council:

"Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development or new development, as applicable;"

"Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies, and other contributions;"

"Adopt the D.C. approach to calculate the charges on a uniform Town-wide basis for all services (except for water and wastewater services)."

"Adopt the D.C. approach to calculate the water and wastewater charges on an area-specific basis, applicable within the urban service area only;"

"Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated September 28, 2023, subject to further annual review during the capital budget process;"

"Approve the D.C. Background Study dated September 28, 2023, as amended;"

"Determine that no further public meeting is required;" and

"Approve the D.C. By-laws as set out in Appendices G through M.

Appendix A

Amended Pages to the 2023 Development Charge Background Study



Table ES-1
Summary of Anticipated Town-Wide D.C. Growth

Measure	10 Year	19 Year	29 Year
	2023-2032	2023-2041	2023-2051
(Net) Population Increase	14,636	18,299	47,012
Residential Unit Increase	5,839	7,308	17,721
Non-Residential Gross Floor Area Increase (sq.ft.)	2,710,600	3,428,600	6,538,100
Non-Residential Employment Increase	3,188	3,866	7,423

Source: Watson & Associates Economists Ltd. Forecast 2023

As well, the growth forecast for the Urban Services D.C., for municipal water and wastewater services, is based on the 29-year (2023 to 2051) forecast period, summarized as follows:

Table ES-2
Summary of Anticipated Urban Services D.C. Growth

Measure	29 year	29 year
	2023-Urban 29 Year - Water	2023-Urban 29 Year - Wastewater
(Net) Population Increase	34,191	33,641
Residential Unit Increase	12,121	12,001
Non-Residential Gross Floor Area Increase (sq.ft.)	2,798,800	2,761,300
Non-Residential Employment Increase	4,482	4,407

Source: Watson & Associates Economists Ltd. Forecast 2023

- (e) The capital costs identified in Table ES-3 demonstrate the total D.C. eligible capital costs arising from the growth forecast for each eligible service as detailed further in Chapter 5. In total, gross capital costs of \$761.8 million have been identified through Master Plans, the Town’s 10-year capital forecast, and discussion with Town Staff. Of this gross amount, \$78.2 million is related to growth needs beyond the forecast periods included in the D.C. calculation and will be included in future D.C. studies. Other deductions of \$54.1 million relate to exceedance of the historic service standard and must be funded from other Town sources. In addition, \$167.4 million of the gross cost relate to the portion of capital projects that will benefit the existing community, including the anticipated



incline in the existing households over the forecast period. Finally, deductions related to grants, subsidies, and other contributions (i.e., local requirements of developing landowners) in the amount of \$67.6 million have been made. The resultant net growth-related costs included in the D.C. calculations is \$394.42 million, of which \$346.21 is attributed to residential development and \$48.21 million allocated to non-residential development.

The D.C.A. requires a summary be provided of the gross capital costs and the net costs to be recovered over the life of the by-laws (i.e., 10-years). This calculation is provided by service and is presented in Table 6-7.



Table ES-3
Summary of Infrastructure Costs included in the Development Charges Background Study

Increased Service Needs Attributable to Anticipated Development	Forecast Period	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
						Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
Services Related to a Highway	2023-2051	226,100,436	-	-	226,100,436	93,485,074	28,000	132,587,362	112,993,182	19,594,180
Fire Protection Services	2023-2051	60,496,645	1,442,600	2,064,300	56,989,745	12,477,605	3,405,000	41,107,141	29,444,506	11,662,635
Parks and Recreation Services	2023-2041	231,740,059	70,191,000	34,601,900	126,947,159	16,413,762	-	110,533,397	106,549,883	3,983,514
Library Services	2023-2041	52,210,102	5,967,000	17,461,600	28,781,502	13,523,953	-	15,257,549	14,494,671	762,877
Provincial Offences Act including By-Law Enforcement	2023-2032	68,500	-	-	68,500	16,019	-	52,481	42,986	9,495
Wastewater Services	2023-2051	112,821,497	621,248	-	112,200,249	11,474,289	38,645,781	62,080,178	54,121,096	7,959,082
Water Services	2023-2051	78,366,587	-	-	78,366,587	20,051,624	25,517,359	32,797,604	28,562,226	4,235,379
Total		\$761,803,826	\$78,221,848	\$54,127,800	\$629,454,178	\$167,442,326	\$67,596,140	\$394,415,713	\$346,208,550	\$48,207,163



- (f) At present, the Town imposes D.C.s on residential and non-residential uses in accordance with By-law 2018-165-FI. The Town is undertaking a D.C. public process and anticipates passing D.C. by-laws for each service identified in the D.C. Background Study. The mandatory public meeting has been set for November 8, 2023, with adoption of the D.C. by-laws anticipated for December 6, 2023.
- (g) The Town-wide D.C. currently in effect for single detached dwelling units is \$23,728. Town-wide non-residential charges are \$5.92 per sq.ft. of gross floor area. In addition to the Town-wide charges, in Water and Wastewater Services areas, additional D.C.s are currently in effect. In fully serviced areas, the total D.C. currently in effect for single-detached dwelling units is \$31,529, and for non-residential development, the rate currently in effect is \$9.09 per sq.ft. of gross floor area.
- (h) This report has undertaken a recalculation of the charges based on future identified needs (presented in Table ES-4 for residential and non-residential). Charges have been provided on a Town-wide basis for all services except for water and wastewater services, which have been provided on an urban serviced area-specific basis. The corresponding single detached unit charge for full services is \$41,054. The non-residential charge is \$10.55 per sq.ft. of gross floor area. Tables ES-5 and ES-6 provide a comparison of the current and calculated rates for a single-detached dwelling and non-residential development on a per sq.ft. basis, respectively. Considerations by Council – The D.C. background study represents the increase in need for service and associated net capital costs attributable to residential and non-residential development over the respective forecast periods.

The following services are calculated based on an area specific Urban Service area 29-year forecast period:

- Water Services; and
- Wastewater Services.

The following services are calculated based on a Town-wide 29-year forecast period:

- Services Related to a Highway; and



Table ES-4
Schedule of Development Charges

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,360	6,875	5,520	3,782	2,817	3.00
Fire Protection Services	2,178	1,791	1,438	985	734	1.78
Parks and Recreation Services	19,256	15,835	12,715	8,711	6,487	1.16
Library Services	2,619	2,154	1,729	1,185	882	0.22
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	0.00
Total Town-wide Services/Class of Services	32,423	26,663	21,409	14,668	10,923	6.16
Urban Services						
Wastewater Services	5,665	4,659	3,741	2,563	1,909	2.88
Water Services	2,966	2,439	1,959	1,342	999	1.51
Total Urban Services	8,631	7,098	5,700	3,905	2,908	4.39
GRAND TOTAL RURAL AREA	32,423	26,663	21,409	14,668	10,923	6.16
GRAND TOTAL URBAN AREA	41,054	33,761	27,109	18,573	13,831	10.55



Table ES-5
Single-detached Dwelling Development Charge Comparison

Service	Current	Calculated September 28, 2023	Calculated - Addendum Report November 27, 2023	Calculated - Addendum No. 2 Report December 5, 2023	Year 1 Phased-In Rate as per Addendum No. 2 Report
Town-wide Services					
Services Related to a Highway	8,149	8,356	8,360	8,360	6,688
Public Works*	176				
Fire Protection Services	861	2,290	2,178	2,178	1,742
Parks and Recreation Services	12,395	20,370	19,256	19,256	15,405
Library Services	1,273	2,651	2,619	2,619	2,095
Administration Studies	872	-	-	-	-
Provincial Offences Act including By-Law Enforcement	12	10	10	10	8
Total Town-wide Services	23,738	33,677	32,423	32,423	25,938
Area Specific Services:					
Wastewater Services	4,557	4,962	5,665	5,665	4,532
Water Services	3,234	2,780	2,780	2,966	2,373
Total Area Specific Services	7,791	7,742	8,445	8,631	6,905
Grand Total - Urban Area	31,529	41,419	40,868	41,054	32,843

*Public Works in no longer a D.C. eligible services, the fleet and facility requirements have been captured proportionately in eligible services for Water, Wastewater and Services Related to a Highway



Table ES-6
Non-residential Development Charge Comparison per sq.ft. of Gross Floor Area

Service	Current	Calculated September 28, 2023	Calculated - Addendum Report November 27, 2023	Calculated - Addendum No. 2 Report December 5, 2023	Year 1 Phased-In Rate as per Addendum No. 2 Report
Town-wide Services					
Services Related to a Highway	4.43	2.99	3.00	3.00	2.40
Public Works*	0.06				
Fire Protection Services	0.59	1.87	1.78	1.78	1.42
Parks and Recreation Services	0.40	1.25	1.16	1.16	0.93
Library Services	0.06	0.23	0.22	0.22	0.18
Administration Studies	0.38	-	-	-	-
Provincial Offences Act including By-Law Enforcement	-	-	-	-	-
Total Town-wide Services	5.92	6.34	6.16	6.16	4.93
Area Specific Services:					
Wastewater Services	1.98	2.53	2.88	2.88	2.30
Water Services	1.19	1.42	1.42	1.51	1.21
Total Area Specific Services	3.17	3.95	4.30	4.39	3.51
Grand Total - Urban Area	9.09	10.29	10.46	10.55	8.44

*Public Works in no longer a D.C. eligible services, the fleet and facility requirements have been captured proportionately in eligible services for Water, Wastewater and Services Related to a Highway



Process Steps	Dates
Public release of final D.C. Background study and proposed by-law	September 28, 2023
D.C. Background Study Presented to Council	October 4, 2023
Public meeting advertisement placed in newspaper(s)	By 21 Days prior to the Public Meeting
Public meeting of Council	November 8, 2023
Focus Group Meeting with Key Stakeholders	November 16, 2023
Addendum Report Released to the Public	November 27, 2023
Addendum No.2 Report Released to the Public	December 5, 2023
Council considers adoption of background study, as amended, and passage of by-laws	December 6, 2023
Newspaper notice given of by-law passage	By 20 days after passage
Last day for by-law appeal	40 days after passage
Town makes pamphlet available (where by-law not appealed)	By 60 days after in force date

1.3 Changes to the Development Charges Act, 1997

Over the past four years, a number of changes to the Development Charges Act, 1997 have been introduced through various legislation including the following:

- *More Homes, More Choice Act, 2019;*
- *Plan to Build Ontario Together Act, 2019;*
- *COVID-19 Economic Recovery Act, 2020;*
- *Better for People, Smarter for Business Act, 2020;*
- *More Homes for Everyone Act, 2022;*



5.5 29-Year (2023-2051) Capital Costs for Urban Services D.C. Calculation

5.5.1 Water Services

GMBP is currently undertaking a Water and Wastewater Master Plan that includes an assessment of the capital needs for water services to be provided to the growth-related service areas, including the Stouffville servicing area, the M.Z.O. lands, area 8 of the Whitebelt lands, and Ballentrae. The draft Master Plan provides a detailed assessment of capital projects required to service growth and the allocation of works between existing benefit, growth, and direct developer responsibility (i.e., local services). In total, a gross cost of \$75.97 million has been identified in the draft Master Plan.

In addition to the draft Master Plan program, outstanding credits owing to developers that have undertaken growth-related D.C. eligible works, on behalf of the Town, in the amount of \$0.5 million have been added to the capital program. As noted in section 5.4.1 herein, the proportionate share of cost associated with additional fleet needs has been added to the capital program in the amount of \$1.89 million. Therefore, the total gross cost of approximately \$78.37 million has been included for water services.

Reductions to the gross costs have been made in relation to benefits to the existing community of approximately \$20.05 million, of which \$2.49 million pertains to the anticipated increase in population in existing households and \$3.33 million relates to the balance in the D.C. reserve fund (including the proportionate share of the Public Works D.C. reserve fund). Additionally, a total of \$25.52 million has been deducted related to the local service (i.e., developer responsibility) component of projects.

The resultant net growth-related amount that has been included in the D.C. calculation is \$32.80 million. The capital program details can be found in Table 5-8 provides the capital program for Water Services which includes the fleet needs identified in Table 5-4 related to Public Works.

The growth-related costs have been allocated between residential and non-residential development based on flow requirements, which results in an 88% allocation to residential and a 12% allocation to non-residential based on the water capacity/flow needs for the growth forecast period to 2051.



Table 5-8 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Water Services

Prj. No.	Master Plan Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-Urban 29 Year - Water Project Description		Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
22	W28	Orchard Park Boulevard	200 mm watermain upgrade along Orchard Park Boulevard from Main Street to Sunset Boulevard	2023-2026	385,000	-		385,000	192,500		192,500	169,400	23,100
23	W29	PRV Millard Street	New PRV on Millard Street and Willoway	2023-2026	1,000,000	-		1,000,000	500,000		500,000	440,000	60,000
24	W30	Future Road #14	New 200 mm diameter watermain along a future road from Forsyth Farm Drive to Auctioneers Crescent	2026-2031	258,000	-		258,000	129,000	129,000	-	-	-
25	W31	Mill Street	200 mm watermain upgrade along Mill Street from Main Street to George Street	2023-2036	197,000	-		197,000	98,500		98,500	86,680	11,820
26	W33	HWY 48 #3	New 250 mm diameter watermain along HWY 48 from Spruceview Place to existing dead end.	2023-2026	2,132,000	-		2,132,000	2,132,000		-	-	-
27	W34A	Future Road #15	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W19 to W20. One railway crossing	2026-2031	1,958,000	-		1,958,000	391,600		1,566,400	1,378,432	187,968
28	W34B	Future Road #15	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W19 to W20. One creek crossing.	2041-2046	2,932,000	-		2,932,000	586,400		2,345,600	2,064,128	281,472
29	W36	HWY 48 #2	New 300 mm diameter watermain along Hwy 48	2046-2051	1,106,000	-		1,106,000	553,000		553,000	486,640	66,360
30	W37	Future Road #16	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W30 to W16	2026-2031	576,000	-		576,000	-	576,000	-	-	-
31	W38	York Durham Line #3	New 200 mm diameter watermain along York Durham Line, between Bethesda Side Road and Main Street	2026-2031	434,000	-		434,000	-		434,000	381,920	52,080
32	W39	Gormely Fire Protection	New 300 mm diameter fire protection watermain on Stouffville Road from Union Street west	2023-2026	692,000	-		692,000	159,200		532,800	468,864	63,936
33	W40	Gormely Fire Protection	New 300 mm diameter fire protection watermain on Union Street from Stouffville Street south	2023-2026	896,000	-		896,000	206,100		689,900	607,112	82,788
34	W48	Stouffville Road	600mm Watermain twinning on Stouffville Road from the Z2 BPS to Hwy48 (Town owned section)	2036-2041	5,949,000	-		5,949,000	-		5,949,000	5,235,120	713,880
35	W49	Main Street	The existing aged 250mm watermain along Main Street from Hwy 48 to Weldon Road to be upgraded to 300mm	2041-2046	3,309,000	-		3,309,000	1,654,500		1,654,500	1,455,960	198,540
36	W50	Millard Street and Bearings Avenue	connect the existing 150mm watermain on Bearings Avenue to the existing 300mm watermain on Millard Street to improve resiliency	2041-2046	46,000	-		46,000	23,000		23,000	20,240	2,760
37	W51	Cam Fella Boulevard	Upgrade to the existing 150mm watermain along Cam Fella Boulevard cul-de-sac to 200mm, and a new 200mm watermain on easement connecting Auctioneers Crescent and Cam Fella Boulevard	2026-2031	944,000	-		944,000	472,000	472,000	-	-	-
38	W52	Ninth Line	New 300mm Watermain twinning on Ninth Line from Musselman Lake to Windsor Drive	2023-2026	1,780,000	-		1,780,000	890,000		890,000	783,200	106,800
39	W53	Forsyth Farm Road	New 300mm Watermain on Forsyth Farm Road connecting W37 and Existing watermain on Forsyth Farm Road	2026-2031	469,000	-		469,000	234,500	234,500	-	-	-
40	W54	Forsyth Farm Road	New 200mm Watermain on Forsyth Farm Road connecting W37 and future watermain on York Durham Line	2026-2031	1,437,000	-		1,437,000	-	1,437,000	-	-	-
41	W55	Future Road #17	New 250 mm diameter watermain along future road in northeast corner of Stouffville, connecting W16 to W56	2026-2031	320,000	-		320,000	-	320,000	-	-	-
42	W56	Future Road #17	New 200 mm diameter watermain along future road in northeast corner of Stouffville, connecting W56 to W07	2031-2036	1,357,000	-		1,357,000	-	1,357,000	-	-	-
43	W57	Hwy 48	New 300mm diameter watermain along Hwy 48 from Hoover Park Dr to new road within MZO 1 lands (Street A)	2023-2026	2,218,000	-		2,218,000	-	-	2,218,000	1,951,840	266,160



Table 5-9 (continued)
Town of Whitchurch-Stouffville
Infrastructure Costs Included in the Development Charge Calculation
For Water Services

Prj. No.	Master Plan Prj. No.	Increased Service Needs Attributable to Anticipated Development 2023-Urban 29 Year - Water Project Description		Timing (year)	Gross Capital Cost Estimate (2023\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 88%	Non-Residential Share 12%
44	W58	MZO1 Loop	New 250mm diameter watermain within MZO 1 Lands to new Street A	2023-2026	1,598,000	-		1,598,000	-	1,598,000	-	-	-
45	W59	Future Road #18	New 250mm diameter watermain within MZO 2 lands connecting W61 and W62	2031-2036	4,072,000	-		4,072,000	-	4,072,000	-	-	-
46	W60	Future Road #19	New 250mm diameter watermain within MZO 2 lands connecting W61 and south end of W62	2031-2036	3,723,000	-		3,723,000	-	3,723,000	-	-	-
47	W61	Future Road #20	New 250mm watermain within in MZO2 development connecting W59 and W60	2031-2036	646,000	-		646,000	-	646,000	-	-	-
48	W62	McCowan Road	New 250mm watermain on McCowan Road connecting W59 and W60	2031-2036	1,879,000	-		1,879,000	-		1,879,000	1,653,520	225,480
49	W63	McCowan Road	New 300mm watermain on McCowan Road from new pumping station to MZO2 development	2031-2036	1,259,000	-		1,259,000	-		1,259,000	1,107,920	151,080
50	W66	Ninth Line	New 200mm Watermain twinning on Ninth Line from Cedarvale Boulevard to Legendary Trail	2031-2036	2,471,000	-		2,471,000	1,235,500		1,235,500	1,087,240	148,260
51	W67	MZO1 Loop	New 200mm diameter watermain within MZO 1 Lands along new Street A from W58 to W57.	2023-2026	1,516,000	-		1,516,000	-	1,516,000	-	-	-
52	W68	MZO1 Servicing	New 250mm diameter watermain within MZO 1 Lands along new Street A from W58 to the West	2023-2026	297,000	-		297,000	-	297,000	-	-	-
53	W69	Future Railway Crossing	New 300mm watermain connecting W18 and W34 crossing the Go Transit Railway	2026-2031	2,447,000	-		2,447,000	-	2,447,000	-	-	-
		Outstanding DC Credits											
54		Oversizing Baker Hill Watermain 400mm Main to Tovtel			141,700			141,700	-		141,700	124,696	17,004
55	W20	Future Road #13	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W34 to Ninth Line	2023	359,487	-		359,487	71,897	222,859	64,731	56,963	7,768
		Fleet and Equipment											
56		Water Fleet	See Public Works Class of Service Project Listing	2023-2051	1,898,400	-	-	1,898,400	-		1,898,400	1,670,592	227,808
		Adjustments											
57		Adjustment related to Existing Population Incline						-	2,497,219		(2,497,219)	(2,497,219)	-
58		Reserve Fund Adjustment						-	3,330,708		(3,330,708)	(2,931,023)	(399,685)
		Total			78,366,587	-	-	78,366,587	20,051,624	25,517,359	32,797,604	28,562,226	4,235,379



Table 6-1
Town of Whitchurch-Stouffville
Urban Services D.C. Calculation
Wastewater Serviced Areas
2023-2051

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
1. <u>Wastewater Services</u>	\$	\$	\$	\$
1.1 Wastewater Services	54,121,096	7,959,082	5,665	2.88
TOTAL	\$54,121,096	\$7,959,082	\$5,665	\$2.88
D.C.-Eligible Capital Cost	\$54,121,096	\$7,959,082		
29 Year Gross Population/GFA Growth (sq.ft.)	31,194	2,761,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,734.98	\$2.88		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.265	\$5,665		
Multiple Dwellings	2.685	\$4,658		
Apartments - 2 Bedrooms +	2.156	\$3,741		
Apartments - Bachelor and 1 Bedroom	1.477	\$2,563		
Special Care/Special Dwelling Units	1.100	\$1,908		

Table 6-2
Town of Whitchurch-Stouffville
Urban Services D.C. Calculation
Water Serviced Areas
2023-2051

SERVICE	2023\$ D.C.-Eligible Cost		2023\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
2. <u>Water Services</u>	\$	\$	\$	\$
2.1 Water Services	28,562,226	4,235,379	2,966	1.51
TOTAL	\$28,562,226	\$4,235,379	\$2,966	\$1.51
D.C.-Eligible Capital Cost	\$28,562,226	\$4,235,379		
29 Year Gross Population/GFA Growth (sq.ft.)	31,442	2,798,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$908.41	\$1.51		
By Residential Unit Type	P.P.U.			
Single and Semi-Detached Dwelling	3.265	\$2,966		
Multiple Dwellings	2.685	\$2,439		
Apartments - 2 Bedrooms +	2.156	\$1,959		
Apartments - Bachelor and 1 Bedroom	1.477	\$1,342		
Special Care/Special Dwelling Units	1.100	\$999		



Table 6-6
Town of Whitchurch-Stouffville
Calculated Schedule of Development Charges
by Service

Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Town-wide Services/Class of Service:						
Services Related to a Highway	8,360	6,875	5,520	3,782	2,817	3.00
Fire Protection Services	2,178	1,791	1,438	985	734	1.78
Parks and Recreation Services	19,256	15,835	12,715	8,711	6,487	1.16
Library Services	2,619	2,154	1,729	1,185	882	0.22
Provincial Offences Act including By-Law Enforcement	10	8	7	5	3	0.00
Total Town-wide Services/Class of Services	32,423	26,663	21,409	14,668	10,923	6.16
Urban Services						
Wastewater Services	5,665	4,659	3,741	2,563	1,909	2.88
Water Services	2,966	2,439	1,959	1,342	999	1.51
Total Urban Services	8,631	7,098	5,700	3,905	2,908	4.39
GRAND TOTAL RURAL AREA	32,423	26,663	21,409	14,668	10,923	6.16
GRAND TOTAL URBAN AREA	41,054	33,761	27,109	18,573	13,831	10.55



Table 6-7
Town of Whitchurch-Stouffville
Gross Expenditure and Sources of Revenue Summary for Costs
to Incurred over the 10-Year Life of the By-laws

Service	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Wastewater Services	77,929,260	0	820,000	28,503,467	471,333	42,358,325	5,776,135
2. Water Services							
2.1 Water Services	48,745,287	0	9,679,733	18,762,500	0	17,866,688	2,436,366
3. Services Related to a Highway							
3.1 Roads and Related, Fleet and Facilities	124,036,318	0	51,179,988	28,000	0	62,632,364	10,195,966
4. Fire Protection Services							
4.1 Fire facilities, vehicles & equipment	41,904,000	2,064,300	175,800	0	1,442,600	27,901,549	10,319,751
5. Parks and Recreation Services							
5.1 Park development, amenities, trails, recreation facilities, fleet and operations facilities	220,093,600	34,601,900	14,510,800	0	70,191,000	97,346,892	3,443,008
6. Library Services							
6.1 Library facilities and materials	35,269,340	10,356,340	12,126,730	0	3,538,800	8,785,097	462,374
7. Provincial Offences Act including By-Law Enforcement							
7.1 Facilities, vehicles and equipment	68,500	0	0	0	0	56,170	12,330
Total Expenditures & Revenues	\$548,046,305	\$47,022,540	\$88,493,051	\$47,293,967	\$75,643,733	\$256,947,083	\$32,645,930



“Approve the capital project listing set out in Chapter 5 of the D.C. Background Study dated September 28, 2023, as amended by Addendum to the D.C. Background Study, dated November 27, 2023, and Addendum No. 2 to the D.C. Background Study, dated December 5, 2023, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated September 28, 2023, as amended on November 27, 2023, and December 5, 2023;”

“Determine that no further public meeting is required;” and

“Approve the D.C. By-laws as set out in Appendices G through M.



Asset	Lifecycle Cost Average Useful Life
Library Materials	10

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while Town program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e., facilities) would be delayed until the time these works are in place.

Table C-2
Operating and Capital Expenditure Impacts for Future Capital Expenditures

SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Wastewater Services	101,347,207	927,540	1,062,527	1,990,067
2. Water Services				
2.1 Water Services	58,314,963	613,782	2,120,381	2,734,164
3. Services Related to a Highway				
3.1 Roads and Related, Fleet and Facilities	132,615,362	4,215,372	8,720,743	12,936,115
4. Fire Protection Services				
4.1 Fire facilities, vehicles & equipment	48,019,041	1,170,903	7,302,326	8,473,229
5. Parks and Recreation Services				
5.1 Park development, amenities, trails, recreation facilities, fleet and operations facilities	215,326,297	3,215,966	5,032,842	8,248,808
6. Library Services				
6.1 Library facilities and materials	38,686,149	864,717	941,993	1,806,710
7. Provincial Offences Act including By-Law Enforcement				
7.1 Facilities, vehicles and equipment	52,481	7,611	426,200	433,811
Total	594,361,500	11,015,891	25,607,013	36,622,904



Commensurate with the above, the Town's prepared an A.M.P. in 2021 for its existing core infrastructure assets; however, it did not take into account future growth-related assets. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2023\$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C. eligible capital costs are not included in the Town's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects that will require financing from municipal financial resources (i.e., rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 20-year financing.
2. Lifecycle costs for the 2023 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are approximately \$40.38 million.
5. Consideration was given to the potential new tax and user fee revenue which will be generated as a result of new growth. These revenues will be available to assist in financing the expenditures above. The new operating revenues are \$61.48 million.
6. In consideration of the above, the capital plan is deemed to be financially sustainable.



Table F-1
Town of Whitchurch-Stouffville
Asset Management – Future Expenditures and Associated Revenues
2023\$

	2051 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹	3,123,888
Annual Debt Payment on Post Period Capital ²	637,255
Lifecycle:	
Annual Lifecycle - Municipal-wide Services	\$11,015,891
Incremental Operating Costs (for D.C. Services)	\$25,607,013
Total Expenditures	\$40,384,046
Revenue (Annualized)	
Total Existing Revenue ³	\$90,417,296
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$61,481,847
Total Revenues	\$151,899,143

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ As per Sch. 10 of FIR



**SCHEDULE "B" TO BY-LAW
SCHEDULE OF DEVELOPMENT CHARGES**

Urban Serviced Areas	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Water Services	2,966	2,439	1,959	1,342	999	1.51



Appendix O-1 Draft Water Capital Program

Project Name	Project Description	Year in Service	Municipality	Class EA	Size/Capacity	Length (m)	Class Estimate Type	Project Complexity	Area Condition	Base Construction Cost (\$2023)	Crossings (\$2023)	Additional Costs (\$2023)	Sub-Total Construction Costs	Soft Costs (Engineering + In-House) (\$2023)	Property Costs (\$2023)	Project Contingency (\$2023)	Non-Refundable HST (\$2023)	Total Estimated Cost (\$2023)	Benefit to Existing (%)	Benefit to Existing (\$)	Growth (\$2023)	Local Service Cost (\$2023)	Marginal Cost (\$2023)	Post Period Benefit (\$2023)	Development Charges (\$2023)	DC Criteria
Future Road #16	New 300 mm diameter watermain along future road in northeast corner of Stouffville, connecting W30 to W16	2026-2031	Stouffville	A+	300 mm	268	Class 4	High	Rural	270,077	-	86,000	357,000	89,000	7,000	113,000	10,000	\$ 576,000	0%	\$ -	\$ 576,000	\$ 576,000			\$ -	Non-DC (DC Criteria 4)
York Durham Line #3	New 200 mm diameter watermain along York Durham Line, between Bethesda Side Road and Main Street	2026-2031	Stouffville	A+	200 mm	268	Class 4	High	Rural	203,997	-	65,000	269,000	67,000	5,000	85,000	7,000	\$ 434,000	0%	\$ -	\$ 434,000	\$ -			\$ 434,000	DC Criteria 5
Gormely Fire Protection	New 300 mm diameter fire protection watermain on Stouffville Road from Union Street west	2023-2026	Gormley	A+	300 mm	347	Class 4	Low	Suburban	411,022	-	86,000	497,000	117,000	5,000	62,000	11,000	\$ 692,000	23%	\$ 159,160	\$ 532,840	\$ -			\$ 532,840	DC Criteria 2
Gormely Fire Protection	New 300 mm diameter fire protection watermain on Union Street from Stouffville Street south	2023-2026	Gormley	A+	300 mm	453	Class 4	Low	Suburban	531,831	-	112,000	644,000	151,000	6,000	80,000	15,000	\$ 896,000	23%	\$ 206,080	\$ 689,920	\$ -			\$ 689,920	DC Criteria 2
Master Plan	Water Master Plan (occurs every 5 years at \$300k each)	2026-2051	Stouffville	-														\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ 1,500,000			\$ -	Non-DC
Future Studies	Vandorf Future Service Area Study	2026-2031	Vandorf	-														\$ 250,000	0%	\$ -	\$ 250,000	\$ 250,000			\$ -	Non-DC
Future Studies	Gormley Future Service Area Study	2026-2031	Gormley	-														\$ 250,000	0%	\$ -	\$ 250,000	\$ 250,000			\$ -	Non-DC
Future Studies	Whitebelt Lands Future Service Area Study	2026-2031	Whitebelt	-														\$ 250,000	0%	\$ -	\$ 250,000	\$ 250,000			\$ -	Non-DC
Stouffville Road	600mm Watermain twinning on Stouffville Road from the Z2 BPS to Hwy48 (Town owned section)	2036-2041	Stouffville	A+	600 mm	530	Class 4	High	Rural	1,301,798	1,490,460	894,000	3,686,000	922,000	74,000	1,170,000	98,000	\$ 5,949,000	0%	\$ -	\$ 5,949,000	\$ -			\$ 5,949,000	DC Criteria 5
Main Street	The existing aged 250mm watermain along Main Street from Hwy 48 to Weldon Road to be upgraded to 300mm	2041-2046	Stouffville	A+	300 mm	1230	Class 4	High	Urban	1,448,471	104,221	497,000	2,050,000	513,000	41,000	651,000	54,000	\$ 3,309,000	50%	\$ 1,654,500	\$ 1,654,500	\$ -			\$ 1,654,500	DC Criteria 2
Millard Street and Bearings Avenue	connect the existing 150mm watermain on Bearings Avenue to the existing 300mm watermain on Millard Street to improve resiliency	2041-2046	Stouffville	A+	300 mm	10	Class 4	Low	Urban	26,937	-	6,000	33,000	8,000	-	4,000	1,000	\$ 46,000	50%	\$ 23,000	\$ 23,000	\$ -			\$ 23,000	DC Criteria 2
Cam Fella Boulevard	Upgrade to the existing 150mm watermain along Cam Fella Boulevard cul-de-sac to 200mm, and a new 200mm watermain on easement connecting Auctioneers Crescent and Cam Fella Boulevard	2026-2031	Stouffville	A+	200 mm	350	Class 4	Low	Suburban	322,143	42,383	77,000	441,000	104,000	300,000	84,000	16,000	\$ 944,000	50%	\$ 472,000	\$ 472,000	\$ 472,000			\$ -	Non-DC (DC Criteria 4)
Ninth Line	New 300mm Watermain twinning on Ninth Line from Musselman Lake to Windsor Drive	2023-2026	Musselman's Lake	A+	300 mm	660	Class 4	High	Suburban	783,293	52,111	267,000	1,103,000	276,000	22,000	350,000	29,000	\$ 1,780,000	50%	\$ 890,000	\$ 890,000	\$ -			\$ 890,000	DC Criteria 5
Forsyth Farm Road	New 300mm Watermain on Forsyth Farm Road connecting W37 and Existing watermain on Forsyth Farm Road	2026-2031	Stouffville	A+	300 mm	250	Class 4	Med	Rural	252,981	-	67,000	320,000	77,000	5,000	60,000	8,000	\$ 469,000	50%	\$ 234,500	\$ 234,500	\$ 234,500			\$ -	Non-DC (DC Criteria 4)
Forsyth Farm Road	New 200mm Watermain on Forsyth Farm Road connecting W37 and future watermain on York Durham Line	2026-2031	Stouffville	A+	200 mm	220	Class 4	High	Rural	174,123	500,000	216,000	890,000	223,000	18,000	283,000	24,000	\$ 1,437,000	0%	\$ -	\$ 1,437,000	\$ 1,437,000			\$ -	Non-DC (DC Criteria 4)
Future Road #17	New 250 mm diameter watermain along future road in northeast corner of Stouffville, connecting W16 to W56	2026-2031	Stouffville	A+	250 mm	170	Class 4	High	Rural	150,359	-	48,000	198,000	50,000	4,000	63,000	5,000	\$ 320,000	0%	\$ -	\$ 320,000	\$ 320,000			\$ -	Non-DC (DC Criteria 4)
Future Road #17	New 200 mm diameter watermain along future road in northeast corner of Stouffville, connecting W56 to W07	2031-2036	Stouffville	A+	200 mm	170	Class 4	High	Rural	137,119	500,000	204,000	841,000	210,000	17,000	267,000	22,000	\$ 1,357,000	0%	\$ -	\$ 1,357,000	\$ 1,357,000			\$ -	Non-DC (DC Criteria 4)
Hwy 48	New 300mm diameter watermain along Hwy 48 from Hoover Park Dr to new road within MZO 1 lands (Street A)	2023-2026	Stouffville	A+	300 mm	900	Class 4	High	Suburban	1,041,284	-	333,000	1,374,000	344,000	28,000	436,000	37,000	\$ 2,218,000	0%	\$ -	\$ 2,218,000	\$ -			\$ 2,218,000	DC Criteria 2
MZO1 Loop	New 250mm diameter watermain within MZO 1 Lands to new Street A	2023-2026	Stouffville	A+	250 mm	820	Class 4	High	Rural	707,708	42,383	240,000	990,000	248,000	20,000	314,000	26,000	\$ 1,598,000	0%	\$ -	\$ 1,598,000	\$ 1,598,000			\$ -	Non-DC (DC Criteria 4)
Future Road #18	New 250mm diameter watermain within MZO 2 lands connecting W61 and W62	2031-2036	Stouffville	A+	250 mm	1650	Class 4	High	Rural	1,411,464	500,000	612,000	2,523,000	631,000	51,000	801,000	67,000	\$ 4,072,000	0%	\$ -	\$ 4,072,000	\$ 4,072,000			\$ -	Non-DC (DC Criteria 4)
Future Road #19	New 250mm diameter watermain within MZO 2 lands connecting W61 and south end of W62	2031-2036	Stouffville	A+	250 mm	1400	Class 4	High	Rural	1,205,705	542,383	559,000	2,307,000	577,000	46,000	732,000	61,000	\$ 3,723,000	0%	\$ -	\$ 3,723,000	\$ 3,723,000			\$ -	Non-DC (DC Criteria 4)
Future Road #20	New 250mm watermain within in MZO2 development connecting W59 and W60	2031-2036	Stouffville	A+	300 mm	350	Class 4	Med	Rural	347,957	-	92,000	440,000	106,000	7,000	83,000	11,000	\$ 646,000	0%	\$ -	\$ 646,000	\$ 646,000			\$ -	Non-DC (DC Criteria 4)
McCowan Road	New 250mm watermain on McCowan Road connecting W59 and W60	2031-2036	Stouffville	A+	300 mm	760	Class 4	High	Suburban	881,724	-	282,000	1,164,000	291,000	23,000	370,000	31,000	\$ 1,879,000	0%	\$ -	\$ 1,879,000	\$ -			\$ 1,879,000	DC Criteria 5
McCowan Road	New 300mm watermain on McCowan Road from new pumping station to MZO2 development	2031-2036	Stouffville	A+	300 mm	505	Class 4	High	Suburban	591,097	-	189,000	780,000	195,000	16,000	248,000	21,000	\$ 1,259,000	0%	\$ -	\$ 1,259,000	\$ -			\$ 1,259,000	DC Criteria 5
Ninth Line	New 200mm Watermain twinning on Ninth Line from Cedarvale Boulevard to Legendary Trail	2031-2036	Ballantrae - Musselman's Lake	A+	200 mm	1300	Class 4	High	Suburban	1,160,202	-	371,000	1,531,000	383,000	31,000	486,000	41,000	\$ 2,471,000	50%	\$ 1,235,500	\$ 1,235,500	\$ -			\$ 1,235,500	DC Criteria 5
MZO1 Loop	New 200mm diameter watermain within MZO 1 Lands along new Street A from W58 to W57.	2023-2026	Stouffville	A+	200 mm	270	Class 4	High	Rural	211,128	500,000	228,000	939,000	235,000	19,000	298,000	25,000	\$ 1,516,000	0%	\$ -	\$ 1,516,000	\$ 1,516,000			\$ -	Non-DC (DC Criteria 4)
MZO1 Servicing	New 250mm diameter watermain within MZO 1 Lands along new Street A from W58 to the West	2023-2026	Stouffville	A+	250 mm	200	Class 4	Low	Rural	175,796	-	37,000	213,000	50,000	2,000	27,000	5,000	\$ 297,000	0%	\$ -	\$ 297,000	\$ 297,000			\$ -	Non-DC (DC Criteria 4)
Future Railway Crossing	New 300mm watermain connecting W18 and W34 crossing the Go Transit Railway	2026-2031	Stouffville	A+	300 mm	650	Class 4	High	Rural	648,427	500,000	367,000	1,516,000	379,000	30,000	481,000	40,000	\$ 2,447,000	0%	\$ -	\$ 2,447,000	\$ 2,447,000			\$ -	Non-DC (DC Criteria 4)
Water Meter AMI	7 antennas/towers for water meter AMI	2026-2051	Stouffville	-														\$ 475,219	0%	\$ -	\$ 475,219	\$ -			\$ 475,219	
Total Program 2051																		\$78,692,219		\$14,151,740	\$64,540,479	\$27,544,500			\$36,995,979	