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MEMORANDUM

To: Town of Innisfil

From: Jackie Hall & Danielle Tivoli, Hemson Consulting Ltd.

Date: November 5, 2024

Re: Development-Related Studies Development Charge Calculation Memorandum

A. Introduction

The Town of Innisfil passed a development charges by-law for general services, By-law No. 096-23, on November 8, 2023. When the Town passed the by-law, Development-Related Studies were not an eligible capital cost for development charge (DC) recovery under the requirements of the *Development Charges Act* (DCA)[1].

Bill 185 (the *Cutting Red Tape to Build More Homes Act, 2024*) received royal assent on June 6, 2024. Bill 185 amended the DCA and DC Background Study process to:

- Re-introduce Development-Related studies as a DC-eligible capital cost.
- Remove the requirement to phase-in maximum calculated DCs over five years.
- Allow municipalities to make minor amendments to DC By-laws in certain circumstances.
- Reduce the timeframe for which DC rates are "frozen".
- Update notice requirements where local newspapers are unavailable.
- Implement affordable housing exemptions by June 1, 2024.

[1] Development-Related studies were removed as a DC eligible service under Bill 23, More Homes Built Faster Act, 2022 which came into force on November 28, 2022.

DCs for Development-Related studies can be included in DC By-laws passed after November 28, 2022, without the need for a background study or a public meeting under the DCA. The amendment is not appealable to the Ontario Land Tribunal (OLT). The clerk of the municipality is required to give public notice of by-law passage as per the requirements of Section 13 of the DCA.

Amending a DC By-law in this way must be done within six months of Bill 185 taking effect which means an amendment must be made before December 6, 2024.

B. Summary of Development-Related Studies Capital Program and Calculated DC Rates

As a result of Bill 185, the Town has opted to re-introduce Development-Related Studies as a service for DC recovery. The assumptions used to calculate the DC rates are consistent with the Town's 2023 DC Background Study.

Table 1 shows the Development-Related Studies 10-year capital program. The Development-Related Studies gross capital program totals $11.6 million and consists of the recovery of the negative reserve fund balance, various studies for Planning, Library Services, Finance, Economic Development and Administrative Studies, and Development and Capital Engineering Studies. No grants or subsidies are anticipated to be received to offset any portion of the projects.

A share of $5.2 million has been identified to benefit the existing population and employment and has been removed from the DC rate calculation. An additional share of $1.0 million of other development related shares have been removed from the calculation. The remaining DC eligible costs for recovery, $5.4 million, is related to development anticipated to occur within

the 10-year planning horizon and included as the in-period DC costa eligible for recovery.

From 2023 to 2032, it is projected the Town will add approximately 18,900 people in new residential dwelling units. The Town will also add 3,760 new employees occupying 231,100 square meters of non-residential floor space. Approximately 120,300 square meters are attributed to industrial development, and 110,700 square meters are attributed to non-industrial development. These projections are in-line with the growth forecasts contained in the Town's Consolidated 2023 DC Background Study dated January 8, 2024. A copy of the study can be found on the Town's website.

The total development-related cost is allocated 83% against new residential development, 6% against non-residential industrial development, and 11% against non-residential non-industrial development. These yield unadjusted development charges of $237 per capita, $2.69 per industrial square meter, and $5.35 per non-industrial square metre. As shown in Table 2, after a cash flow calculation, the residential charge increases to $243.80 per capita, the non-residential industrial charge increases to $2.80 per square metre, and the non-residential non-industrial charge increases to $5.60 per square metre.

As shown in Table 3, the adjusted per capita development charge of $243.80 per capita is translated into a charge per residential unit based on average occupancy (person per unit) factors. The calculated residential development charges are $819 for a single & semi-detached unit, $657 for rows and other multiples, $488 for apartments with two or more bedrooms, and $366 for bachelor or one-bedroom apartments. The non-residential rates remain at $2.80 per industrial square metre, and $5.60 per non-industrial square metre.

C. Implementation

As noted above, Bill 185 allows municipalities to make certain specific amendments to their DC by-laws without having to follow the normal DC by-law amendment of sections 19, and 10-18 of the DCA. One of the specified minor amendments is imposing DCs for the eligible studies, including a DC background study. Furthermore, amending a DC by-law under the Bill 185 provisions requires that the existing DC by-law was passed after November 28, 2022, and before Bill 185 took effect. The Town of Innisfil's Development Charges By-law No. 096-23 was passed on November 8, 2023, and can therefore be amended under the Bill 185 provisions.

It is proposed that the Town's DC By-law No. 096-23 be amended to include the recovery of eligible development-related studies, as set out above. Appended to this memorandum is a draft amending DC by-law.

Once the amending by-law is approved, notice of passage of the amending by-law is required in accordance with s. 19(1.4) and s.13 of the DCA. Note, an amending by-law made under these provisions of the Bill 185 is not appealable.

APPENDIX B.8
TABLE 1

TOWN OF INNISFIL
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					Replacement & BTE Shares	Replacement & BTE Shares		Available DC Reserves	2023 - 2032	Post 2032
8.0 DEVELOPMENT-RELATED STUDIES										
8.1 Recovery of Negative Reserve Fund Balance										
8.1.2 Balance as at December 31, 2022	2023	$ 148,714	$ -	$ 148,714	0%	$ -	$ 148,714	$ -	$ 148,714	$ -
Subtotal Recovery of Negative Reserve Fund Balance		$ 148,714	$ -	$ 148,714		$ -	$ 148,714	$ -	$ 148,714	$ -
8.2 Planning Studies										
8.2.1 Housing Strategy Update and Implementation	2028	$ 79,000	$ -	$ 79,000	50%	$ 39,500	$ 39,500	$ -	$ 39,500	$ -
8.2.2 Zoning By-Law Update/Community Planning Permit Study	2025	$ 125,000	$ -	$ 125,000	50%	$ 62,500	$ 62,500	$ -	$ 62,500	$ -
8.2.3 Zoning By-Law Update/Community Planning Permit Study	2026	$ 125,000	$ -	$ 125,000	50%	$ 62,500	$ 62,500	$ -	$ 62,500	$ -
8.2.4 Our Place Official Plan Update / Municipal Comprehensive Review Implementation	2025	$ 50,000	$ -	$ 50,000	50%	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
8.2.5 Our Place Official Plan Update / Municipal Comprehensive Review Implementation	2026	$ 50,000	$ -	$ 50,000	50%	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
8.2.6 Alcona Neighbourhoods Action and Implementation Plan	2026	$ 38,000	$ -	$ 38,000	50%	$ 19,000	$ 19,000	$ -	$ 19,000	$ -
8.2.7 Town-Wide Parking Study	2027	$ 59,000	$ -	$ 59,000	50%	$ 29,500	$ 29,500	$ -	$ 29,500	$ -
8.2.8 Municipal Comprehensive Review	2027	$ 91,000	$ -	$ 91,000	50%	$ 45,500	$ 45,500	$ -	$ 45,500	$ -
8.2.9 Main Streets Visioning and Policy Update	2028	$ 80,000	$ -	$ 80,000	50%	$ 40,000	$ 40,000	$ -	$ 40,000	$ -
8.2.10 Main Streets Visioning and Policy Update	2029	$ 80,000	$ -	$ 80,000	50%	$ 40,000	$ 40,000	$ -	$ 40,000	$ -
8.2.11 Our Place Official Plan Update	2028	$ 175,000	$ -	$ 175,000	50%	$ 87,500	$ 87,500	$ -	$ 87,500	$ -
8.2.12 Our Place Official Plan Update	2029	$ 175,000	$ -	$ 175,000	50%	$ 87,500	$ 87,500	$ -	$ 87,500	$ -
8.2.13 Town-Wide Community Planning Permit System Update	2027	$ 133,000	$ -	$ 133,000	0%	$ -	$ 133,000	$ -	$ 133,000	$ -
8.2.14 Town-Wide Community Planning Permit System Update	2028	$ 86,000	$ -	$ 86,000	0%	$ -	$ 86,000	$ -	$ 86,000	$ -
8.2.15 Employment Lands Policy Review	2028	$ 106,000	$ -	$ 106,000	50%	$ 53,000	$ 53,000	$ -	$ 53,000	$ -
8.2.16 Town-Wide Neighbourhood Plan Study and Implementation	2027	$ 40,000	$ -	$ 40,000	50%	$ 20,000	$ 20,000	$ -	$ 20,000	$ -
8.2.17 Town-Wide Neighbourhood Plan Study and Implementation	2028	$ 40,000	$ -	$ 40,000	50%	$ 20,000	$ 20,000	$ -	$ 20,000	$ -
8.2.18 Healthy Communities Policy Review and Implementation	2027	$ 32,000	$ -	$ 32,000	75%	$ 24,000	$ 8,000	$ -	$ 8,000	$ -
8.2.19 Place Making Design and Policy Review	2027	$ 50,000	$ -	$ 50,000	50%	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
8.2.20 Place Making Design and Policy Implementation	2027	$ 36,000	$ -	$ 36,000	50%	$ 18,000	$ 18,000	$ -	$ 18,000	$ -
8.2.21 Natural Heritage System Management Strategy	2027	$ 64,000	$ -	$ 64,000	50%	$ 32,000	$ 32,000	$ -	$ 32,000	$ -
8.2.22 Climate Change Action Plan and Implementation	2025	$ 100,000	$ -	$ 100,000	50%	$ 50,000	$ 50,000	$ -	$ 50,000	$ -
8.2.23 Climate Change Action Plan and Implementation	2026	$ 100,000	$ -	$ 100,000	50%	$ 50,000	$ 50,000	$ -	$ 50,000	$ -
8.2.24 Mobility Orbit - Policy Update	2029	$ 68,000	$ -	$ 68,000	100%	$ 68,000	$ -	$ -	$ -	$ -
8.2.25 Provincial Policy Update - Implementation	2025	$ 50,000	$ -	$ 50,000	50%	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
8.2.26 Provincial Policy Update - Implementation	2026	$ 50,000	$ -	$ 50,000	50%	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
8.2.27 Provincial Policy Update - Implementation	2029	$ 50,000	$ -	$ 50,000	50%	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
8.2.28 Provincial Policy Update - Implementation	2031	$ 50,000	$ -	$ 50,000	50%	$ 25,000	$ 25,000	$ -	$ 25,000	$ -
8.2.29 Innisfil Beach Park Master Plan Update	2029	$ 63,750	$ -	$ 63,750	50%	$ 31,875	$ 31,875	$ -	$ 31,875	$ -
8.2.30 Climate Change Policy Review and Update	2030	$ 41,000	$ -	$ 41,000	50%	$ 20,500	$ 20,500	$ -	$ 20,500	$ -
8.2.31 Town-Wide Community Planning Permit System Update	2032	$ 130,000	$ -	$ 130,000	50%	$ 65,000	$ 65,000	$ -	$ 65,000	$ -
8.2.32 Town-Wide Community Planning Permit System Update	2033	$ 130,000	$ -	$ 130,000	50%	$ 65,000	$ 65,000	$ -	$ -	$ 65,000
8.2.33 Transit Master Plan Implementation	2025	$ 97,000	$ -	$ 97,000	50%	$ 48,500	$ 48,500	$ -	$ 48,500	$ -
8.2.34 Town Campus Master Plan Update	2027	$ 45,500	$ -	$ 45,500	50%	$ 22,750	$ 22,750	$ -	$ 22,750	$ -
8.2.35 Transit Master Plan Update and Implementation	2028	$ 440,000	$ -	$ 440,000	50%	$ 220,000	$ 220,000	$ -	$ 220,000	$ -
8.2.36 GO Station Integration and Mobility Hub/Smart City Implementation	2025	$ 75,000	$ -	$ 75,000	100%	$ 75,000	$ -	$ -	$ -	$ -
8.2.37 GO Station Integration and Mobility Hub/Smart City Implementation	2026	$ 75,000	$ -	$ 75,000	100%	$ 75,000	$ -	$ -	$ -	$ -
Subtotal Planning Studies		$ 3,279,250	$ -	$ 3,279,250		$ 1,647,125	$ 1,632,125	$ -	$ 1,567,125	$ 65,000
8.3 Library Board Studies										
8.3.1 Master Plan	2027	$ 60,000	$ -	$ 60,000	50%	$ 30,000	$ 30,000	$ -	$ 30,000	$ -
8.3.2 Strategic Plan	2026	$ 60,000	$ -	$ 60,000	50%	$ 30,000	$ 30,000	$ -	$ 30,000	$ -
8.3.3 Master Plan	2033	$ 70,000	$ -	$ 70,000	50%	$ 35,000	$ 35,000	$ -	$ -	$ 35,000
8.3.4 Strategic Plan	2031	$ 70,000	$ -	$ 70,000	50%	$ 35,000	$ 35,000	$ -	$ 35,000	$ -
Subtotal Library Board Studies		$ 260,000	$ -	$ 260,000		$ 130,000	$ 130,000	$ -	$ 95,000	$ 35,000

APPENDIX B.8
TABLE 1

TOWN OF INNISFIL
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs: Replacement & BTE Shares	Ineligible Costs: Replacement & BTE Shares	Total DC Eligible Costs	DC Eligible Costs: Available DC Reserves	DC Eligible Costs: 2023 - 2032	DC Eligible Costs: Post 2032
8.4 Finance, Economic Development and Administrative Studies										
8.4.1 Community Strategic Plan Development & Fulfillment	2027	$ 64,000	$ -	$ 64,000	50%	$ 32,000	$ 32,000	$ -	$ 32,000	$ -
8.4.2 Community Strategic Plan Development & Fulfillment	2031	$ 63,000	$ -	$ 63,000	50%	$ 31,500	$ 31,500	$ -	$ 31,500	$ -
8.4.3 Economic Impact & Sector Analysis for Innisfil Heights	2025	$ 73,000	$ -	$ 73,000	50%	$ 36,500	$ 36,500	$ -	$ 36,500	$ -
8.4.4 Develop & Implement a Communnity Improvement Plan	2025	$ 82,000	$ -	$ 82,000	74%	$ 60,680	$ 21,320	$ -	$ 21,320	$ -
8.4.5 Development Charges Background Study Update, Community Benefits Charges & Parkland Strategy	2027	$ 164,000	$ -	$ 164,000	0%	$ -	$ 164,000	$ -	$ 164,000	$ -
8.4.6 Development Charges Background Study Update, Community Benefits Charges & Parkland Strategy	2032	$ 164,000	$ -	$ 164,000	0%	$ -	$ 164,000	$ -	$ 164,000	$ -
Subtotal Finance, Economic Development and Administrative Studies		$ 610,000	$ -	$ 610,000		$ 160,680	$ 449,320	$ -	$ 449,320	$ -
8.5 Development and Capital Engineering Studies										
8.5.1 Transportation Master Plan Update	2027	$ 627,000	$ -	$ 627,000	50%	$ 313,500	$ 313,500	$ -	$ 313,500	$ -
8.5.2 Transportation Master Plan Update	2033	$ 627,000	$ -	$ 627,000	50%	$ 313,500	$ 313,500	$ -	$ -	$ 313,500
8.5.3 Traffic Calming Identification and Prioritization Study	2028	$ 120,000	$ -	$ 120,000	50%	$ 60,000	$ 60,000	$ -	$ 60,000	$ -
8.5.4 Stroud Innisfil Community Centre (Stroud Arena) Business Case and Site Study	2025	$ 59,000	$ -	$ 59,000	74%	$ 43,660	$ 15,340	$ -	$ 15,340	$ -
8.5.5 Morgan Russell Memorial Arena & Community Centre Business Case and Site Study	2025	$ 60,000	$ -	$ 60,000	74%	$ 44,400	$ 15,600	$ -	$ 15,600	$ -
8.5.6 Land and Lakes Plan - Update	2028	$ 674,000	$ -	$ 674,000	50%	$ 337,000	$ 337,000	$ -	$ 337,000	$ -
8.5.7 Land and Lakes Plan - Update	2034	$ 674,000	$ -	$ 674,000	50%	$ 337,000	$ 337,000	$ -	$ -	$ 337,000
8.5.8 Roads Needs Study Update	2027	$ 324,000	$ -	$ 324,000	50%	$ 162,000	$ 162,000	$ -	$ 162,000	$ -
8.5.9 Roads Needs Study Update	2031	$ 324,000	$ -	$ 324,000	50%	$ 162,000	$ 162,000	$ -	$ 162,000	$ -
8.5.10 Highway 89 East-West Link - EA and Needs and Justification Study	2027	$ 1,191,000	$ -	$ 1,191,000	0%	$ -	$ 1,191,000	$ -	$ 1,191,000	$ -
8.5.11 Pedestrian Crossing Safety and Operations Study	2031	$ 158,000	$ -	$ 158,000	50%	$ 79,000	$ 79,000	$ -	$ 79,000	$ -
8.5.12 Phase 1 SWM Facility Study	2025	$ 443,000	$ -	$ 443,000	75%	$ 332,250	$ 110,750	$ -	$ 110,750	$ -
8.5.13 Flood-Risk Mapping and Development Policy	2026	$ 58,000	$ -	$ 58,000	25%	$ 14,500	$ 43,500	$ -	$ 43,500	$ -
8.5.14 Rain Gauge Study	2029	$ 6,000	$ -	$ 6,000	74%	$ 4,440	$ 1,560	$ -	$ 1,560	$ -
8.5.15 2029 Stormwater Master Plan Update	2028	$ 439,000	$ -	$ 439,000	50%	$ 219,500	$ 219,500	$ -	$ 219,500	$ -
8.5.16 2034 Stormwater Master Plan Update	2033	$ 439,000	$ -	$ 439,000	50%	$ 219,500	$ 219,500	$ -	$ -	$ 219,500
8.5.17 Phase 2 SWM Facility Study	2032	$ 492,000	$ -	$ 492,000	75%	$ 369,000	$ 123,000	$ -	$ 123,000	$ -
8.5.18 Innisfil Heights Master Drainage Study	2025	$ 179,000	$ -	$ 179,000	10%	$ 17,900	$ 161,100	$ -	$ 161,100	$ -
8.5.19 Engineering Standards Update	2025	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ 10,500	$ -
8.5.20 Engineering Standards Update	2026	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ 10,500	$ -
8.5.21 Engineering Standards Update	2027	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ 10,500	$ -
8.5.22 Engineering Standards Update	2028	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ 10,500	$ -
8.5.23 Engineering Standards Update	2029	$ 113,700	$ -	$ 113,700	50%	$ 56,850	$ 56,850	$ -	$ 56,850	$ -
8.5.24 Engineering Standards Update	2030	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ 10,500	$ -
8.5.25 Engineering Standards Update	2031	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ 10,500	$ -
8.5.26 Engineering Standards Update	2032	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ 10,500	$ -
8.5.27 Engineering Standards Update	2033	$ 21,000	$ -	$ 21,000	50%	$ 10,500	$ 10,500	$ -	$ -	$ 10,500
8.5.28 Engineering Standards Update	2034	$ 113,700	$ -	$ 113,700	50%	$ 56,850	$ 56,850	$ -	$ -	$ 56,850
Subtotal Development and Capital Engineering Studies		$ 7,289,400	$ -	$ 7,289,400		$ 3,226,850	$ 4,062,550	$ -	$ 3,125,200	$ 937,350
TOTAL DEVELOPMENT-RELATED STUDIES		**$ 11,587,364**	**$ -**	**$ 11,587,364**		**$ 5,164,655**	**$ 6,422,709**	**$ -**	**$ 5,385,359**	**$ 1,037,350**

Residential Development Charge Calculation		
Residential Share of 2023 - 2032 DC Eligible Costs	83%	$4,469,848
10-Year Growth in Population in New Units		18,863
Unadjusted Development Charge Per Capita		**$237**
Industrial Development Charge Calculation		
Industrial Share of 2023 - 2032 DC Eligible Costs	6%	$323,122
10-Year Growth in Square Metres		120,325
Unadjusted Development Charge Per Square Metre		**$2.69**
Non-Industrial Development Charge Calculation		
Non-Industrial Share of 2023 - 2032 DC Eligible Costs	11%	$592,390
10-Year Growth in Square Metres		110,735
Unadjusted Development Charge Per Square Metre		**$5.35**

Reserve Fund Balance	
Balance as at December 31, 2022	($148,714)

APPENDIX B.8
TABLE 2

TOWN OF INNISFIL
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
RESIDENTIAL DEVELOPMENT CHARGE
(in $000)

DEVELOPMENT-RELATED STUDIES	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	$0.00	$175.81	$618.19	$577.87	$910.87	($738.90)	($1,445.09)	($1,253.18)	($760.90)	($434.70)	
2023 - 2032 RESIDENTIAL FUNDING REQUIREMENTS											
- Development-Related Studies: Non Inflated	$123.4	$0.0	$483.2	$220.4	$1,856.5	$973.6	$201.5	$25.7	$284.7	$300.9	**$4,469.8**
- Development-Related Studies: Inflated	$123.4	$0.0	$502.7	$233.9	$2,009.5	$1,074.9	$226.9	$29.6	$333.6	$359.6	**$4,894.0**
NEW RESIDENTIAL DEVELOPMENT											
- Population Growth in New Units	1,215	1,724	1,744	2,092	1,413	1,587	1,798	2,075	2,434	2,781	**18,863**
REVENUE											
- DC Receipts: Inflated	$296.2	$428.7	$442.4	$541.3	$372.9	$427.2	$493.7	$581.1	$695.3	$810.3	**$5,089.0**
INTEREST											
- Interest on Opening Balance	$0.0	$6.2	$21.6	$20.2	$31.9	($40.6)	($79.5)	($68.9)	($41.8)	($23.9)	**($174.9)**
- Interest on In-year Transactions	$3.0	$7.5	($1.7)	$5.4	($45.0)	($17.8)	$4.7	$9.7	$6.3	$7.9	**($20.0)**
TOTAL REVENUE	$299.2	$442.4	$462.3	$566.9	$359.8	$368.7	$418.8	$521.8	$659.8	$794.3	**$4,894.0**
CLOSING CASH BALANCE	$175.8	$618.2	$577.9	$910.9	($738.9)	($1,445.1)	($1,253.2)	($760.9)	($434.7)	$0.0	

2023 Adjusted Charge Per Capita	**$243.80**

Allocation of Capital Program	
Residential Sector	83%
Non-Residential Sector	17%
Rates for 2023	
Inflation Rate:	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.8
TABLE 2

TOWN OF INNISFIL
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
INDUSTRIAL DEVELOPMENT CHARGE
(in $000)

DEVELOPMENT-RELATED STUDIES	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	$0.00	$23.51	$39.65	$15.55	$7.48	($97.17)	($134.88)	($108.68)	($63.00)	($33.38)	
2023 - 2032 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$0.0**
- Development-Related Studies: Non Inflated	$8.9	$0.0	$34.9	$15.9	$134.2	$70.4	$14.6	$1.9	$20.6	$21.8	**$323.1**
- Development-Related Studies: Inflated	$8.9	$0.0	$36.3	$16.9	$145.3	$77.7	$16.4	$2.1	$24.1	$26.0	**$353.8**
NON-RESIDENTIAL SPACE GROWTH											
- Industrial Growth in Square Metres	11,448	5,276	3,961	2,869	14,256	14,957	15,693	16,465	17,275	18,125	**120,325**
REVENUE											
- DC Receipts: Inflated	$32.0	$15.1	$11.5	$8.5	$43.2	$46.2	$49.4	$52.9	$56.6	$60.6	**$376.1**
INTEREST											
- Interest on Opening Balance	$0.0	$0.8	$1.4	$0.5	$0.3	($5.3)	($7.4)	($6.0)	($3.5)	($1.8)	**($21.0)**
- Interest on In-year Transactions	$0.4	$0.3	($0.7)	($0.2)	($2.8)	($0.9)	$0.6	$0.9	$0.6	$0.6	**($1.3)**
TOTAL REVENUE	$32.4	$16.1	$12.2	$8.8	$40.6	$40.0	$42.6	$47.8	$53.7	$59.4	**$353.8**
CLOSING CASH BALANCE	$23.5	$39.7	$15.5	$7.5	($97.2)	($134.9)	($108.7)	($63.0)	($33.4)	$0.0	

2023 Adjusted Charge Per Square Metre	**$2.80**

Allocation of Capital Program	
Residential Sector	83%
Industrial	6%
Non-Industrial	11%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

APPENDIX B.8
TABLE 2

TOWN OF INNISFIL
CASHFLOW AND DETERMINATION OF DEVELOPMENT CHARGE
DEVELOPMENT-RELATED STUDIES
NON-INDUSTRIAL DEVELOPMENT CHARGE
(in $000)

DEVELOPMENT-RELATED STUDIES	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	TOTAL
OPENING CASH BALANCE	$0.00	$30.44	$47.06	($7.54)	($27.32)	($212.51)	($271.20)	($208.01)	($103.35)	($21.35)	
2023 - 2032 NON-RESIDENTIAL FUNDING REQUIREMENTS											
- Prior Growth (Funding from DC Reserve Balance)	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	$0.0	**$0.0**
- Development-Related Studies: Non Inflated	$16.4	$0.0	$64.0	$29.2	$246.0	$129.0	$26.7	$3.4	$37.7	$39.9	**$592.4**
- Development-Related Studies: Inflated	$16.4	$0.0	$66.6	$31.0	$266.3	$142.5	$30.1	$3.9	$44.2	$47.7	**$648.6**
NON-RESIDENTIAL SPACE GROWTH											
- Non-Industrial Growth in Square Metres	8,267	2,676	2,039	2,046	14,448	15,648	16,947	18,354	19,878	10,432	**110,735**
REVENUE											
- DC Receipts: Inflated	$46.3	$15.3	$11.9	$12.2	$87.5	$96.7	$106.8	$118.0	$130.4	$69.8	**$694.9**
INTEREST											
- Interest on Opening Balance	$0.0	$1.1	$1.6	($0.4)	($1.5)	($11.7)	($14.9)	($11.4)	($5.7)	($1.2)	**($44.1)**
- Interest on In-year Transactions	$0.5	$0.3	($1.5)	($0.5)	($4.9)	($1.3)	$1.3	$2.0	$1.5	$0.4	**($2.2)**
TOTAL REVENUE	$46.8	$16.6	$12.0	$11.2	$81.1	$83.8	$93.3	$108.6	$126.2	$69.0	**$648.6**
CLOSING CASH BALANCE	$30.4	$47.1	($7.5)	($27.3)	($212.5)	($271.2)	($208.0)	($103.3)	($21.4)	$0.0	

2023 Adjusted Charge Per Square Metre	**$5.60**

Allocation of Capital Program	
Residential Sector	83%
Industrial	6%
Non-Industrial	11%
Rates for 2023	
Inflation Rate	2.0%
Interest Rate on Positive Balances	3.5%
Interest Rate on Negative Balances	5.5%

TABLE 3

TOWN OF INNISFIL
TOWN-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Unadjusted Charge Per Capita	Adjusted Charge Per Capita	Residential Charge By Unit Type			
			Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Development-Related Studies	$237	$244	$819	$657	$488	$366
Total Development-Related Studies	**$237**	**$244**	**$819**	**$657**	**$488**	**$366**
(1) Based on Persons Per Unit Of:			3.36	2.70	2.00	1.50

TABLE 3

TOWN OF INNISFIL
TOWN-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Residential per m2	
	Industrial	Non-Industrial
Development-Related Studies	$2.80	$5.60
Total Development-Related Studies	**$2.80**	**$5.60**