

**SUSTAINABLE HALTON
FISCAL AFFORDABILITY
ANALYSIS**

OCTOBER 16, 2009



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 **Planning for growth**

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EXECUTIVE SUMMARY

EXECUTIVE SUMMARY

1. This report presents a high level analysis of the anticipated fiscal impact of the “Preferred Growth Option” for Sustainable Halton on the Regional Municipality and the four Local Municipalities. The purpose of the report is to determine whether there are any significant fiscal issues with the Option. The focus of the analysis is on tax rates and capital spending/development charge impacts for the growth increment. 2021-2031 is the primary focus of the analysis, as it represents the planning period increment to the Region’s existing Official Plan. 2015-2021 is given limited consideration in terms of the implications of the shift toward additional intensification and density. 2009-2015 is only considered as context.
2. The analysis is in 2009 \$, based on per capita and per employee operating expenditure estimates, the best available estimates of capital spending requirements, assessment estimates by land use and the growth forecasts for low, medium and high density housing and for industrial, commercial and institutional employment. All municipal services will be impacted to some degree by the amount, type, timing and location of growth; however, those services which are the most directly affected, beyond basic per capita growth requirements, are water/wastewater and transportation (roads, structures and transit).
3. The results of the analysis are summarized in Table ES-1. Only three aspects of these results is considered to be of potential concern:
 - a) First, the magnitude of the tax increase that may be required in Milton 2021-31, together with increasing levels of long term debt, development charges and related contributions that are required. The potentially mitigating circumstance is that the Town’s residential tax rate is currently low by comparison with Halton and other GTA municipalities and previous fiscal impact studies conducted by the Town have indicated the need for sustained “real” tax rate increases in the order of 2.5%/year. Also, full provision has been made for the Town’s asset replacement reserves, generally beyond the level presently incorporated elsewhere.
 - b) Second, an unallocated “Enhanced Transit” capital and operating expenditure requirement has been identified, amounting to approximately \$266 million in capital and \$43 million in annual operating costs by 2031. This is required under Sustainable Halton as part of attaining the 20% transit modal split objective.
 - c) Third, relates to the point made in Sustainable Halton Report 3.07 that the scale of intensification envisaged by the plan involves major shifts in the housing market and will need to be considered carefully as part of the implementation process. Otherwise capital funding difficulties may arise.

**TABLE ES-1
SUMMARY OF BROAD ESTIMATE OF HALTON INCREMENTAL FISCAL IMPACTS RE 2021-2031 GROWTH**

Municipality	Tax Rate Impacts	Capital/Development Charge Impacts
Halton Region		
2021-31 Tax	A negligible tax impact is anticipated (average increase of 0.02%/year) ¹	<u>Capital Expenditures</u> - Roads capital expenditures of \$104 million/yr. 2021-31 vs. \$119 million 2009-16. - Average water and wastewater capital expenditures of \$44 million/yr. 2021-31 vs. \$133 million 2009-16. - SH is expected to have a lower capital cost than the 2009-21 Masterplan (\$11.81 L/D vs. \$15.47/L/D) and lower operating costs as well (by \$0.07/L/D). <u>Development Charges</u> - Res. Roads DC expected to decrease by approx. \$1,700/SDU 2021-31. - No significant change in the DC for General Services is envisaged. - Water/WW DC post 2021 expected to increase by \$400/SDU.
2015-21 Tax	Negligible tax impact	
2021-31 Water Rate	SH is expected to have a lower annual operating cost (\$0.30/L/D vs. \$0.37/L/D) than the 2009-21 Masterplan	
City of Burlington		
2021-31	Average annual tax decrease expected to be approx. 0.1%/year ¹	Res. DC expected to increase marginally re Transit and Parks & Recreation, partially offset by possible reductions re Roads.
2015-21 ²	Negligible tax impact	
Town of Halton Hills		
2021-31	A negligible tax impact is anticipated ¹	Res. DC to increase somewhat re Parks & Recreation increased service levels and three major road widening projects.
2015-21 ²	Negligible tax impact	
Town of Milton		
2021-31	An annual operating deficit by 2031 of approx. \$31.4 million would require a tax increase of 19.8%, based on a 2031 tax levy of \$159 million. This amounts to 1.8% average tax increase/year, 2021-31, plus inflation (and any further increases 2009-21).	- Res. DC to increase significantly from \$10,696/SDU to approx. \$16,800/SDU. Additional SWM costs may be significant. Supplementary developer contributions continue to be required. - Growth-related capital spending peak of \$80-90 million/yr. in early/mid 2020's. Lifecycle reserve contribution requirement building to \$45 million/year by 2031.
2015-21 ²	Less than 0.5%/year tax increase	
Town of Oakville		
2021-31	A negligible tax impact is anticipated ¹	- Res. DC to increase somewhat re increased Transit fleet, subject to DCA restrictions. - 2021-2031 road requirements were already incorporated in Oakville's 2009 DC calculation.
2015-21 ²	Negligible tax impact	
Enhanced Transit		
2021-31	390 additional buses at approx. \$110,000/bus/year net operating cost = \$43 million additional annual tax cost	390 additional buses X \$487,000/bus X 1.4 (depots & terminals) = \$266 million capital to be funded, currently with limited DC potential (re DCA past level of service restriction).

¹In 2009 \$, excluding the impact of inflation and any 2009-21 tax rate changes.

² Impact of 2007 BPE growth vs. S.H., based on the change in the growth forecast X average tax impact by development type.

4. The range of assessment values and fiscal impacts by development type, is broad, particularly in the case of commercial/industrial development. The analysis herein represents a high level indication of tax levy outlooks and is not intended to definitively establish fiscal impact by type of development in each case.
5. It is noted that the detailed fiscal implications of intensification have not been addressed herein and can only be covered as part of the associated Masterplans and detailed financial planning which is to be carried out subsequently.
6. The enhanced Transit capital and operating component of Table ES-1 is assumed to be funded via non-municipal sources (i.e. the Province, Metrolinx and/or GO Transit). Thus, the study represents a high level assessment of municipal funding requirements and does not address the important Provincial funding role in the Plan.
7. A foundation of the ten year (2021-2031) forecast is based on ensuring that the Region's Development Financial Plan Framework is fully implemented throughout the period to 2031.

1. INTRODUCTION

1. INTRODUCTION

1.1 The Sustainable Halton Process

1.1.1 In response to the Growth Plan for the Greater Golden Horseshoe ("The Growth Plan") the Region of Halton is undertaking Sustainable Halton, a process to plan for long term growth in the Region.

This report is one of a series that is being prepared and as part of this process. It is based on the Preferred Growth Option (population, employment and land needs) contained in Phase 3 Sustainable Halton Report 3.07, April 13, 2009, as refined and adopted by Regional Council on June 27, 2009 and detailed by Regional staff in recent months.

1.2 The Objectives of this Fiscal Analysis

1.2.1 The purpose of this analysis is to broadly estimate the fiscal implications of the amount, type, location and timing of growth on which Sustainable Halton is based, in order to establish whether there are financial affordability issues relating to the Plan.

1.2.2 The financial measures that are considered in the analysis include:

- tax and user rates;
- capital funding requirements with respect to development charge outlook;

all in the general context of the service levels being provided.

1.2.3 This analysis starts with estimates of anticipated average annual tax surpluses or deficits by type of development at both the Area Municipal and Regional level. It then applies these to the Sustainable Halton growth increment by type 2021-2031. The focus is therefore on economies/diseconomies of scale and service level changes that are expected to be required per capita (and per employee) for the 2021-2031 growth increment. When totalled, this represents the estimated overall tax surplus/deficit increment for each municipality involved.

1.2.4 This tax surplus or deficit increment is then ratioed against an estimate of the total 2031 tax levy in each case, in order to broadly estimate the tax rate impact. Consideration is also given to the outlook for water and wastewater user rates.

1.2.5 Available information is considered with respect to capital funding requirements and future development charges but was insufficient to enable an analysis of future debenture requirements to be made at this time.

1.2.6 The primary focus of the analysis is on the cost of servicing the 2021-2031 growth increment, as that is the period being added to the coverage of the existing Official Plan. General consideration has been given to the 2015-2021 period because of the intensification requirements introduced by Sustainable Halton, but detailed masterplanning inputs are not currently available.

1.2.7 The revenue, expenditure, assessment and related estimates are based on the information currently available, which is variable in detail, between the municipalities involved.

1.2.8 The estimates are order of magnitude and must be distinguished from the more comprehensive annualized financial planning work to be undertaken in future. The estimates are in 2009 dollars without escalation for inflation.

1.2.9 The focus of the analysis is the fiscal implications of future incremental growth in Halton. Three different time periods are involved in this analysis (overlapping in some cases, based on the information available), as follows:

2009-2015

This fiscal impact assessment only makes general reference to this period as part of establishing a generalized Halton Baseline, in terms of tax rates, debt levels, development charges and related matters. This Baseline is used as context as part of evaluating the affordability of the 2021-31 forecasts. The factors involved are only indirectly affected by Sustainable Halton during the short term, and therefore no attempt is made in the analysis to forecast municipal revenues and expenditures for the 2009-15 period, beyond what has previously been done.

2015-2021

The 2015-21 period is of interest primarily to the extent that the Sustainable Halton forecasts requiring a higher level of Built Boundary intensification, result in a different unit mix and non-residential employment expectation, than was the case under 2007 Best Planning Estimates (BPE). Changes of this nature introduce different annual tax surplus/deficit expectations, based on the operating budget averages which are being established by unit type for the Region and each of the four area municipalities. For example, at the Regional level between 2015 and 2021, as a result of Sustainable Halton, there is an expected decline in the amount of growth in low density residential units, offset by an increase in medium density unit growth and a much larger increase in high density units. At the same time, an increase is forecast in the growth in employment, particularly commercial employment.

2021-2031

The primary time period of interest for this analysis is 2021-31, because that is the period that principally reflects the new land designations and growth forecasts introduced by Sustainable Halton.

Based on the financial information available at this time, the 2021-31 analysis:

- a) Broadly estimates the impact of the Sustainable Halton growth forecast on Regional and Area Municipal tax rates, based on adjusted per capita/employee averages and an assessment forecast.
- b) Provides an indication of the capital funding requirements to be faced as they relate to development charge and other capital funding needs.
- c) Comments on any significant service level implications and emerging trends that are of relevance (e.g. transit).

2. GROWTH ASSUMPTIONS

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2.1 On June 24, 2009 Regional Council endorsed the Preferred Growth Option as shown on Attachment #1 to Report No. LPS69-09 (subject to confirmation by Milton Council with respect to their staff recommendations on June 22, 2009) and the allocation of population and employment targets by local municipality as shown on Attachment #2, as the basis for amending the Regional Official Plan to the planning period 2031.

2.2 The above-referenced allocations were further disaggregated by area municipality, development type and five year time interval by the Regional Legislative and Planning Services Department during the summer. On September 17, 2009, the forecasts set out in Tables 2-1, 2-2 and 2-3 were released and made available to Local Municipal representatives as part of their review of the draft fiscal impact study results.

2.3 Table 2-1 sets out the population forecast organized by dwelling type. The numbers shown are Census population numbers, which when increased by approximately 4% correspond with the 2031 distribution in Attachment #2.

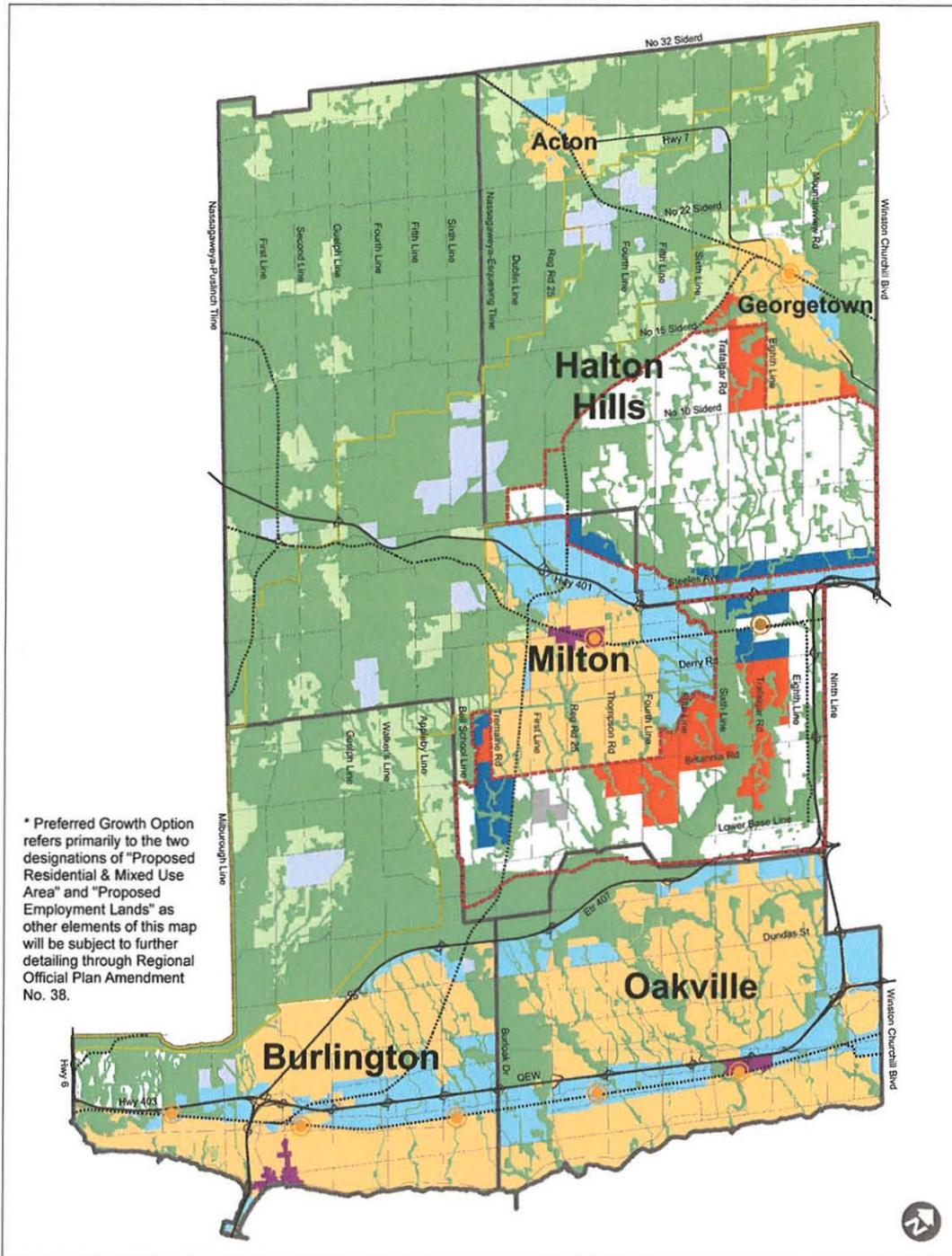
2.4 Population growth during the 2011-2021 decade is expected to amount to approximately 130,000 persons and growth of 26.6%. During the 2021-31 decade, population growth is expected to be almost identical (approximately 129,000 persons), with the growth percentage declining to 20.8%.

2.5 Population growth over the 2021-31 period, which is the primary focus of this analysis, is as follows:

Local Municipality	2021-31 Population Growth	% of 2021
Burlington	6,800	3.8
Halton Hills	25,500	39.4
Milton	71,700	45.6
Oakville	25,300	11.5
Total	129,300	20.8

Preferred Growth Option*

**Attachment #1 (Amended)
To Report LPS69-09**



* Preferred Growth Option refers primarily to the two designations of "Proposed Residential & Mixed Use Area" and "Proposed Employment Lands" as other elements of this map will be subject to further detailing through Regional Official Plan Amendment No. 38.

- GO Station
- Potential GO Station
- Rail Corridor
- Primary Study Area
- Provincial Greenbelt
- Natural Heritage System
- NEC Plan Area
- Urban Growth Centres
- Mineral Resource Extraction Area
- Waste Management Site
- Rural Area
- Municipal Boundary
- Existing Urban Area
- Proposed Residential & Mixed Use Area
- Existing Local Official Plan Designated Employment Lands
- Proposed Employment Lands

Date: 19.06.09

Attachment #2
to LPS69-09

POPULATION AND EMPLOYMENT DISTRIBUTION FOR 2031

Municipality	Population*	Employment
Burlington	193,000	106,000
Oakville	255,000	127,000
Milton	238,000	114,000
Halton Hills	94,000	43,000
Halton Region	780,000	390,000

**The population numbers represent Total Population, as used in the Growth Plan. They are not comparable to Census Population numbers that are used in Tables 1 and 2 of the Regional Official Plan. The difference between Total Population and Census Population is called the Census undercount and is about 4% for Halton Region. To calculate Activity (Employment to Population) Ratios, Census Population numbers should be used.*

2.6 Table 2-2 sets out the household forecast by dwelling type. Occupied dwelling growth during the 2011-21 decade is expected to amount to approximately 55,000 units or growth of 31.1%. During the 2021-31 decade, dwelling growth is expected to be almost identical (approximately 54,000), with the growth percentage declining to 23.3%.

2.7 Dwelling unit growth over the 2021-31 period, which is the primary focus of this analysis, is as follows:

Local Municipality	2021-31 Unit Growth	% of 2021
Burlington	2,919	4.0
Halton Hills	9,359	39.5
Milton	28,862	53.3
Oakville	12,645	15.8
Total	53,785	23.3

2.8 The distribution of housing by type in the Region is expected to be as follows:

Dwelling Type	2006	2011	2021	2031
Low Density	68.0	67.2	63.6	57.2
Medium Density	15.5	16.2	17.5	20.1
High Density	16.5	16.6	18.9	22.7
Total	100%	100%	100%	100%

Medium and high density housing is expected to represent the majority of the housing growth and a significantly increasing share of total.

2.9 In this regard, it is important to note that:

“To meet the 40% *Growth Plan* requirement, a significant shift in people's housing preferences from ground-related to apartment units is required, including for family-oriented units. While required for *Growth Plan* conformity, it is not yet clear how these major cultural, social and economic shifts in the housing market can be made to occur. Planning for this scale of intensification has major implications, including to municipal services. These will need to be considered carefully as the *Growth Plan* is implemented locally.”¹

2.10 Table 2-3 sets out the employment forecast by broad industry class. The 390,000 2031 total corresponds with the total in Attachment #2.

2.11 Employment growth during the 2011-2021 decade is expected to be approximately 84,000 jobs, or growth of 33.2%. During the 2021-31 decade, job growth is expected to decline to approximately 54,000, or growth of 16.2%.

¹ “Phase 3 Sustainable Halton Report 3.07” Executive Summary

2.12 Job growth over the 2021-31 decade, which is the primary focus of this analysis, is as follows:

Local Municipality	2021-31 Job Growth	% of 2021
Burlington	2,300	2.2
Halton Hills	10,100	31.2
Milton	33,700	41.8
Oakville	8,200	6.9
Total	54,300	16.2

These percentage growth rates indicate that Milton will absorb 62% of the employment increase during the 2021-31 period.

2.13 The distribution of employment by type in the Region is expected to be as follows:

Industry Category	2006	2011	2021	2031
Industrial	43.2	42.1	41.4	42.1
Commercial	45.4	46.4	47.0	45.8
Institutional	11.4	11.5	11.6	12.1
Total	100	100	100	100

These percentages indicate that industrial employment as a percentage of total in the Region is expected to decline 2006-21 and increase 2021-31. The reverse is the case for commercial employment. Institutional employment is expected to gradually increase as a percentage of total throughout the period.

2.14 Earlier in the Sustainable Halton process, it was concluded that:

“To accommodate the employment forecast, the Region will require approximately 1,100 gross hectares of new employment land, beyond the areas already designated within the current approved urban boundary. The employment land requirement is based on future development taking place at currently observed densities and takes into account the increasing proportion of development in the logistics and distribution sectors along the Highway 401 corridor, which are characterized by highly-automated operations with very low employment densities.”¹

2.15 The employment forecasts have been converted in this report into land area assumptions for assessment and tax purposes as follows:

- Industrial within the Built Boundary – 43,560 sq.ft./acre X 0.3 coverage ÷ 850 sq.ft./employee = 15.37 epna

¹ Ibid

- Industrial in the Milton PSA – $43,560 \text{ sq.ft./acre} \times 0.3 \text{ coverage} \div 1,297 \text{ sq.ft./employee} = 10.1 \text{ epna}$
- Industrial in the Halton Hills PSA – $43,560 \text{ sq.ft./acre} \times 0.3 \text{ coverage} \div 1,065 \text{ sq.ft./employee} = 12.3 \text{ epna}$
- Commercial within the Built Boundary – $43,560 \text{ sq.ft./acre} \times 0.35 \div 400 \text{ sq.ft./employee} = 38.1 \text{ epna}$
- Commercial in the Milton PSA – $43,560 \text{ sq.ft./acre} \times 0.35 \div 572 \text{ sq.ft./employee} = 26.6 \text{ epna}$
- Commercial in the Halton Hills PSA – $43,560 \text{ sq.ft./acre} \times 0.30 \div 534 \text{ sq.ft./employee} = 24.5 \text{ epna}$
- Institutional within the Built Boundary – $43,560 \text{ sq.ft./acre} \times 0.30 \div 400 \text{ sq.ft./employee} = 32.7 \text{ epna}$
- Institutional in the Milton PSA – $43,560 \text{ sq.ft./acre} \times 0.30 \div 570 \text{ sq.ft./employee} = 22.9 \text{ epna}$
- Institutional in the Halton Hills PSA – $43,560 \text{ sq.ft./acre} \times 0.35 \div 532 \text{ sq.ft./employee} = 28.6 \text{ epna}$

TABLE 2-1
2006-2031 POPULATION FORECAST BY DWELLING TYPE

	Development Area	2006	2011	2015	2016	2021	2031
		Population- Low Density	Burlington	112,526	117,538	116,473	117,179
	Halton Hills	46,971	48,665	50,487	51,328	51,121	61,450
	Milton	43,530	64,219	85,313	90,539	114,551	145,456
	Oakville	125,325	132,412	143,181	144,769	153,742	155,346
Population- Low Density	Total	328,352	362,834	395,454	403,815	434,280	469,877
Population- Medium Density	Burlington	28,928	30,089	29,650	29,804	29,450	28,956
	Halton Hills	4,014	4,527	5,008	5,153	6,226	16,578
	Milton	7,114	12,287	18,144	19,933	28,324	55,545
	Oakville	20,665	24,078	29,236	29,991	33,853	37,259
Population- Medium Density	Total	60,720	70,981	82,038	84,882	97,854	138,337
Population- High Density	Burlington	20,761	23,634	24,887	25,851	31,079	45,134
	Halton Hills	3,316	3,662	4,006	4,104	6,183	10,699
	Milton	2,523	4,177	7,281	8,423	12,543	25,384
	Oakville	17,750	18,435	20,280	20,702	30,331	50,347
Population- High Density	Total	44,350	49,907	56,453	59,080	80,135	131,564
Population- Institutional	Burlington	2,185	2,740	2,935	2,966	3,206	3,684
	Halton Hills	999	1,046	1,095	1,115	1,169	1,473
	Milton	733	1,017	1,309	1,405	1,782	2,515
	Oakville	1,873	1,991	2,173	2,204	2,438	2,713
Population- Institutional	Total	5,790	6,794	7,511	7,690	8,595	10,386
Population- Total	Burlington	164,400	174,000	173,945	175,800	178,600	185,400
	Halton Hills	55,300	57,900	60,595	61,700	64,700	90,200
	Milton	53,900	81,700	112,047	120,300	157,200	228,900
	Oakville	165,613	176,916	194,869	197,666	220,364	245,664
Population- Total	Total	439,213	490,516	541,456	555,466	620,864	750,165

**TABLE 2-2
2006-2031 UNIT FORECAST BY DWELLING TYPE**

	Development Area	2006	2011	2015	2016	2021	2031
		Units- Low Density	Burlington	37,546	40,153	41,099	41,348
	Halton Hills	15,209	16,123	17,274	17,561	18,013	21,903
	Milton	14,219	20,368	26,778	28,418	36,338	47,256
	Oakville	38,870	41,787	45,955	46,709	50,675	53,150
Units- Low Density	Total	105,844	118,431	131,106	134,037	146,766	162,977
Units- Medium Density	Burlington	11,861	12,588	12,684	12,750	12,859	12,999
	Halton Hills	1,541	1,774	2,006	2,064	2,546	6,029
	Milton	2,696	4,707	7,082	7,780	11,265	22,629
	Oakville	7,975	9,468	11,681	11,991	13,760	15,516
Units- Medium Density	Total	24,073	28,537	33,452	34,584	40,429	57,173
Units- High Density	Burlington	12,812	14,756	15,763	16,373	18,526	22,377
	Halton Hills	1,709	1,909	2,119	2,171	3,152	5,138
	Milton	1,373	2,299	4,065	4,703	6,531	13,111
	Oakville	9,735	10,229	11,418	11,660	15,526	23,940
Units- High Density	Total	25,630	29,194	33,365	34,906	43,735	64,566
Units- Total	Burlington	62,220	67,498	69,545	70,470	73,125	76,044
	Halton Hills	18,459	19,806	21,399	21,797	23,711	33,070
	Milton	18,288	27,374	37,925	40,901	54,134	82,996
	Oakville	56,580	61,484	69,054	70,359	79,961	92,606
Units- Total	Total	155,547	176,162	197,923	203,527	230,931	284,716

TABLE 2-3
2006-2031 EMPLOYMENT FORECAST BY DEVELOPMENT TYPE

	Development Area	2006	2011	2015	2016	2021	2031
		Employment - Industrial	Burlington	36,270	38,711	39,603	39,827
	Halton Hills	7,579	9,366	11,176	11,628	13,189	19,678
	Milton	15,005	19,094	24,861	26,303	32,555	46,888
	Oakville	35,165	38,927	44,204	45,523	52,518	56,137
Employment - Industrial	Total	94,019	106,098	119,844	123,280	139,028	164,195
Employment - Commercial	Burlington	47,704	52,496	54,570	55,088	57,380	58,888
	Halton Hills	8,105	10,183	12,385	12,935	14,745	17,670
	Milton	8,653	16,022	24,397	26,491	36,229	49,574
	Oakville	34,293	38,172	42,639	43,755	49,229	52,621
Employment - Commercial	Total	98,756	116,874	133,990	138,269	157,583	178,753
Employment - Institutional	Burlington	4,426	4,992	5,227	5,285	5,453	5,519
	Halton Hills	3,916	4,151	4,380	4,437	4,466	5,153
	Milton	3,942	6,084	9,142	9,906	11,916	17,938
	Oakville	12,641	13,901	15,198	15,522	17,253	18,442
Employment - Institutional	Total	24,925	29,128	33,946	35,151	39,088	47,052
Employment - Total	Burlington	88,400	96,200	99,400	100,200	103,600	105,900
	Halton Hills	19,600	23,700	27,940	29,000	32,400	42,500
	Milton	27,600	41,200	58,400	62,700	80,700	114,400
	Oakville	82,100	91,000	102,040	104,800	119,000	127,200
Employment - Total	Total	217,700	252,100	287,780	296,700	335,700	390,000

3. TAX AND WATER RATE OUTLOOK

3. TAX AND WATER RATE OUTLOOK

3.1 Introduction

3.1.1 The fiscal forecasts in this report are directed primarily toward the 2021-2031 decade, which extends beyond the coverage of the Region's current Official Plan. This analysis is based on the Sustainable Halton growth assumptions outlined in Chapter 2 and Appendix A, the assessment assumptions set out in Appendix B and the operating budget forecasts in Appendix C (Halton Region), Appendix D (City of Burlington), Appendix E (Town of Halton Hills), Appendix F (Town of Milton) and Appendix G (Town of Oakville).

3.1.2 The tax impact calculations for the Region and the four individual area municipalities estimate the net impact, in 2009 dollars, of the Sustainable Halton population and employment growth on incremental operating and capital from current expenditures, less incremental tax and non-tax revenues.

3.1.3 The expenditure forecast starts with 2009 average per capita and per employee expenditures by service. These averages are then adjusted up or down, for application to the 2021-2031 period, in order to reflect:

- economies of scale for services such as General Government, where the basic organization is already in place;
- diseconomies of scale, for example, in the case of the need to improve fire protection service levels by moving from a largely volunteer force to a permanent force;
- increases in service level, for example, in the case of transit and, in some cases, parks and recreation;
- the possible need in some cases, to allocate a larger share of operating expenditures to capital spending from the operating budget.

3.1.4 The revenue forecast is based on the increment in residential development (low density, medium density or high density) or in non-residential development (industrial, commercial or institutional employment converted to net occupied land area based on density factors), multiplied by anticipated assessment amounts by type for 2009 tax purposes, and then by the applicable 2009 tax rate in each case. Non-tax revenues are also included, on a net expenditure basis, in the case of user charges and subsidies and on a per capita/employee basis, in the case of general revenues such as tax penalties, interest earnings, etc.

3.1.5 The difference between the forecast increment in expenditures and the increment in revenues, represents a broad estimate of the extent to which growth 2021-2031 is expected to be revenue-neutral, in terms of 2009 tax rates. Alternatively, an overall operating deficit

indicates that this growth is expected to place upward pressure on tax rates, whereas an overall operating surplus indicates potential for an easing in tax rate increases.

3.1.6 In each case, the surplus or deficit has been compared against the municipality's estimated 2031 tax levy (in 2009 \$). Surpluses or deficits which involve only a few percentage points of the levy are considered to be of limited impact, given their magnitude and the broad nature of the analysis being conducted. Tax impacts which are much higher (for example, in the 20% range) may reflect the need for more intensive review of the underlying assumptions, as well as the acceptability of the trends involved.

3.2 Summary of the 2021-31 Tax Impact

3.2.1 Table 3-1 provides a summary of the input assumptions and the results of the analysis. Line 11 indicates that the Burlington analysis results in a small operating surplus, whereas the analysis for the Region, Halton Hills and Oakville indicates small operating deficits – amounting to tax increases of less than 1% over the 2021-2031 period.

3.2.2 The exception to these findings is the Town of Milton, which will be absorbing the majority of the 2021-31 population and employment growth. The expected deficit of \$31.4 million represents 19.8% of the Town's estimated 2031 tax levy (in 2009 \$). This would involve an average annual tax increase of 1.8% during that period.

3.3 Summary of 2015-21 Tax Impacts

3.3.1 Appendix H presents a comparison of the difference in the amount and type of development for the 2015-21 period under BPE 2007 as compared with Sustainable Halton. The average tax surplus/deficit factors from Appendices C-G have been applied to these differences, in order to provide a high level estimate of annual fiscal impact.

TABLE 3-1

SUMMARY OF INPUTS AND RESULTS RE THE SUSTAINABLE HALTON TAX IMPACT ANALYSIS

	Halton Region	Burlington	Halton Hills	Milton	Oakville
1. Net Operating Expenditures/Capita					
1.1 2009 Actual	396	418	353	675	549
1.2 2031 (in 2009 \$)	419	413	356	604	522
2. Net Operating Expenditures/Employee					
2.1 2009 Actual	223	315	269	767	399
2.2 2031 (in 2009 \$)	230	302	253	583	376
3. Non-Tax Revenues Per Capita					
3.1 2009 Actual	286	256	60	393	288
3.2 2031 (in 2009 \$)	0	29	26	173	124
4. Non-Tax Revenues Per Employee					
4.1 2009 Actual	297	288	109	455	315
4.2 2031 (in 2009 \$)	0	29	26	156	124
5. Low Density Residential					
5.1 PPU	3.51	3.35	3.10	3.48	3.39
5.2 Assessment/Unit	\$ 360,000	\$ 360,000	\$ 344,000	\$ 348,000	\$ 440,000
5.3 Annual Surplus/(Deficit)/Unit	(443)	(78)	(125)	(1,146)	(181)
6. Medium Density Residential					
6.1 PPU	2.57	2.35	2.60	2.55	2.59
6.2 Assessment/Unit	\$ 273,000	\$ 288,000	\$ 285,000	\$ 264,000	\$ 310,000
6.3 Annual Surplus/(Deficit)/Unit	(286)	92	(117)	(817)	(233)
7. High Density Residential					
7.1 PPU	1.80	1.54	1.50	1.83	1.70
7.2 Assessment/Unit	\$ 216,000	\$ 230,000	\$ 220,000	\$ 190,000	\$ 230,000
7.3 Annual Surplus/(Deficit)/Unit	(99)	233	131	(585)	(54)
8. Industrial					
8.1 Employees/Net Acre	11.7	15.3	12.3	10.7	15.3
8.2 Assessment/Acre	\$ 1,016,000	\$ 800,000	\$ 882,000	\$ 1,057,000	\$ 1,127,000
8.3 Annual Surplus/(Deficit)/Acre	6,283	2,686	3,699	240	4,431
9. Commercial					
9.1 Employees/Net Acre	29.9	38.1	24.5	29	38.1
9.2 Assessment/Acre	\$ 1,587,000	\$ 1,754,000	\$ 1,546,000	\$ 1,518,000	\$ 1,922,000
9.3 Annual Surplus/(Deficit)/Acre	494	(2,155)	602	(11,036)	(2,947)
10. % Capital Financing	30%	20%	30%	26%	25%
11. 2031 Annual Surplus/(Deficit)/(Millions) Attributable to 2021-31 Growth	(0.9)	0.9	(0.0)	(31.4)	(0.4)
12. Est. 2031 Tax Levy (2009\$)	490.7	116.4	42.8	158.9	164.4
13. Surplus/Deficit as a % of Levy	-0.2%	0.8%	0.0%	-19.8%	-0.2%
14. Annual Tax Rate Change	+0.02%	-0.08%	0.00%	+1.8%	+0.02%

In addition, there is also an anticipated 2031 requirement of 390 buses for inter-municipal, enhanced transit purposes (Table 3-2), as part of meeting the SH 20% transit modal split objective. This need is net of approximately 107 buses which are assumed to be provided for this function, and are included in the Area Municipal forecasts.

TABLE 3-2
TRANSIT REQUIRED (AS OF 2031)

NUMBER OF BUSES (NET OF HANDIVANS)		
	PROVISION IN APPENDICES D-G	INDEPENDENT ESTIMATE OF REQUIREMENT (GHD)
Burlington	101 ¹	162
Halton Hills	-	-
Milton	106	20
Oakville	225	225
Sub Total	432	407
Intermunicipal (i.e. higher order service)	-	395 ²
Grand Total	432	802 ³

¹ .31 buses/1,000 capita in 2008 (54 buses) X 185.4 thousand 2031 X 1.75 = 101 buses

² Reduced from 497 to 395 based on $407 \div 4 = 102$ municipal buses providing "higher order" transit service

³ Costed at \$487,000/bus plus 40% for depots and terminals and approximately \$110,000/year net operating cost/bus

4. CAPITAL FUNDING OUTLOOK

4. CAPITAL FUNDING OUTLOOK

4.1 Introduction

4.1.1 This chapter consists of two related sections. The first section reviews the outlook for capital expenditures at the Region and Local Municipal level, with a focus on those capital expenditures which primarily represent the requirement of growth. In this regard, the 2021-2031 period is the primary concern, but available pre 2021 data is provided as relevant context.

The second section of the chapter considers this information in the context of the outlook for development charges throughout Halton, relative to the servicing needs of the Sustainable Halton 2021-2031 growth forecast. Development charges are expected to finance the vast majority of the capital expenditures involved (apart from repair and replacement requirement).

4.2 Capital Expenditures

Halton Region

4.2.1 Table 4-1A sets out the Region's forecast of total capital expenditures (both tax and rate-financed) 2009-2018. The annual level of capital expenditures is expected to decline from \$516 million in 2009, to an average of \$383 million 2010-2014 and further into the \$139 million-\$215 million range 2015-2018.

4.2.2 90% of the Region's capital 2009-18 program is for water, wastewater and transportation services. The other services, each of which comprises 1-2% of total capital spending, include (in order of expenditure size):

- Facilities Management;
- Police;
- Housing;
- Waste Management;
- Information Technology;
- Planning;
- Other.

4.2.3 Anticipated funding for these expenditures is expected to come largely (43%) from development charges, as well as Tax/Rate Reserves (32%), the Infrastructure Investment Revolving Fund (13%), Debentures (8%) and External Recoveries (4%).

TABLE 4-1A

Halton Region

Approved 2009 Budget & Business Plan

Executive Summary

2009 Capital Budget & Forecast

Summary of Total Capital Budget & Financing (\$'000's)

Programs	Gross Cost	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
Program Expenditures:											
Water	\$ 850,558	\$ 203,298	\$ 85,475	\$ 34,834	\$ 55,584	\$ 65,353	\$ 270,657	\$ 36,438	\$ 34,041	\$ 37,455	\$ 27,423
Wastewater	832,857	168,755	188,827	55,438	77,342	108,968	60,355	35,915	67,329	33,913	36,015
Transportation	1,168,276	115,343	113,405	137,807	171,382	216,413	95,063	103,672	81,879	86,905	46,407
Waste Mgmt	46,200	3,650	9,320	9,405	7,715	420	370	1,840	12,600	-	880
Facility Mgmt	69,650	6,595	34,629	1,795	2,500	1,950	2,020	2,105	2,190	3,280	12,586
Information Technology	43,929	3,572	3,463	4,399	3,854	4,210	4,005	4,437	6,012	5,125	4,852
Planning	28,195	4,044	5,057	4,443	2,443	3,293	2,293	1,793	1,543	1,643	1,643
Housing	46,329	3,449	4,295	4,399	4,582	4,617	4,730	4,921	4,964	5,086	5,286
Other Tax	24,218	2,775	5,735	2,280	2,174	1,524	2,033	2,732	1,827	1,569	1,569
Police	48,923	4,228	11,670	12,210	7,035	2,535	1,585	2,435	2,875	2,250	2,200
Total	\$ 3,159,136	\$ 515,709	\$ 461,776	\$ 267,010	\$ 334,610	\$ 409,283	\$ 443,111	\$ 196,288	\$ 215,259	\$ 177,226	\$ 138,861
Financing:											
External Rcvry	\$ 82,054	\$ 17,240	\$ 62,795	\$ 955	\$ 730	\$ 80	\$ 30	\$ 80	\$ 30	\$ 82	\$ 32
Tax Reserves	483,242	46,629	58,513	69,126	70,315	72,284	33,423	38,742	41,447	28,990	23,772
Rate Reserves	529,055	41,789	41,229	42,353	42,337	54,164	57,742	60,292	62,002	63,671	63,474
Dev't Charges - Resid.	1,151,817	230,490	123,897	75,941	122,578	181,067	202,504	63,470	68,696	56,706	26,468
Dev't Charges - Non-Res.	219,643	20,986	18,321	22,892	27,581	28,863	24,296	24,180	20,093	19,772	12,659
Infstrctr Invstmt Revolving Fnd	426,948	108,768	58,191	11,559	28,519	59,051	117,370	9,524	22,991	8,005	2,970
Debentures	266,377	49,807	98,830	44,184	42,550	13,774	7,746	-	-	-	9,486
Total	\$ 3,159,136	\$ 515,709	\$ 461,776	\$ 267,010	\$ 334,610	\$ 409,283	\$ 443,111	\$ 196,288	\$ 215,259	\$ 177,226	\$ 138,861

Note: Includes Financing Cost. Schedule may not add due to rounding.

4.2.4 During the 10-year forecast period, the amount provided by tax revenues is expected to decline somewhat, as is the case with the Revolving Fund and Debentures and, to a greater extent, with Residential Development Charges and External Recoveries; however, Rate Reserves are expected to fund a larger amount of capital funding, stabilizing in the \$60-64 million/year range 2015-2018.

4.2.5 Most of the Region's debt is directed toward non-growth-related costs, i.e. the replacement/rehabilitation of existing infrastructure. The non-growth share of projects included in the development program is to be debt financed, along with growth-related employment land project costs. In the latter case, these debt charges are to be interim-financed from the Revolving Fund. The Fund will subsequently be repaid, including carrying costs, from development charges, as benefiting development occurs.

4.2.6 Figure 4-1 sets out the Region's forecast debt charges relative to total operating expenditures (1996-2018). The percentage involved is expected to increase from 4-5% (1999-2006) to 6.9%-7.4% (2011-2014), declining thereafter to 4.4% in 2018.

4.2.7 The Province has established a debt capacity upper limit guideline for municipalities of 25% of own revenues. The Region's own guideline of 10% of total operating expenditures, translates to approximately 14% of own revenues. As a result, the Region's forecast ratios during this period, are expected to remain well below both the Provincial and the Halton guidelines.

4.2.8 Figure 4-2 sets out the Region's forecast debt charges relative to the number of households resident in Halton. This schedule illustrates the increasing reliance on debt financing in Halton generally since 2000, which is expected to continue for several more years, but sharply diminish post 2013.

4.2.9 The Region considers it important that appropriate reserve levels are maintained, such that it can finance the forecast capital program with manageable debt levels and maintenance of funding flexibility as new challenges arise. This includes provision for sufficient reserves funded from operating contributions to cover the life cycle cost of its buildings and equipment assets.

4.2.10 Figure 4-3 graphs average annual spending for Regional Roads and Structures for the 2009-15, 2016-21 and 2022-31 periods. The average annual level of spending post 2016 is well below 2009-16 levels.

4.2.11 Figure 4-4 presents similar information for Regional water and wastewater capital expenditures. The spending pattern involves a pronounced step-down from 2009-15, to 2016-21 to 2022-31.

FIGURE 4-1

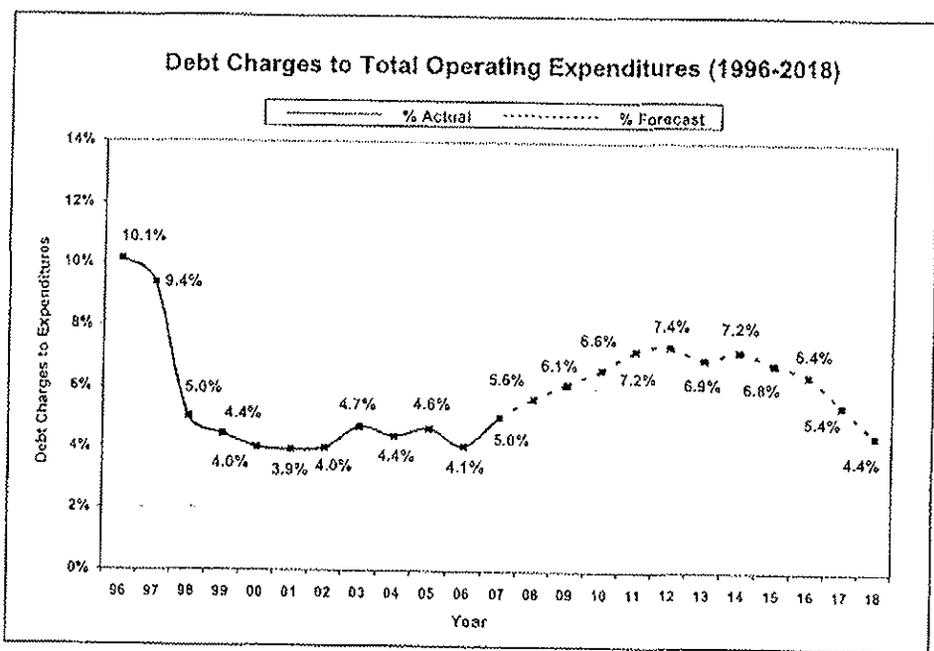
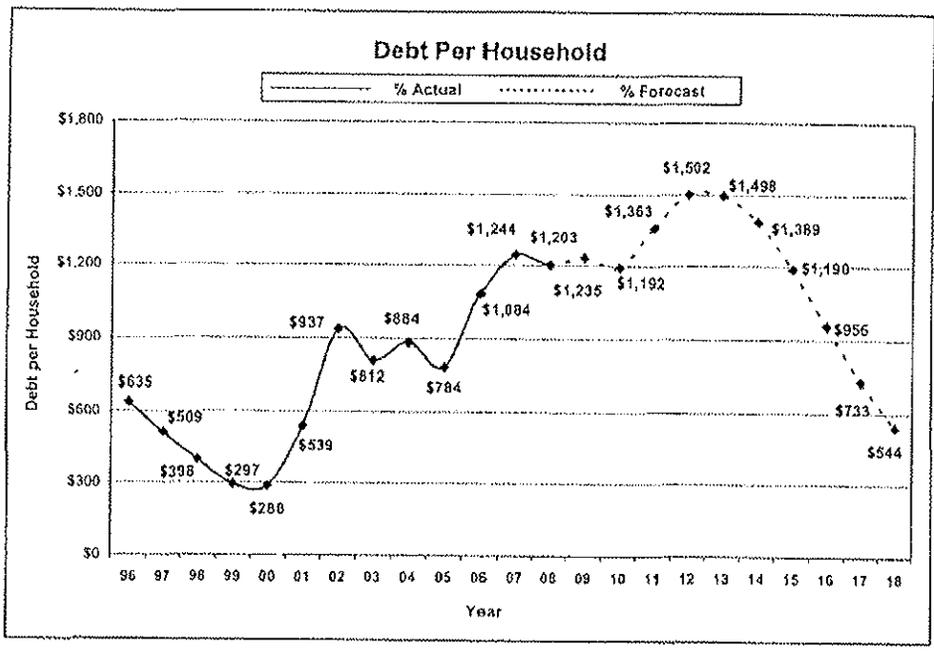


FIGURE 4-2



Excerpted from Halton Region 2009 Budget and Business Plan, p. 60 & p. 64.

FIGURE 4-3

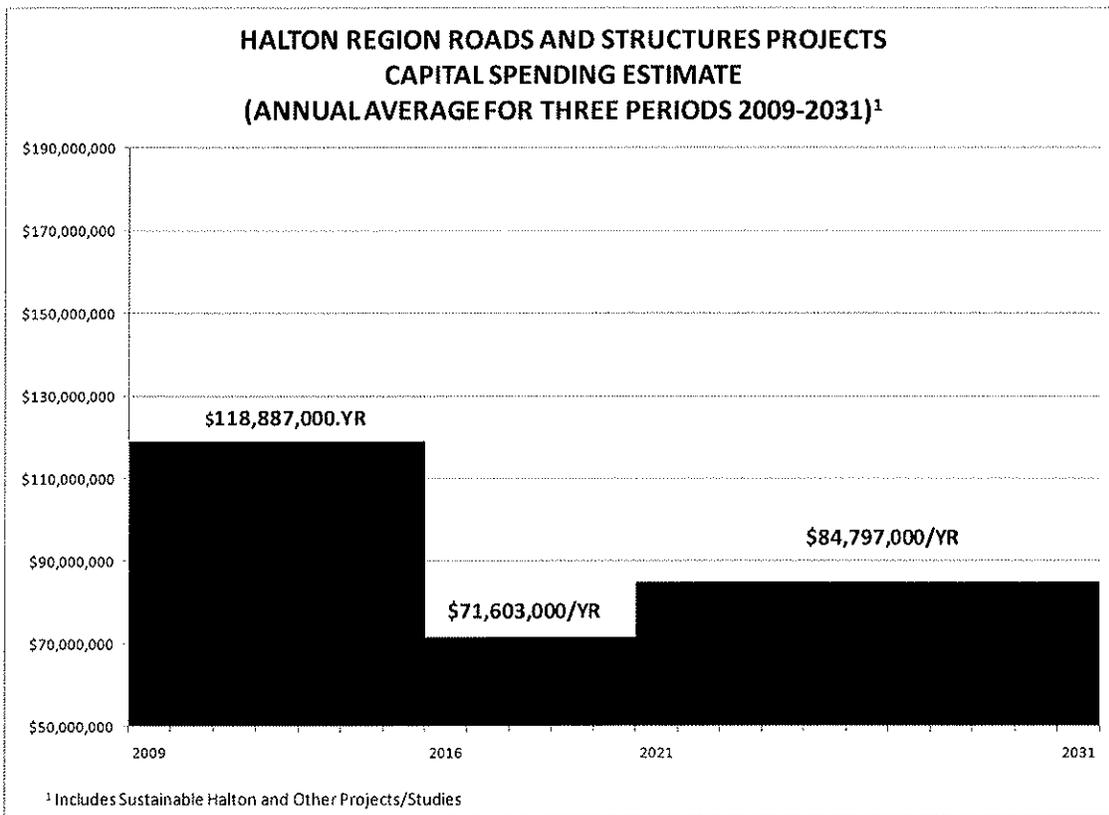
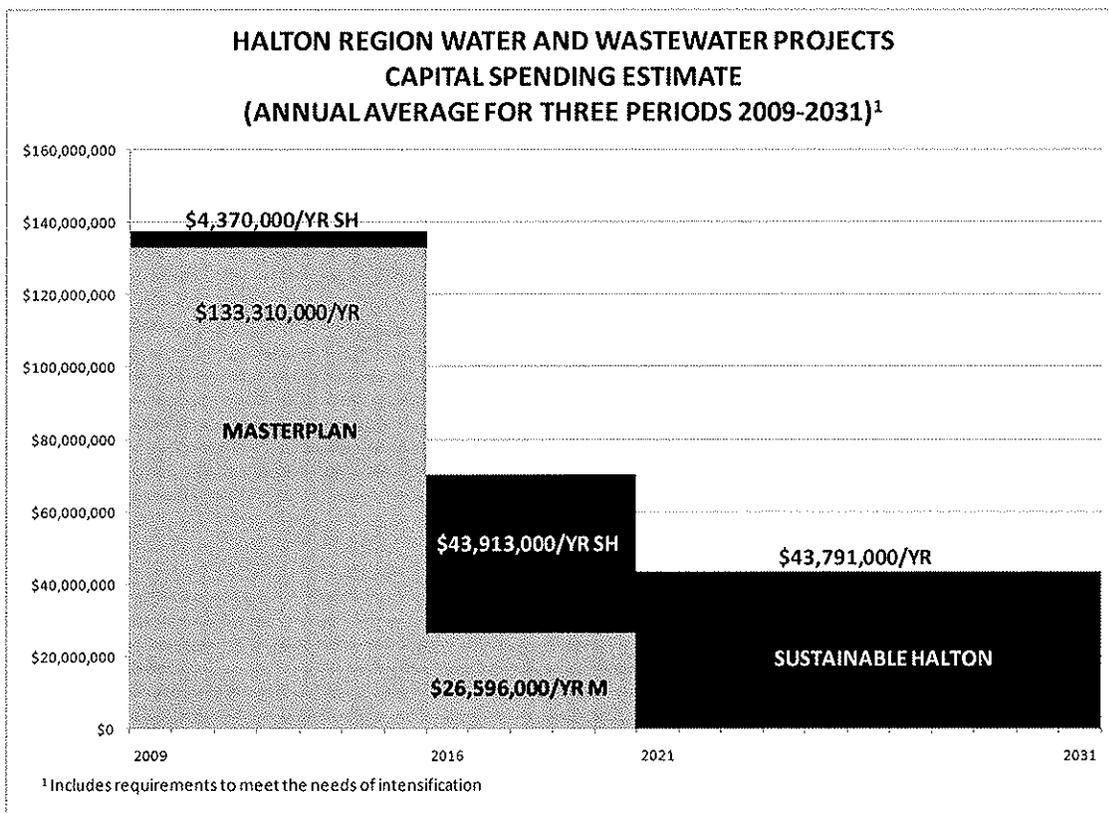


FIGURE 4-4



City of Burlington

4.2.12 Burlington's 2009-18 capital expenditure forecast is summarized as Figure D-1 (p. D-4) and its capital funding forecast as Figure D-2 (p. D-5).

4.2.13 Table D-4A (p. D-11) compares roads and related requirements for the three time periods involved. None of the expenditure forecasts for the eight asset categories involved would indicate that the capital spending outlook for the 2021-31 period is disproportionately high.

4.2.14 The City is anticipating a significant increase in transit capital spending. Based on \$682,000/bus (inclusive of depots and terminals), this 2021-31 spending requirement is expected to be in the order of \$13.6 million (20 buses X \$682,000).

Town of Halton Hills

4.2.15 Figure E-1 (p. E-4) summarizes the Town's Preliminary Capital Forecast by service 2009-18 and Figure E-2 addresses the anticipated funding sources for these expenditures.

4.2.16 The most specific 2021-31 major capital forecast information available is for the \$50.8 million roads program on p. E-13. If this were spread evenly over the 2021-31 decade, it would involve approximately \$5 million in annual roads capital expenditures and is, by itself, somewhat below the anticipated 2009-18 spending level for this service.

Town of Milton

4.2.17 Milton's 22-year growth capital program is graphed in Figure F-1B and its lifecycle (asset replacement) capital contribution forecast as Figure F-1C.

4.2.18 A number of growth-related spending peaks are anticipated prior to 2021, but the heaviest concentration in spending is expected in the first half of the 2021-31 decade. The Town's lifecycle reserve requirements increase significantly during that period as well.

Town of Oakville

4.2.19 Figure G-1 (p. G-5) summarizes the Town of Oakville's development charge capital forecast for the 2009-18 period. Figure G-2 (p. G-6) illustrates that most of this program is expected to be development charge funded. Figure G-3 (p. G-7) summarizes the Town's roads and related development charge capital program for the entire 2009-31 period. From this Figure, it is apparent that the 2022-2031 program includes three annual spending peaks at magnitudes similar to those anticipated during the 2009-2021 period. More specifically, the 2009-21 capital program totals \$312.2 million (\$24 million/year on average, as compared with the 2022-31 program of \$312.3 million and \$31 million/year on average).

4.3 Development Charge Outlook

4.3.1 Development charges have been updated over the past year or more by the Region and the four Area Municipalities for the period extending to 2021 in most cases (several years earlier for the “soft services” and to 2031 in the case of Town of Oakville roads).

4.3.2 Development charges are paid directly by builders and subdividers and indirectly by the purchasers and renters of homes and business premises. High development charges may serve to some degree, to restrict development and to make home ownership less affordable. Halton’s development charges are presently among the highest in Ontario and the prospect of a significant OP-related increase over the long term, could represent a concern.

4.3.3 The objective of this analysis is to estimate the direction that DCs are expected to take 2021-31 as a result of the amount, location, type and timing of growth anticipated under Sustainable Halton. Tables 4-1, 4-2 and 4-3 set out the Regional and Area Municipal development charges applicable in Halton as of August 31, 2009 for residential (single detached), retail and non-retail/non-residential development.

Region of Halton

4.3.4 Calculations supporting the findings of this report are to be found in Appendix C.

The anticipation for the residential roads charge for the 2021-2031 period, is potentially for a decrease in the charge of approximately \$1,700 per SDU, assuming that the required level of transit investment across the Region has been made.

The Region’s residential water and wastewater charge applicable to the 2021-2031 period is expected to increase by approximately \$400.

Overall, a significant change in the 2021-2031 development charge for the remaining “General Services” as a whole, is not envisaged.

City of Burlington

4.3.5 The City of Burlington imposes a comparatively low residential development charge for its own purposes (\$7,538/SDU). Most of its charge (54%) is for Roads and Related purposes. Capital expenditures for this service post-2021 are potentially expected to decline modestly and significant upward pressure on this component of the DC is not anticipated.

TABLE 4-1
HALTON REGION
SUMMARY OF CURRENT DEVELOPMENT CHARGES (as at August 31, 2009)
(\$ per Single Detached Unit)

Service	Non-HUSP		HUSP	
	Burlington	Halton Hills	Oakville	Milton
Region Services				
EMS	\$ 80.83	\$ 80.83	\$ 80.83	\$ 80.83
Facilities	\$ 155.93	\$ 155.93	\$ 155.93	\$ 155.93
GO Transit	\$ 1,011.63	\$ 1,011.63	\$ 1,011.63	\$ 1,011.63
Growth Studies	\$ 242.24	\$ 242.24	\$ 242.24	\$ 242.24
Police	\$ 312.03	\$ 312.03	\$ 312.03	\$ 312.03
Social Housing	\$ 308.51	\$ 308.51	\$ 308.51	\$ 308.51
Roads	\$ 12,801.35	\$ 12,801.35	\$ 12,801.35	\$ 12,801.35
Services for Seniors	\$ 181.60	\$ 181.60	\$ 181.60	\$ 181.60
Water	\$ 5,782.48	\$ 5,782.48	\$ 9,200.37	\$ 9,200.37
Wastewater	\$ 4,550.49	\$ 4,550.49	\$ 6,607.28	\$ 6,607.28
Region Total	\$ 25,427.09	\$ 25,427.09	\$ 30,901.77	\$ 30,901.77
Lower Tier Services				
Fire	\$ 200.00	\$ 774.17	\$ 773.00	\$ 283.00
Library	\$ 362.00	\$ 1,290.29	\$ 946.00	\$ 579.00
Parks & Recreation	\$ 2,019.00	\$ 5,845.06	\$ 7,539.00	\$ 5,396.00
Parking		\$ 320.55	\$ 420.00	
Transit	\$ 107.00	\$ -	\$ 1,139.00	\$ 51.00
Public Works		\$ 857.49	\$ 888.00	
General Government	\$ 42.00	\$ 489.50	\$ 339.00	\$ 215.00
Storm	\$ 700.00	\$ 123.82		
Roads & Related	\$ 4,108.00	\$ 4,259.68	\$ 9,638.00	\$ 4,172.00
Lower Tier Total	\$ 7,538.00	\$ 13,960.56	\$ 21,682.00	\$ 10,696.00
Overall Total	\$ 32,965.09	\$ 39,387.65	\$ 52,583.77	\$ 41,597.77

TABLE 4-2
HALTON REGION
SUMMARY OF CURRENT DEVELOPMENT CHARGES (as at August 31, 2009)
(\$ per sq. m. of RETAIL GFA)

Service	Non-HUSP		HUSP	
	Burlington	Halton Hills	Oakville	Milton
Region Services				
EMS	\$ 0.24	\$ 0.24	\$ 0.24	\$ 0.24
Facilities	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Growth Studies	\$ 1.51	\$ 1.51	\$ 1.51	\$ 1.51
Police	\$ 2.31	\$ 2.31	\$ 2.31	\$ 2.31
Social Housing	\$ -	\$ -		\$ -
Roads	\$ 84.82	\$ 84.82	\$ 84.82	\$ 84.82
Services for Seniors	\$ -	\$ -		\$ -
Water	\$ 17.91	\$ 17.91	\$ 43.56	\$ 43.56
Wastewater	\$ 22.88	\$ 22.88	\$ 38.37	\$ 38.37
Region Total	\$ 129.79	\$ 129.79	\$ 170.93	\$ 170.93
Lower Tier Services				
Fire	\$ 2.14	\$ 3.70	\$ 0.92	\$ 3.40
Library	\$ 0.13	\$ -	\$ -	\$ 0.49
Parks & Recreation	\$ 0.73	\$ -	\$ -	\$ 2.67
Parking		\$ 1.68	\$ 2.06	
Transit	\$ 1.15	\$ -	\$ 5.53	\$ 0.13
Public Works		\$ 4.56	\$ 1.64	
General Government	\$ 0.46	\$ 2.34	\$ 0.66	\$ 1.58
Storm	\$ 3.02	\$ 0.66		
Roads & Related	\$ 77.43	\$ 53.16	\$ 79.66	\$ 26.71
Lower Tier Total	\$ 85.06	\$ 66.10	\$ 90.47	\$ 34.98 ¹
Overall Total	\$ 214.85	\$ 195.89	\$ 261.40	\$ 205.91

¹ Milton Retail charge is phased in, and the charge currently in place is the charge from the former by-law. The charge increases to \$57.26 per sq. m. on April 1, 2010.

TABLE 4-3
HALTON REGION
SUMMARY OF CURRENT DEVELOPMENT CHARGES (as at August 31, 2009)
(\$ per sq. m. of NON-RETAIL GFA)

Service	Non-HUSP		HUSP	
	Burlington	Halton Hills	Oakville	Milton
Region Services				
EMS	\$ 0.24	\$ 0.24	\$ 0.24	\$ 0.24
Facilities	\$ 0.12	\$ 0.12	\$ 0.12	\$ 0.12
Growth Studies	\$ 1.51	\$ 1.51	\$ 1.51	\$ 1.51
Police	\$ 2.31	\$ 2.31	\$ 2.31	\$ 2.31
Social Housing	\$ -	\$ -		\$ -
Roads (Until March 31, 2010) ¹	\$ 68.70	\$ 68.70	\$ 68.70	\$ 68.70
Services for Seniors	\$ -	\$ -		\$ -
Water	\$ 17.91	\$ 17.91	\$ 43.56	\$ 43.56
Wastewater	\$ 22.88	\$ 22.88	\$ 38.37	\$ 38.37
Region Total	\$ 113.67	\$ 113.67	\$ 154.81	\$ 154.81
Lower Tier Services				
Fire	\$ 2.14	\$ 3.70	\$ 0.92	\$ 2.05
Library	\$ 0.13	\$ -	\$ -	\$ 0.32
Parks & Recreation	\$ 0.73	\$ -	\$ -	\$ 2.79
Parking		\$ 1.68	\$ 2.06	
Transit	\$ 1.15	\$ -	\$ 5.53	\$ 0.22
Public Works		\$ 4.56	\$ 1.64	
General Government	\$ 0.46	\$ 2.34	\$ 0.66	\$ 0.97
Storm	\$ 3.02	\$ 0.66		
Roads & Related	\$ 28.32	\$ 13.75	\$ 79.66	\$ 26.81
Lower Tier Total	\$ 35.95	\$ 26.69	\$ 90.47	\$ 33.16
Overall Total	\$ 149.62	\$ 140.36	\$ 245.28	\$ 187.97

¹ Halton Region Roads charge is phased in and is currently 81% of the Retail Roads charge until March 31, 2010.

The City's second largest residential DC component is for Parks and Recreation (27%). It is anticipated that Burlington will increase its service level in this area during the coming decade, therefore potentially increasing its 2021-31 DC for this purpose.

Transit is currently a very small DC component (1%) but is expected to grow in size. None of the other services are inherently expected to involve significantly different DCs 2021-2031.

As a result, it is concluded that the City's residential DC can be expected to increase somewhat 2021-31 but the quantum is expected to continue to be at comparatively low levels, assuming no fundamental change is made in DC calculation methodology.

Town of Halton Hills

4.3.6 The Town of Halton Hills imposes a residential development charge for its own purposes that is mid-way in size between that of Burlington and Oakville. Most of the residential charge is for Parks and Recreation (42%) and Roads (31%). The Parks and Recreation service level is expected to continue to increase and the DC can be expected to increase commensurately, but on a gradual basis.

The Town's primary road widening requirements 2021-31 are expected to include:

	<u>Millions \$ 2009</u>
• 8 th Line from 15 Sideroad to Steeles	\$18.4
• 10 th Line from 10 Sideroad to Steeles	12.4
• 5 Sideroad from Townline to WCB	<u>30.0</u>
	\$60.8

If this cost is broadly assumed to be 80% growth-related and DC recoverable, then the single detached DC for these projects (assuming 100% coverage of the eligible cost by population and employment growth 2021-31, would be:

$$\frac{\$60,800,000 \times 0.8 \text{ DC recoverable} \times 72\% \text{ Residential Share} \times 3.1 \text{ ppu/SDU}}{25,500 \text{ net population increase 2021-31}}$$

$$= \$4,257/\text{SDU}$$

This amount is almost identical to the Town's current roads DC of \$4,260/SDU. Accordingly, it is assumed that the post 2021 benefits of roads projects constructed earlier in time, plus some additional smaller 2021-2031 projects, may serve to increase the Town's 2021-31 Roads DC beyond current levels.

The other services are generally anticipated to be funded by a DC similar in size to the present charge (in 2009 \$).

As a result, it is concluded that the Town's post 2021 residential DC can be expected to increase somewhat, but the quantum is unlikely to be significantly higher as a result of Sustainable Halton.

Town of Oakville

4.3.7 The Town of Oakville has the highest lower-tier residential development charge in the Region by a significant margin. Most of this charge is for Roads and Related purposes (44%) and Parks and Recreation (35%). Since the Roads charge has already been calculated on the basis of the Town's 2009-2031 capital program, it is not expected to increase significantly over time (beyond provision for inflation and any project cost modifications).

The charge for Transit is expected to increase, as part of moving toward a higher transit modal split. Similarly, other DC components such as Parks and Recreation may gradually augment service levels, but overall there is no apparent outlook for a tangibly higher charge as a result of the Sustainable Halton growth plan.

Town of Milton

4.3.8 The Town of Milton presently imposes a residential DC of \$10,696/SDU which is a relatively low charge in comparison with Oakville and Halton Hills.

In Milton's case, a more detailed assessment of the potential future development charge has been carried out and this work reveals the need for a significant increase in the residential DC, to approximately \$17,000/SDU.

In addition, funding of the Town's capital program will continue to require an additional *Municipal Act* "capital contribution" from developers of approximately \$2,400/residential unit. This is required to assist the Town in funding a portion of non-DC-recoverable costs which are, in fact, growth-related. Milton also requires landowner cash flow assistance in front-end financing the large capital program that is involved. This is required in order to moderate the Town's requirement to issue long term debt, which would otherwise be beyond Town and even Provincial guidelines.

Finally, although storm water management is not part of the development charge calculation, the Town anticipates that subdividers will be subject to significant costs for this purpose.

APPENDIX A GROWTH ASSUMPTIONS

TABLE A-1
2006-2031 POPULATION FORECAST BY DWELLING TYPE

	Development Area	2006	2011	2015	2016	2021	2031
		Population- Low Density	Burlington	112,526	117,538	116,473	117,179
	Halton Hills	46,971	48,665	50,487	51,328	51,121	61,450
	Milton	43,530	64,219	85,313	90,539	114,551	145,456
	Oakville	125,325	132,412	143,181	144,769	153,742	155,346
Population- Low Density	Total	328,352	362,834	395,454	403,815	434,280	469,877
Population- Medium Density	Burlington	28,928	30,089	29,650	29,804	29,450	28,956
	Halton Hills	4,014	4,527	5,008	5,153	6,226	16,578
	Milton	7,114	12,287	18,144	19,933	28,324	55,545
	Oakville	20,665	24,078	29,236	29,991	33,853	37,259
Population- Medium Density	Total	60,720	70,981	82,038	84,882	97,854	138,337
Population- High Density	Burlington	20,761	23,634	24,887	25,851	31,079	45,134
	Halton Hills	3,316	3,662	4,006	4,104	6,183	10,699
	Milton	2,523	4,177	7,281	8,423	12,543	25,384
	Oakville	17,750	18,435	20,280	20,702	30,331	50,347
Population- High Density	Total	44,350	49,907	56,453	59,080	80,135	131,564
Population- Institutional	Burlington	2,185	2,740	2,935	2,966	3,206	3,684
	Halton Hills	999	1,046	1,095	1,115	1,169	1,473
	Milton	733	1,017	1,309	1,405	1,782	2,515
	Oakville	1,873	1,991	2,173	2,204	2,438	2,713
Population- Institutional	Total	5,790	6,794	7,511	7,690	8,595	10,386
Population- Total	Burlington	164,400	174,000	173,945	175,800	178,600	185,400
	Halton Hills	55,300	57,900	60,595	61,700	64,700	90,200
	Milton	53,900	81,700	112,047	120,300	157,200	228,900
	Oakville	165,613	176,916	194,869	197,666	220,364	245,664
Population- Total	Total	439,213	490,516	541,456	555,466	620,864	750,165

TABLE A-2
2006-2031 UNIT FORECAST BY DWELLING TYPE

	Development Area	2006	2011	2015	2016	2021	2031
		Units- Low Density	Burlington	37,546	40,153	41,099	41,348
	Halton Hills	15,209	16,123	17,274	17,561	18,013	21,903
	Milton	14,219	20,368	26,778	28,418	36,338	47,256
	Oakville	38,870	41,787	45,955	46,709	50,675	53,150
Units- Low Density	Total	105,844	118,431	131,106	134,037	146,766	162,977
Units- Medium Density	Burlington	11,861	12,588	12,684	12,750	12,859	12,999
	Halton Hills	1,541	1,774	2,006	2,064	2,546	6,029
	Milton	2,696	4,707	7,082	7,780	11,265	22,629
	Oakville	7,975	9,468	11,681	11,991	13,760	15,516
Units- Medium Density	Total	24,073	28,537	33,452	34,584	40,429	57,173
Units- High Density	Burlington	12,812	14,756	15,763	16,373	18,526	22,377
	Halton Hills	1,709	1,909	2,119	2,171	3,152	5,138
	Milton	1,373	2,299	4,065	4,703	6,531	13,111
	Oakville	9,735	10,229	11,418	11,660	15,526	23,940
Units- High Density	Total	25,630	29,194	33,365	34,906	43,735	64,566
Units- Total	Burlington	62,220	67,498	69,545	70,470	73,125	76,044
	Halton Hills	18,459	19,806	21,399	21,797	23,711	33,070
	Milton	18,288	27,374	37,925	40,901	54,134	82,996
	Oakville	56,580	61,484	69,054	70,359	79,961	92,606
Units- Total	Total	155,547	176,162	197,923	203,527	230,931	284,716

TABLE A-3
2006-2031 EMPLOYMENT FORECAST BY DEVELOPMENT TYPE

	Development Area	2006	2011	2015	2016	2021	2031
		Employment - Industrial	Burlington	36,270	38,711	39,603	39,827
	Halton Hills	7,579	9,366	11,176	11,628	13,189	19,678
	Milton	15,005	19,094	24,861	26,303	32,555	46,888
	Oakville	35,165	38,927	44,204	45,523	52,518	56,137
Employment - Industrial	Total	94,019	106,098	119,844	123,280	139,028	164,195
Employment - Commercial	Burlington	47,704	52,496	54,570	55,088	57,380	58,888
	Halton Hills	8,105	10,183	12,385	12,935	14,745	17,670
	Milton	8,653	16,022	24,397	26,491	36,229	49,574
	Oakville	34,293	38,172	42,639	43,755	49,229	52,621
Employment - Commercial	Total	98,756	116,874	133,990	138,269	157,583	178,753
Employment - Institutional	Burlington	4,426	4,992	5,227	5,285	5,453	5,519
	Halton Hills	3,916	4,151	4,380	4,437	4,466	5,153
	Milton	3,942	6,084	9,142	9,906	11,916	17,938
	Oakville	12,641	13,901	15,198	15,522	17,253	18,442
Employment - Institutional	Total	24,925	29,128	33,946	35,151	39,088	47,052
Employment - Total	Burlington	88,400	96,200	99,400	100,200	103,600	105,900
	Halton Hills	19,600	23,700	27,940	29,000	32,400	42,500
	Milton	27,600	41,200	58,400	62,700	80,700	114,400
	Oakville	82,100	91,000	102,040	104,800	119,000	127,200
Employment - Total	Total	217,700	252,100	287,780	296,700	335,700	390,000

TABLE A-4
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE REGION OF HALTON

Development Type	2006-2015			2015-2021			2021-2031		
	2007 BPE	Sustainable Halton	Difference	2007 BPE	Sustainable Halton	Difference	Sustainable Halton		
<u>Residential Dwellings</u>									
Low Density	26,570	25,262	(1,308)	14,619	15,661	1,041	16,211		
Medium Density	10,370	9,379	(991)	7,208	6,977	(231)	16,743		
High Density	7,820	7,735	(85)	7,383	10,371	2,987	20,831		
Total	44,759	42,376	(2,383)	29,211	33,008	3,797	53,785		
Net Population	114,500	102,243	(12,257)	75,200	79,408	4,208	129,301		
<u>Non-Residential Employment</u>							<u>Within Built Boundary</u>	<u>Outside Built Boundary</u>	<u>Total</u>
Industrial	23,709	25,825	2,115	17,860	19,184	1,325	6,938	18,229	25,167
Commercial	35,803	35,234	(569)	17,896	23,593	5,697	8,562	12,607	21,170
Institutional	9,191	9,021	(170)	4,845	5,142	297	2,300	5,664	7,964
Total	68,703	70,080	1,377	40,601	47,920	7,319	17,800	36,500	54,300
<u>Non-Residential Land Area(Net Ha) ¹</u>							<u>Net Ha</u>		
Industrial	n/a	680	n/a			35	182	686	868
Commercial	n/a	374	n/a			60	91	195	286
Institutional	n/a	112	n/a			4	29	98	127
Total	n/a	1,166	n/a			99	302	979	1,281
<u>Non-Residential Floor Area ¹</u>									
Industrial	n/a	21,950,935	n/a			1,125,906	5,897,349	22,140,835	28,038,184
Commercial	n/a	14,093,694	n/a			2,278,822	3,424,867	7,105,330	10,530,197
Institutional	n/a	3,608,580	n/a			118,839	919,909	3,200,976	4,120,885
Total	n/a	39,653,209	n/a			3,523,566	10,242,125	32,447,141	42,689,266

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows (Outside the Built Boundary is the sum of the local municipalities):

Industrial 850 sq.ft. per employee & 30% coverage

Commercial 400 sq.ft. per employee & 35% coverage

Institutional 400 sq.ft. per employee & 30% coverage

TABLE A-5
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE CITY OF BURLINGTON

Development Type	2006-2015			2015-2021			2021-2031
	2007 BPE	Sustainable Halton	Difference	2007 BPE	Sustainable Halton	Difference	Sustainable Halton
Residential Dwellings							
Low Density	2,690	3,552	863	479	641	162	(1,072)
Medium Density	2,482	823	(1,659)	446	175	(271)	140
High Density	2,588	2,950	362	1,715	2,763	1,048	3,851
Total	7,759	7,325	(434)	2,641	3,580	939	2,919
Net Population	14,900	9,545	(5,355)	2,700	4,655	1,955	6,800
Non-Residential Employment							Total
Industrial	4,376	3,334	(1,043)	2,940	1,163	(1,777)	726
Commercial	9,369	6,865	(2,504)	1,427	2,810	1,383	1,508
Institutional	1,855	801	(1,054)	1,032	227	(806)	66
Total	15,600	11,000	(4,600)	5,400	4,200	(1,200)	2,300
Non-Residential Land Area(Net Ha) ¹							Net Ha
Industrial	n/a	88	n/a			(47)	19
Commercial	n/a	73	n/a			15	16
Institutional	n/a	10	n/a			(10)	1
Total	n/a	171	n/a			(42)	36
Non-Residential Floor Area ¹							
Industrial	n/a	2,833,507	n/a			(1,510,765)	617,229
Commercial	n/a	2,746,070	n/a			553,349	603,145
Institutional	n/a	320,385	n/a			(322,362)	26,394
Total	n/a	5,899,962	n/a			(1,279,778)	1,246,768

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows:
 Industrial 850 sq.ft. per employee & 30% coverage
 Commercial 400 sq.ft. per employee & 35% coverage
 Institutional 400 sq.ft. per employee & 30% coverage

**TABLE A-6
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE TOWN OF OAKVILLE**

Development Type	2006-2015			2015-2021			2021-2031
	2007 BPE	Sustainable Halton	Difference	2007 BPE	Sustainable Halton	Difference	Sustainable Halton
<u>Residential Dwellings</u>							
Low Density	7,456	7,085	(371)	3,749	4,720	971	2,475
Medium Density	4,161	3,706	(455)	4,337	2,079	(2,258)	1,756
High Density	3,654	1,683	(1,971)	4,493	4,108	(385)	8,415
Total	15,272	12,474	(2,798)	12,578	10,907	(1,671)	12,645
Net Population	34,400	29,256	(5,144)	29,500	25,495	(4,005)	25,300
<u>Non-Residential Employment</u>							
							<u>Total</u>
Industrial	10,045	9,039	(1,007)	9,202	8,314	(887)	3,619
Commercial	9,296	8,345	(951)	7,312	6,590	(722)	3,392
Institutional	2,859	2,556	(303)	2,285	2,056	(230)	1,189
Total	22,200	19,940	(2,260)	18,800	16,960	(1,840)	8,200
<u>Non-Residential Land Area(Net Ha) ¹</u>							
						<u>Net Ha</u>	
Industrial	n/a	238	n/a			(23)	95
Commercial	n/a	89	n/a			(8)	36
Institutional	n/a	32	n/a			(3)	15
Total	n/a	359	n/a			(34)	146
<u>Non-Residential Floor Area ¹</u>							
Industrial	n/a	7,682,744	n/a			(754,283)	3,076,053
Commercial	n/a	3,338,151	n/a			(288,965)	1,356,892
Institutional	n/a	1,022,489	n/a			(91,892)	475,554
Total	n/a	12,043,384	n/a			(1,135,139)	4,908,499

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows:

Industrial 850 sq.ft. per employee & 30% coverage

Commercial 400 sq.ft. per employee & 35% coverage

Institutional 400 sq.ft. per employee & 30% coverage

**TABLE A-7
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE TOWN OF MILTON**

Development Type	2006-2015			2015-2021			2021-2031		
	2007 BPE	Sustainable Halton	Difference	2007 BPE	Sustainable Halton	Difference	Sustainable Halton		
Residential Dwellings									
Low Density	13,854	12,559	(1,295)	9,851	9,560	(291)	10,918		
Medium Density	2,597	4,386	1,789	1,866	4,183	2,317	11,364		
High Density	998	2,692	1,694	585	2,466	1,881	6,580		
Total	17,448	19,637	2,189	12,302	16,209	3,908	28,862		
Net Population	54,000	58,147	4,147	39,500	45,153	5,653	71,700		
Non-Residential Employment									
							<u>Within Built Boundary</u>	<u>Outside Built Boundary</u>	<u>Total</u>
Industrial	6,546	9,856	3,310	4,087	7,694	3,607	2,593	11,740	14,333
Commercial	13,755	15,744	1,990	7,109	11,832	4,724	3,662	9,683	13,345
Institutional	4,302	5,200	898	1,406	2,774	1,368	1,045	4,977	6,022
Total	24,603	30,800	6,197	12,601	22,300	9,699	7,300	26,400	33,700
Non-Residential Land Area(Net Ha) ¹									
							<u>Net Ha</u>		
Industrial	n/a	259	n/a				95	68	540
Commercial	n/a	167	n/a				50	39	186
Institutional	n/a	64	n/a				17	13	101
Total	n/a	490	n/a				162	120	827
Non-Residential Floor Area ¹									
Industrial	n/a	8,377,362	n/a				3,066,060	2,204,067	15,230,451
Commercial	n/a	6,297,747	n/a				1,889,453	1,464,830	5,542,482
Institutional	n/a	2,080,118	n/a				547,107	417,961	2,835,896
Total	n/a	16,755,227	n/a				5,502,620	4,086,858	23,608,829
									27,695,687

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows (Outside Built Boundary in brackets):

Industrial 850 sq.ft. per employee & 30% coverage (1,297 sq.ft. 30% coverage)

Commercial 400 sq.ft. per employee & 35% coverage (572 sq.ft. 35% coverage)

Institutional 400 sq.ft. per employee & 30% coverage (570 sq.ft. 30% coverage)

**TABLE A-8
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE TOWN OF HALTON HILLS**

Development Type	2006-2015			2015-2021			2021-2031		
	2007 BPE	Sustainable Halton	Difference	2007 BPE	Sustainable Halton	Difference	Sustainable Halton		
<u>Residential Dwellings</u>									
Low Density	2,570	2,065	(505)	540	739	199	3,890		
Medium Density	1,130	465	(665)	560	540	(20)	3,483		
High Density	580	410	(170)	590	1,033	443	1,986		
Total	4,280	2,940	(1,340)	1,690	2,312	622	9,359		
Net Population	11,200	5,295	(5,905)	3,500	4,105	605	25,500		
<u>Non-Residential Employment</u>									
							<u>Within Built Boundary</u>	<u>Outside Built Boundary</u>	<u>Total</u>
Industrial	2,742	3,597	855	1,631	2,013	382		6,489	6,489
Commercial	3,383	4,279	896	2,048	2,361	312		2,924	2,924
Institutional	175	464	288	121	86	(35)		687	687
Total	6,300	8,340	2,040	3,800	4,460	660		10,100	10,100
<u>Non-Residential Land Area(Net Ha) ¹</u>									
							<u>Net Ha</u>		
Industrial	n/a	95	n/a				10	214	214
Commercial	n/a	45	n/a				3	48	48
Institutional	n/a	6	n/a				0	10	10
Total	n/a	146	n/a				13	272	272
<u>Non-Residential Floor Area ¹</u>									
Industrial	n/a	3,057,322	n/a				324,894	6,910,384	6,910,384
Commercial	n/a	1,711,726	n/a				124,984	1,562,848	1,562,848
Institutional	n/a	185,588	n/a				(14,014)	365,080	365,080
Total	n/a	4,954,636	n/a				435,864	8,838,312	8,838,312

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows (Outside Built Boundary in brackets):

Industrial 850 sq.ft. per employee & 30% coverage (1,065 sq.ft. 30% coverage)

Commercial 400 sq.ft. per employee & 35% coverage (534sq.ft. 30% coverage)

Institutional 400 sq.ft. per employee & 30% coverage (532 sq.ft. 35% coverage)

APPENDIX B
ASSESSMENT ASSUMPTIONS

APPENDIX B - ASSESSMENT ASSUMPTIONS

1. The majority of the municipal revenues available to finance operating expenditures (net of user and related fees) will be derived from property taxation.

The forecast of future property tax revenues is based on:

- the 2009 base year tax rates by assessment class;
 - multiplied by the forecast growth in households by type and employment by industry category;
 - multiplied by assessment for 2009 tax purposes for each type of development.
2. In order to ensure that the assessment assumptions that are used are realistic, two different approaches were used in arriving at them, as follows:
 - 2.1 A small assessment sample (for 2009 tax purposes) was taken for four different residential development types and four different types of non-residential development, for each of the four area municipalities. This sample covered a representative range of development sub-types and locations and revealed the breadth of the differences involved even on a per acre or per square foot of floor area basis. Median values were used in order to eliminate “outliers.”
 - 2.2 The BMA 2008-purpose comparison of relative taxes and tax rates was consulted as part of establishing appropriate inter-municipal assessment relationships and cross-checking values.
 3. The assessment assumptions that were adopted have regard for the results produced by these two approaches. The resulting assumptions and associated methodology are summarized in Table R-2 (Residential Assessment)¹ and Table NR-2 (Industrial/Commercial Assessment).
 4. Table B-1 also addresses the employment classes which do not directly result in assessment growth. This is important, as these classes of employment represent a significant portion of total anticipated employment growth 2009-31.

¹ Condo and rental apartment revenue per dollar of assessment is assumed to be similar, as a result of tax ratio adjustments.

TABLE B-1
SUSTAINABLE HALTON ASSESSMENT ASSUMPTIONS BY INDUSTRY SECTOR

Industry Employment Category	Assessment Assumption Basis
<ul style="list-style-type: none"> • Industrial 	<p>A blend of manufacturing and warehouse assessment. An employee forecast adjustment has been made to account for the fact that approx. 30% of industrial employees are expected to be based in premises assessed as commercial.</p>
<ul style="list-style-type: none"> • Commercial 	<p>A blend of retail and office assessment.</p>
<ul style="list-style-type: none"> • Institutional 	<p>No assessment increase applicable. Broad provision was made for payments in lieu of taxes.</p>
<ul style="list-style-type: none"> • No Fixed Place of Work 	<p>Direct and indirect assessment increase applicable (at lower level). See Table NR-2.</p>
<ul style="list-style-type: none"> • Work at Home 	

RESIDENTIAL ASSESSMENT ASSUMPTIONS

TABLE R-1
HALTON REGION
RESIDENTIAL ASSESSMENT SAMPLE (INCLUDING MEDIAN VALUE)
(VALUES FOR 2009 TAXATION PURPOSES PHASED IN)
000'S \$

	Burlington			Halton Hills			Milton			Oakville		
Single Family Detached 30-32 foot frontage	285	-	452	236	-	449	299	-	386	306	-	484
			340			325			346			386
Single Family Detached 40-41 foot frontage	356	-	423	337	-	400	314	-	446	409	-	650
			397			362			384			440
Single Family Detached 50-51 foot frontage	390	-	613	332	-	501	279	-	487	393	-	714
			469			370			432			613
Semi-Detached	261	-	371	247	-	284	224	-	298	278	-	340
			271			259			269			324
Townhouse	211	-	319	216	-	345	209	-	333	210	-	444
			284			283			264			312
Residential Condos 1 BR	183	-	215	187	-	215	142	-	249	164	-	224
			187			215			146			188
Residential Condos 2 BR	227	-	297	197	-	248	182	-	249	215	-	403
			277			225			236			239
Residential Condos 3 BR	237	-	261	223	-	237	275	-	312	236	-	391
			251			232			304			305

Range Median # sampled

TABLE R-2
HALTON REGION
RESIDENTIAL ASSESSMENT SAMPLE PROPOSED TO BE USED FOR SUSTAINABLE
HALTON FISCAL IMPACT PURPOSES RE GROWTH 2009-2031
(000'S \$ FOR 2009 TAXATION PURPOSES)

Unit Type	Area Municipality	Burlington	Halton Hills	Milton	Oakville
A. Sample Results					
Single Detached 40-41 ft.		397	362	384	440
	%	90%	82%	87%	100%
30-32 ft.		340	325	346	386
	%	88%	84%	90%	100%
Adjusted		354	334	356	400
Semi Detached		271	259	269	324
	%	84%	80%	83%	100%
Townhouse		284	283	264	312
	%	91%	91%	85%	100%
Condo Apartment (1 & 2 BR Average)		232	220	191	214
	%	108%	103%	89%	100%

B. BMA Low Density Average					
	%	376	371	345	399
Value Average (2008 Purposes)		94%	93%	86%	100%
Bungalow/Sr. Executive Average					

C. Assessment Values to be Used

Singles and Semis	Adjusted ¹	360	344	348	used 440
	%	90%	86%	87%	400
					100%
Townhouses		288	285	264	310
	%	93%	92%	85%	100%
Apartments (1 & 2 BR Average)		230	220	190	230
	%	100%	96%	83%	100%

¹ Except in the case of Oakville, where a 40 foot frontage average was considered appropriate, the estimates were based on the assessment sample, (median values) (30-32 foot singles + 25% of the assessment increment to 40-41 feet) together with consideration of the inter-municipal relationship for 2008 tax purpose BMA data, with associated inter municipal adjustments.

TABLE R-3

Single Family Detached - 30 Ft. Frontage						
Municipality	Address	Frontage	Depth	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built
Burlington	4184 SAUNDERS CRES	30.05	114.83	396,000	339,750	2007
Burlington	1238 TYRRELL RD	30.72	96.21	445,000	379,750	2002
Burlington	5855 BLUE SPRUCE AVE	31.00	98.43	333,000	285,000	2004
Burlington	2264 SPENCE LANE	31.00	82.94	389,000	335,000	2006
Burlington	2032 CUTTERS PLACE	31.93	128.74	550,000	452,500	2003
Average				422,600	358,400	
Median					339,750	
Halton Hills	119 BALLANTINE DR	30.02	108.27	329,000	283,250	2005
Halton Hills	27 MORNINGSIDE DR	30.02	108.27	375,000	324,750	2006
Halton Hills	24 ORCHID AVE	31.46	113.19	511,000	448,750	2005
Halton Hills	33 RACHLIN DR	30.18	114.83	299,000	236,000	2005
Halton Hills	150 MEADOWLARK DR	30.45	117.03	420,000	376,500	2007
Average				386,800	333,850	
Median					324,750	
Milton	1016 COOPER AVE	31.14	115.68	345,000	298,500	2002
Milton	1171 TUPPER DR	30.22	115.58	415,000	367,750	2005
Milton	894 MCDUFFE CRES	31.23	109.74	371,000	323,000	2004
Milton	730 WALSH AVE	30.83	104.11	441,000	385,500	2001
Milton	1135 LAURIER DR	31.82	95.31	391,000	346,000	2006
Average				392,600	344,150	
Median					346,000	
Oakville	2252 WOODCREST DR	30.18	109.58	404,000	350,750	2001
Oakville	1266 PARKHURST DR	30.43	119.86	446,000	386,000	2000
Oakville	3061 PORTREE CRES	30.28	126.67	571,000	484,000	2004
Oakville	2609 LONGRIDGE CRES	30.58	112.40	379,000	306,250	2001
Oakville	2400 HILDA DR	31.10	120.14	494,000	417,500	2003
Average				458,800	388,900	
Median					386,000	
Region Average				415,200	356,325	

TABLE R-4

Single Family Detached - 40 Ft. Frontage						
Municipality	Address	Frontage	Depth	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built
Burlington	1293 BURKHOLDER DR	40.03	109.58	433,000	369,250	2002
Burlington	610 PHOEBE CRES	40.03	131.40	499,000	423,250	2002
Burlington	2451 AUCKLAND DR	40.51	90.89	462,000	396,750	2004
Burlington	5392 GREER DR	40.88	85.30	414,000	355,500	2005
Burlington	1290 RENFIELD DR	41.01	112.04	467,000	408,500	2005
Average				455,000	390,650	
Median					396,750	
Halton Hills	100 RUSSELL ST	40.03	115.26	390,000	336,750	2000
Halton Hills	63 ATWOOD AVE	40.03	104.99	383,000	343,250	2002
Halton Hills	43 BERTON BLVD	40.03	104.99	403,000	361,750	2002
Halton Hills	15078 DANBY RD	40.03	108.27	422,000	371,000	2006
Halton Hills	66 ROBINSON RD	40.03	105.97	454,000	400,000	2005
Average				410,400	362,550	
Median					361,750	
Milton	1085 HOLDSWORTH CRES	40.03	100.07	398,000	355,250	2006
Milton	223 ELLIS CRES	40.22	102.43	368,000	314,000	2002
Milton	1088 WOODWARD AVE	40.03	104.99	433,000	383,500	2005
Milton	1011 FREEMAN TRAIL	40.03	110.24	453,000	400,500	2003
Milton	94 ROBARTS DR	40.03	114.83	510,000	446,250	2001
Average				432,400	379,900	
Median					383,500	
Oakville	2208 CHICKADEE CRES	40.03	109.91	472,000	409,000	2000
Oakville	2160 PINE GLEN RD	40.03	135.99	502,000	426,250	2004
Oakville	2423 HIGHMOUNT CRES	40.03	109.91	514,000	439,750	2004
Oakville	2393 WOODCREST DR	40.03	114.50	525,000	456,000	2003
Oakville	2369 THRUXTON DR	40.91	-	742,000	650,250	2007
Average				551,000	476,250	
Median					439,750	
Region Average				462,200	402,338	

TABLE R-5

Single Family Detached - 50 Ft. Frontage						
Municipality	Address	Frontage	Depth	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built
Burlington	2405 BAXTER CRES	50.00	99.86	459,000	390,000	2002
Burlington	2184 TURNBERRY RD	50.00	108.27	549,000	468,750	2003
Burlington	2578 ARMOUR CRES	50.03	118.11	597,000	520,500	2001
Burlington	503 GENISTA DR	50.16	111.81	510,000	429,000	2002
Burlington	2207 BERWICK DR	50.03	134.74	702,000	612,750	2005
Average				563,400	484,200	
Median					468,750	
Halton Hills	16 SALMON WAY	50.00	104.99	396,000	332,250	2004
Halton Hills	179 TANNERS DR	50.00	114.83	406,000	344,500	2004
Halton Hills	22 ROBINSON RD	50.00	115.78	434,000	369,500	2001
Halton Hills	18 NELLES ST	50.00	178.94	462,000	396,750	2003
Halton Hills	4 ARBORGLLEN DR	50.00	158.10	613,000	501,250	2005
Average				462,200	388,850	
Median					369,500	
Milton	406 WOODWARD AVE	50.00	132.00	325,000	279,250	2002
Milton	1219 CHRISTIE CIR	50.03	98.43	503,000	448,250	2005
Milton	1284 ELLENTON CRES	50.03	98.67	533,000	486,500	2005
Milton	483 HARTLEY BLVD	51.13	100.07	424,000	376,000	2004
Milton	1147 WOODWARD AVE	50.49	93.50	490,000	432,250	2003
Average				455,000	404,450	
Median					432,250	
Oakville	2288 NENA CRES	50.00	117.33	734,000	612,500	2003
Oakville	2391 YOLANDA DR	50.01	139.44	786,000	714,000	2008
Oakville	2321 EIGHTH LINE	50.03	137.24	776,000	635,750	2005
Oakville	89 STEVENSON RD	50.20	134.78	485,000	392,750	2002
Oakville	2174 ALDERBROOK DR	50.20	114.83	660,000	570,000	2003
Average				688,200	585,000	
Median					612,500	
Region Average				542,200	465,625	

TABLE R-6
Semi-Detached

Municipality	Address	Frontage	Depth	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built
Burlington	569 SANDCHERRY DR	32.81	109.12	409,000	370,750	2001
Burlington	1432 TREELAND ST	22.44	106.14	276,000	243,000	2003
Burlington	2193 SUTTON DR	31.33	85.30	299,000	260,750	2004
Burlington	5426 ROBJEN RD	30.05	95.73	356,000	311,750	2006
Burlington	5179 DES JARDINES DR	22.31	109.91	307,000	271,000	2000
Average				329,400	291,450	
Median					271,000	
Halton Hills	6 SNOWBERRY CRES	22.47	108.27	302,000	266,750	2005
Halton Hills	17 WOODCOTE CRES	22.47	108.27	283,000	247,000	2005
Halton Hills	115 MOWAT CRES	28.38	104.99	313,000	283,750	2002
Halton Hills	33 LILY LANE	22.47	108.27	291,000	254,250	2005
Halton Hills	7 MC CLURE CRT	24.80	113.19	302,000	259,250	2000
Average				298,200	262,200	
Median					259,250	
Milton	1106 BOWRING CRES	32.94	80.45	303,000	268,500	2004
Milton	1222 NEWELL ST	22.51	95.14	282,000	247,500	2003
Milton	201 FITZGERALD CRES	30.43	89.98	322,000	298,000	2003
Milton	311 ANDREWS TRAIL	30.02	85.30	326,000	289,250	2005
Milton	262 PETTIGREW TRAIL	27.07	93.50	261,000	224,250	2002
Average				298,800	265,500	
Median					268,500	
Oakville	230 GEORGIAN DR	25.25	92.55	365,000	311,750	2002
Oakville	2368 STONE GLEN CRES	29.53	108.27	379,000	340,000	2007
Oakville	2100 REDSTONE CRES	27.89	112.76	371,000	323,750	2004
Oakville	2045 WESTREE DR	22.28	122.41	325,000	277,750	2000
Oakville	2135 GLENHAMPTON RD	29.53	111.55	373,000	323,500	2002
Average				362,600	315,350	
Median					323,500	
Region Average				322,250	283,625	

TABLE R-7
Townhouse

Municipality	Address	Frontage	Depth	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built
Burlington	662 JULIA AVE	24.61	85.30	268,000	229,750	2003
Burlington	2187 WALKERS LINE	19.42	140.16	331,000	296,500	2001
Burlington	4065 MEDLAND DR	20.01	149.84	328,000	283,750	2004
Burlington	4020 ALEXAN CRES	24.43	92.13	363,000	318,750	2007
Burlington	4346 FAIRVIEW ST	21.98	117.88	243,000	210,750	2002
Average				306,600	267,900	
Median					283,750	
Halton Hills	34 ATWOOD AVE	23.11	128.19	255,000	243,750	2000
Halton Hills	48 GARRISON SQ	13.71	26.13	406,000	344,500	2007
Halton Hills	68 MOWAT CRES	24.28	167.32	309,000	282,750	2006
Halton Hills	36 SNOWBERRY CRES	27.92	108.27	349,000	310,750	2005
Halton Hills	87 DOCTOR MOORE CRT	26.08	114.10	261,000	216,000	2005
Average				316,000	279,550	
Median					282,750	
Milton	11 DAWSON CRES	26.41	85.60	295,000	253,750	2000
Milton	1221 MCDOWELL CRES	20.51	44.29	234,000	208,500	2003
Milton	266 VAN ALLEN GATE	24.58	93.50	283,000	264,250	2003
Milton	146 PANTON TRAIL	31.27	108.33	296,250	333,000	2004
Milton	1312 CARTMER WAY	26.90	85.30	297,000	266,250	2004
Average				281,050	265,150	
Median					264,250	
Oakville	2305 WOODFIELD RD	25.69	113.06	444,000	444,000	2001
Oakville	2376 SEQUOIA WAY	31.35	90.58	364,000	312,250	2005
Oakville	3173 STORNOWAY CIR	20.18	44.29	234,000	210,000	2005
Oakville	356 ROSEGATE WAY	23.20	88.94	339,000	287,250	2002
Oakville	2295 ROCHESTER CIR TH 20	22.01	98.52	376,000	330,250	2004
Average				351,400	316,750	
Median					312,250	
Region Average				313,763	282,338	

TABLE R-8

Residential Condos - 1 Bdrm					
Municipality	Address	# of Bedrooms	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built
Burlington	216 PLAINS RD W D104	1.00	212,000	186,500	2001
Burlington	2075 AMHERST HEIGHTS DR 211	1.00	206,000	187,250	2000
Burlington	399 ELIZABETH ST 606	1.00	270,000	213,750	2005
Burlington	100 BURLOAK DR 1318	1.00	215,000	215,000	2000
Burlington	1810 WALKERS LINE 311	1.00	219,000	183,000	2001
Average			224,400	197,100	
Median				187,250	
Halton Hills	24 CHAPEL ST SUITE 103	1.00	248,000	215,000	2000
Halton Hills	24 CHAPEL ST 303	1.00	248,000	215,000	2000
Halton Hills	24 CHAPEL ST 403	1.00	248,000	215,000	2000
Halton Hills	24 CHAPEL ST SUITE 408	1.00	212,000	186,500	2000
Average			239,000	207,875	
Median				215,000	
Milton	1471 MAPLE AVE SUITE 109	1.00	184,000	146,000	2007
Milton	1471 MAPLE AVE SUITE 304	1.00	168,000	141,750	2007
Milton	1471 MAPLE AVE SUITE 306	1.00	176,000	144,500	2007
Milton	443 CENTENNIAL FOREST 413	1.00	272,000	248,750	2005
Milton	1479 MAPLE AVE SUITE 103	1.00	164,000	146,000	2007
Average			188,800	165,400	
Median				146,000	
Oakville	2365 CENTRAL PA DR SUITE 310	1.00	213,000	187,500	2007
Oakville	1489 HERITAGE WAY 54	1.00	252,000	223,500	2003
Oakville	1440 BISHOPS GATE 308	1.00	181,000	163,750	2003
Oakville	40 OLD MILL RD 804	1.00	237,000	188,250	2004
Oakville	1499 NOTTINGHILL GATE 508	1.00	269,000	187,250	2005
Average			230,400	190,050	
Median				187,500	
Region Average			220,650	190,106	

TABLE R-9

Residential Condos - 2 Bdrm					
Municipality	Address	# of Bedrooms	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built
Burlington	216 PLAINS RD W 201	2.00	261,000	226,500	2000
Burlington	1185 STEPHENSON DR 9	2.00	334,000	297,250	2000
Burlington	442 MAPLE AVE 203	2.00	326,000	263,750	2000
Burlington	2075 AMHERST HEIGHTS DR 316	2.00	311,000	276,500	2000
Burlington	2166 HEADON RD 7	2.00	331,000	280,000	2005
Average			312,600	268,800	
Median				276,500	
Halton Hills	24 CHAPEL ST 206	2.00	225,000	196,500	2000
Halton Hills	24 CHAPEL ST 301	2.00	288,000	247,500	2000
Halton Hills	24 CHAPEL ST 305	2.00	260,000	224,750	2000
Halton Hills	24 CHAPEL ST 306	2.00	258,000	223,500	2000
Halton Hills	24 CHAPEL ST 309	2.00	288,000	247,500	2000
Average			263,800	227,950	
Median				224,750	
Milton	443 CENTENNIAL FOREST 109	2.00	270,000	235,500	2005
Milton	443 CENTENNIAL FOREST 111	2.00	269,000	239,750	2005
Milton	443 CENTENNIAL FOREST 402	2.00	277,000	248,500	2005
Milton	1471 MAPLE AVE SUITE 211	2.00	221,000	182,000	2007
Milton	1479 MAPLE AVE SUITE 301	2.00	221,000	182,000	2007
Average			251,600	217,550	
Median				235,500	
Oakville	2365 CENTRAL PA DR SUITE 205	2.00	267,000	214,500	2007
Oakville	2590 CARBERRY RD 4	2.00	419,000	403,250	2005
Oakville	2300 PARKHAVEN BLVD 403	2.00	264,000	238,500	2000
Oakville	1450 BISHOPS GATE 114	2.00	243,000	224,250	2003
Oakville	1169 DORVAL DR 49	2.00	377,000	316,250	2002
Average			314,000	279,350	
Median				238,500	
Region Average			285,500	248,413	

TABLE R-10 Residential Condos - 3 Bdrm						
Municipality	Address	# of Bedrooms	2008 Property Assessment for 2009 Tax Purposes - Full Assessed Value (\$)	2008 Property Assessment for 2009 Tax Purposes - Phased in (\$)	Year Built	
Burlington	2229 WALKERS LINE UNIT 12	3.00	296,000	251,000	2002	
Burlington	2169 ORCHARD RD UNIT 2	3.00	305,000	260,750	2002	
Burlington	1765 CREEK WAY 4	3.00	268,000	236,500	2003	
Burlington	5110 FAIRVIEW ST 23	3.00	295,000	256,750	2002	
Burlington	1276 SILVAN FOREST DR 22	3.00	285,000	243,000	2001	
Average			289,800	249,600		
Median				251,000		
Halton Hills	18 PALOMINO TRAIL	3.00	261,000	237,000	2000	
Halton Hills	28 PALOMINO TRAIL	3.00	247,000	224,500	2000	
Halton Hills	30 PALOMINO TRAIL	3.00	255,000	231,750	2000	
Halton Hills	45 PALOMINO TRAIL	3.00	257,000	233,750	2000	
Halton Hills	39 PALOMINO TRAIL	3.00	245,000	223,250	2000	
Average			253,000	230,050		
Median				231,750		
Milton	130 ROBERT ST 9	3.00	376,000	312,250	2003	
Milton	130 ROBERT ST 34	3.00	312,000	274,500	2003	
Milton	130 ROBERT ST 35	3.00	365,000	304,250	2003	
Milton	130 ROBERT ST UNIT 14	3.00	369,000	307,500	2003	
Milton	130 ROBERT ST 17	3.00	312,000	274,500	2003	
Average			346,800	294,600		
Median				304,250		
Oakville	300 RAVINEVIEW WAY 18	3.00	387,000	351,000	2002	
Oakville	2321 PARKHAVEN BLVD 3	3.00	275,000	250,250	2003	
Oakville	2320 PARKHAVEN BLVD 5	3.00	275,000	236,000	2003	
Oakville	1290 HERITAGE WAY 14	3.00	368,000	305,000	2002	
Oakville	50 OLD MILL RD 801	3.00	442,000	391,000	2000	
Average			349,400	306,650		
Median				305,000		
Region Average			309,750	270,225		

Municipal Study 2008

2008 Total Property Tax Rates (Municipal & Education—sorted alphabetically)

Municipality	Multi		Commercial	Commercial	Commercial	Commercial	Industrial	Industrial
	Residential	Residual	Residual	Office Building	Park/Vac	Shopping	Residual	Large
Ajax	1.4311%	2.4424%	3.1799%	3.1799%	3.1799%	3.1799%	4.5990%	4.5990%
Amherstburg	1.3579%	2.4031%	2.7035%	2.7035%	2.7035%	2.9454%	4.3766%	6.0519%
Aurora	1.1566%	1.1566%	2.5703%	2.5703%	2.5703%	2.5703%	2.8831%	2.8831%
Barrie	1.4072%	1.4972%	3.1966%	3.1966%	3.1966%	3.1966%	3.3680%	3.3680%
Belleville	1.7932%	4.1024%	5.0580%	5.0580%	5.0580%	5.0580%	6.6328%	6.6328%
Bracebridge	1.4629%	1.4629%	2.1098%	2.1098%	2.1098%	2.1098%	2.2903%	2.2903%
Bradford West Gwillimbury	1.2678%	1.8084%	2.8450%	2.8450%	2.8450%	2.8450%	3.9846%	3.9846%
Brampton	1.2441%	1.9350%	2.8252%	2.8252%	2.8252%	2.8252%	3.2182%	3.2182%
Brantford	1.6200%	3.1596%	4.6403%	4.6403%	4.6403%	4.6403%	6.7743%	6.7743%
Brockville	1.6244%	2.7126%	4.9292%	4.9292%	4.9292%	4.9292%	5.8470%	5.8470%
Burlington	1.1080%	2.1730%	2.6039%	2.6039%	2.6039%	2.6039%	3.9147%	3.9147%
Caledon	1.0034%	1.5247%	2.5131%	2.5131%	2.5131%	2.5131%	2.8645%	2.8645%
Cambridge	1.4162%	2.7412%	4.2794%	4.2794%	4.2794%	4.2794%	5.2236%	5.2236%
Central Elgin	1.7147%	3.6670%	3.8160%	3.8160%	3.8160%	3.8160%	5.7936%	7.3732%
Chatham-Kent	1.9316%	3.8474%	5.2224%	4.2148%	3.4999%	6.0279%	6.6847%	8.0340%
Clarington	1.4675%	2.5104%	3.2327%	3.2327%	3.2327%	3.2327%	4.6813%	4.6813%
Cobourg	1.7117%	3.4721%	4.1541%	4.1541%	4.1541%	4.1541%	6.8075%	6.8075%
Collingwood	1.3353%	1.9122%	2.9295%	2.9295%	2.9295%	2.9295%	4.0883%	4.0883%
Corwall	2.0003%	4.3429%	5.8164%	5.8164%	5.8164%	5.8164%	7.4885%	7.4885%
East Gwillimbury	1.1437%	1.1437%	2.5547%	2.5547%	2.5547%	2.5547%	2.8654%	2.8654%
Fort Erie	1.5855%	2.9863%	3.9169%	3.9169%	3.9169%	3.9169%	6.0423%	6.0423%
Georgina	1.3951%	1.3951%	2.8581%	2.8581%	2.8581%	2.8581%	3.2107%	3.2107%
Gravenhurst	1.3662%	1.3662%	2.0034%	2.0034%	2.0034%	2.0034%	2.1839%	2.1839%
Grimsby	1.5003%	2.8107%	3.7670%	3.7670%	3.7670%	3.7670%	5.8182%	5.8182%
Guelph	1.3573%	3.2596%	3.9339%	3.9339%	3.9339%	3.9339%	5.4758%	5.4758%
Halton Hills	1.0610%	2.0667%	2.5354%	2.5354%	2.5354%	2.5354%	3.8038%	3.8038%
Hamilton	1.6459%	4.0504%	4.5768%	4.5768%	4.5768%	4.5768%	6.4439%	7.2480%
Huntsville	1.3623%	1.3623%	1.9991%	1.9991%	1.9991%	1.9991%	2.1796%	2.1796%
Innisfil	1.2132%	1.7244%	2.7767%	2.7767%	2.7767%	2.7767%	3.9006%	3.9006%
Kawartha Lakes	1.4588%	2.6454%	3.0853%	3.0853%	3.0853%	3.0853%	3.5968%	3.5968%
King	1.1081%	1.1081%	2.5117%	2.5117%	2.5117%	2.5117%	2.8164%	2.8164%
Kingston	1.5791%	3.7356%	4.5427%	4.5427%	4.5427%	4.5427%	6.0679%	6.0679%
Kitchener	1.4067%	2.7209%	4.2610%	4.2610%	4.2610%	4.2610%	5.2020%	5.2020%
Leamington	1.6425%	2.9596%	3.0080%	3.2732%	1.5803%	3.2771%	4.9294%	6.8165%
Lincoln	1.4534%	2.7142%	3.6846%	3.6846%	3.6846%	3.6846%	5.6949%	5.6949%
London	1.5822%	3.0923%	5.0326%	5.0326%	5.0326%	5.0326%	6.3209%	6.3209%
Markham	1.0499%	1.0499%	2.4415%	2.4415%	2.4415%	2.4415%	2.7365%	2.7365%
Middlesex Centre	1.1764%	1.8786%	2.6629%	2.6629%	2.6629%	2.6629%	3.8517%	3.8517%
Milton	0.9433%	1.8004%	2.3640%	2.3640%	2.3640%	2.3640%	3.5260%	3.5260%
Mississauga	1.0348%	1.6350%	2.6406%	2.6406%	2.6406%	2.6406%	2.9882%	2.9882%
Newmarket	1.1707%	1.1707%	2.5873%	2.5873%	2.5873%	2.5873%	2.9025%	2.9025%
Niagara Falls	1.5505%	2.9142%	3.8554%	3.8554%	3.8554%	3.8554%	5.9503%	5.9503%
Niagara-on-the-Lake	1.2080%	2.2056%	3.2530%	3.2530%	3.2530%	3.2530%	5.0494%	5.0494%
Norfolk	1.4327%	2.2426%	3.9076%	3.9076%	3.9085%	3.9076%	4.5878%	4.5878%
North Bay	1.8158%	3.6864%	5.1580%	5.1580%	5.1580%	5.1580%	4.0317%	4.0317%
North Dumfries	1.0500%	1.9539%	3.5654%	3.5654%	3.5654%	3.5654%	4.3887%	4.3887%
Oakville	1.0457%	2.0322%	2.5132%	2.5132%	2.5132%	2.5132%	3.7678%	3.7678%
Orangeville	1.4800%	3.5230%	2.8613%	2.8613%	2.8613%	2.8613%	4.9365%	4.9365%
Oshawa	1.7832%	2.7753%	3.6905%	3.6905%	3.6905%	3.6905%	5.3947%	5.3947%
Ottawa	1.2458%	1.9822%	3.8250%	4.6210%	2.5084%	3.1844%	4.9917%	4.2866%
Pelham	1.5273%	2.8667%	3.8146%	3.8146%	3.8146%	3.8146%	5.8894%	5.8894%
Peterborough	1.5053%	2.7780%	4.2392%	4.2392%	4.2392%	4.2392%	6.0877%	6.0877%
Pickering	1.4149%	2.4121%	3.1563%	3.1563%	3.1563%	3.1563%	4.5622%	4.5622%
Port Colborne	1.8436%	3.5180%	4.3708%	4.3569%	4.3569%	4.3569%	6.7211%	6.7211%
Prince Edward County	1.2355%	1.6631%	2.0166%	2.0166%	2.0166%	2.0166%	3.3899%	3.3899%
Quinte West	1.5662%	3.0377%	3.8902%	3.8902%	3.8902%	3.8902%	5.6278%	6.0159%
Richmond Hill	1.0561%	1.0561%	2.4489%	2.4489%	2.4489%	2.4489%	2.7450%	2.7450%

Municipal Study 2008

Residential Comparisons - Detached Bungalow - by Location (cont'd)

Residential - Bungalow Municipality	By Location	2008 Property Taxes	Relative Tax Burden	Average by Location
Fort Erie	Niagara/Hamilton	\$ 2,469	low	
Thorold	Niagara/Hamilton	\$ 2,497	low	
Port Colborne	Niagara/Hamilton	\$ 2,581	low	
Wainfleet	Niagara/Hamilton	\$ 2,631	mid	
Niagara Falls	Niagara/Hamilton	\$ 2,689	mid	
Pelham	Niagara/Hamilton	\$ 2,864	mid	
West Lincoln	Niagara/Hamilton	\$ 2,949	mid	
Lincoln	Niagara/Hamilton	\$ 3,046	high	
Niagara-on-the-Lake	Niagara/Hamilton	\$ 3,089	high	
Grimsby	Niagara/Hamilton	\$ 3,143	high	
Welland	Niagara/Hamilton	\$ 3,151	high	Niagara/ Hamilton
St. Catharines	Niagara/Hamilton	\$ 3,257	high	
Hamilton	Niagara/Hamilton	\$ 3,402	high	\$ 2,905

Residential - Bungalow Municipality	By Location	2008 Property Taxes	Relative Tax Burden	Average by Location
Toronto (East)	GTA	\$ 2,488	low	
• Milton	GTA	\$ 2,543	low	
• Halton Hills	GTA	\$ 2,744	mid	
East Gwillimbury	GTA	\$ 2,836	mid	
Caledon	GTA	\$ 2,865	mid	
Clarington	GTA	\$ 2,891	mid	
• Burlington	GTA	\$ 2,928	mid	
Uxbridge	GTA	\$ 3,019	mid	
Toronto (West)	GTA	\$ 3,033	high	
Georgina	GTA	\$ 3,053	high	
• Oakville	GTA	\$ 3,053	high	
Newmarket	GTA	\$ 3,059	high	
Aurora	GTA	\$ 3,094	high	
Whitchurch Stouffville	GTA	\$ 3,109	high	
Richmond Hill	GTA	\$ 3,155	high	
Toronto (North)	GTA	\$ 3,270	high	
Brampton	GTA	\$ 3,274	high	
Mississauga	GTA	\$ 3,325	high	
Whitby	GTA	\$ 3,485	high	
Ajax	GTA	\$ 3,566	high	
Vaughan	GTA	\$ 3,724	high	
Oshawa	GTA	\$ 3,727	high	
Pickering	GTA	\$ 3,917	high	
King	GTA	\$ 3,939	high	
Markham	GTA	\$ 4,231	high	GTA
Toronto (South)	GTA	\$ 4,301	high	\$ 3,255

Municipal Study 2008

Residential Comparisons - Senior Executive —by Location (cont'd)

Residential - Senior Executive Municipality	Location	Relative Tax Burden	2008 Property Taxes	Average Within Population Range
Toronto (East)	GTA	low	\$ 3,894	
● Milton	GTA	low	\$ 3,957	
Caledon	GTA	low	\$ 4,117	
Uxbridge	GTA	low	\$ 4,401	
Clarington	GTA	low	\$ 4,552	
Mississauga	GTA	low	\$ 4,741	
Brampton	GTA	low	\$ 4,792	
Aurora	GTA	mid	\$ 4,842	
Newmarket	GTA	mid	\$ 4,843	
Richmond Hill	GTA	mid	\$ 5,125	
● Halton Hills	GTA	mid	\$ 5,139	
Vaughan	GTA	mid	\$ 5,183	
● Oakville	GTA	mid	\$ 5,295	
Whitby	GTA	mid	\$ 5,302	
Pickering	GTA	high	\$ 5,376	
● Burlington	GTA	high	\$ 5,415	
Ajax	GTA	high	\$ 5,434	
East Gwillimbury	GTA	high	\$ 5,497	
Georgina	GTA	high	\$ 5,741	
Markham	GTA	high	\$ 5,855	
Oshawa	GTA	high	\$ 5,881	
Toronto (North)	GTA	high	\$ 5,910	
Whitchurch Stouffville	GTA	high	\$ 5,972	
Toronto (West)	GTA	high	\$ 6,305	
King	GTA	high	\$ 6,630	
Toronto (South)	GTA	high	\$ 10,873	\$ 5,426

$$\text{Burlington: } 5,415 + 2,928 \div 2 = 4,171.5$$

$$4,171.5 \div 1.1080\% = 376,489$$

$$\text{Halton Hills: } 5,139 + 2,744 \div 2 = 3,941.5$$

$$3,941.5 \div 1.061\% = 371,489$$

$$\text{Milton: } 3,957 + 2,543 \div 2 = 3,250$$

$$3,250 \div .09433\% = 344,535$$

$$\text{Oakville: } 5,295 + 3,053 \div 2 = 4,174$$

$$4,174 \div 1.0457\% = 399,158$$

NON-RESIDENTIAL ASSESSMENT ASSUMPTIONS

**TABLE NR-1
 HALTON REGION
 NON-RESIDENTIAL ASSESSMENT SAMPLE
 (VALUES FOR 2009 TAXATION PURPOSES)
 000'S \$ PER NET ACRE**

	Burlington			Halton Hills			Milton			Oakville		
Retail Median	1,035.5	-	2,043.0	1,044.8	-	1,760.2	938.9	-	5,847.5	557.4	-	12,558.3
		1,690.0			1,311.1			1,459.9			1,414.4	
Office Median	818.6	-	2,255.2	1,296.7	-	1,501.8	232.3	-	1,085.7	1,624.6	-	3,845.4
		1,308.3			1,399.3			915.1			2,005.5	
Warehouse Median	458.1	-	1,347.0	296.0	-	1,540.0	806.0	-	3,669.1	496.0	-	1,951.7
		850.5			828.1			1,092.2			1,454.6	
Manufacturing Median	420.9	-	1,363.3	411.5	-	1,951.2	541.4	-	2,100.5	373.7	-	1,527.2
		758.2			1,170.4			1,072.6			920.5	
Institutional/Work at Home/No Fixed Place of Work Employees	Variable			Variable			Variable			Variable		

**TABLE NR-2
HALTON REGION
NON-RESIDENTIAL ASSESSMENT SAMPLE
(VALUES FOR 2009 TAXATION PURPOSES)
000'S \$ PER NET SQ.FT.**

	Burlington			Halton Hills			Milton			Oakville		
Retail Median	97.29	-	464.80	99.76	-	372.24	101.70	-	320.79	93.77	-	2,511.55
		172.54			276.69			221.58			206.94	
Office Median	71.28	-	363.96	44.64	-	111.16	102.48	-	192.18	107.98	-	491.18
		134.75			93.90			155.21			211.28	
Warehouse Median	9.41	-	117.55	29.96	-	72.26	66.23	-	140.68	53.49	-	125.18
		70.67			62.95			99.31			83.90	
Manufacturing Median	50.41	-	94.15	82.23	-	119.84	28.18	-	185.99	44.10	-	129.00
		72.36			90.57			61.75			94.68	
Institutional/Work at Home/No Fixed Place of Work Employees	Minimal			Minimal			Minimal			Minimal		

ASSESSMENT PER SQ.FT. ESTIMATES MADE AFTER CONSIDERATION OF BMA DATA

	Burlington	Halton Hills	Milton	Oakville
Commercial (Retail/Office)	\$ 135 /sq.ft.	\$ 115 /sq.ft.	\$ 130 /sq.ft.	\$ 140 /sq.ft.
Industrial (Warehouse/Manufacturing)	\$ 55 /sq.ft.	\$ 45 /sq.ft.	\$ 70 /sq.ft.	\$ 70 /sq.ft.

ASSESSMENT PER ACRE ESTIMATES MADE AFTER CONSIDERATION OF BMA DATA AND TABLE NR-1 ¹

	Burlington	Halton Hills	Milton	Oakville	
Commercial	BMA adjusted	2,264,000	1,929,000	2,180,000	2,348,000
	Sample median	1,690,000 + 1,308,000	1,311,000 + 1,399,000	1,460,000 + 915,000	1,414,000 + 2,005,000
	Total	5,262,000	4,639,000	4,555,000	5,767,000
	Average	1,754,000	1,546,000	1,518,000	1,922,000
Industrial	BMA adjusted	791,000	647,000	1,006,000	1,006,000
	Sample median	850,000 + 758,000	828,000 + 1,170,000	1,092,000 + 1,073,000	1,455,000 + 921,000
	Total	2,399,000	2,645,000	3,171,000	3,382,000
	Average	800,000	882,000	1,057,000	1,127,000

¹ The BMA data was converted as follows. For example, in the case of Burlington commercial: \$135/sq.ft. X 35% density X 43,560 sq.ft. X 1.1 mark-up to 2009 = \$2,264,031. This was added to the two applicable sample values and divided by three, thereby weighting the sample result at two-thirds. The lower per land area sample values were assigned somewhat greater weight, in order to recognize the special requirements of work at home and no fixed place of work employment and in order to be somewhat fiscally conservative. The same approach was used for industrial, based on a 30% density assumption.

TABLE NR-3
HALTON REGION
NON-RESIDENTIAL RETAIL PROPERTIES

Ref. No.	Address	Municipality	Floor Area (sq. ft.)	Land Area MPAC* (ac.)	2008 Prop Assmt for 2009 Tax Purposes Full Assd Value (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per net acre)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per sq.ft.)
1	3050 Davidson Crt. (Home Depot)	Burlington	133,051.0	12.1	19,400,000	12,944,000	1,069,752	97.29
2	895 - 901 Brant St (Emshih Hldgs)	Burlington	5,967.0	1.5	3,844,000	2,932,750	1,929,441	491.49
4	3120 South Service Rd. (Boston Pizza)	Burlington	6,093.0	2.1	3,540,000	3,009,000	1,460,680	493.85
5	4515 Dundas St. (Walmart)	Burlington	129,681.0	17.3	37,410,000	30,123,000	1,745,249	232.29
7	1065 Plains Rd. East (Ikea)	Burlington	225,688.0	12.6	34,453,000	24,443,500	1,933,821	108.31
8	1225 Brant St. (Costco)	Burlington	140,010.0	15.3	24,213,000	15,791,250	1,035,492	112.79
10	1045 Plains Rd. East (Fortinos)	Burlington	67,815.0	14.4	32,644,000	23,459,501	1,634,808	345.93
11	500 Guelph Line (TD Bank)	Burlington	22,034.0	1.2	2,706,000	2,472,000	2,042,975	112.19
	Average	Burlington			19,776,250	14,396,875	1,606,527	249.27
	Median					14,367,625	1,690,029	172.54
12	550 Bronte Rd. (Oakville Glass and Mirror Ltd.)	Oakville	8,629.5	1.7	1,165,000	947,500	557,353	109.80
13	502 Dundas St. W. (Imperial Oil Limited)	Oakville	2,573.0	1.0	1,688,000	1,471,250	1,471,250	571.80
14	400 Dundas (Canadian Tire Corp)	Oakville	108,741.0	9.0	14,642,000	10,366,250	1,153,087	95.33
15	175 Wycroft Rd.(Lockwood Chrysler)	Oakville	31,956.0	3.4	3,181,000	2,996,500	876,170	93.77
16	134 Lakeshore Rd. E.(Season's Restaurant)	Oakville	2,478.0	0.1	980,000	753,500	12,558,333	304.08
17	201 Hays Blvd (Silgold Developments Inc)	Oakville		47.5	82,283,000	67,240,251	1,414,393	not avail
18	1011 Upper Middle Rd (Upper Oak Shping)	Oakville	14,000.0	18.6	49,648,000	35,161,751	1,891,434	2,511.55
	Average	Oakville			21,941,000	16,991,000	2,846,003	614.39
	Median					2,996,500	1,414,393	206.94
19	315 Guelph St. (Canadian Tire Corp.)	Halton Hills	46,534.0	9.9	14,374,000	10,291,750	1,044,848	221.17
20	372 Queen St. E.(Sobey's)	Halton Hills	31,518.0	8.6	13,796,000	10,662,500	1,244,166	338.30
21	146 Guelph St. (Barber Shop)	Halton Hills	2,659.0	0.2	302,000	265,250	1,326,250	99.76
22	171 Guelph St (Loblaws)	Halton Hills	135,565.0	10.5	18,703,000	17,521,000	1,676,651	129.24
23	256-304 Guelph St (ICI Shopping Centre)	Halton Hills	117,600.0	24.9	56,848,000	43,775,501	1,760,173	372.24
24	320 Guelph St (Harvey's/Swiss Chalet)	Halton Hills	4,096.0	1.1	1,462,000	1,360,750	1,295,952	332.21
	Average	Halton Hills			17,580,833	13,979,459	1,391,340	248.82
	Median					10,477,125	1,311,101	276.69
25	327 Bronte St. S. (White Oaks Plaza)	Milton	10,976.0	3.8	5,309,000	3,521,001	938,934	320.79
26	2695 Durante Way (Bronte Automobile&Sales)	Milton	5,420.0	0.8	902,000	749,750	973,701	138.33
27	20 Market Dr.(Sobey's)	Milton	9,674.0	2.0	4,170,000	2,949,000	1,459,901	304.84
28	1200-1300 Steeles Ave. (Calloway Reit)	Milton		16.7	33,389,000	25,732,250	1,540,853	not avail
29	244 Main St. (Bank of Nova Scotia)	Milton	5,750.0	0.1	842,000	584,750	5,847,500	101.70
	Average	Milton			8,922,400	6,707,350	2,152,178	216.41
	Median					2,949,000	1,459,901	221.58
	Average	Halton Region			17,765,154	13,520,212	1,995,506	334.96

TABLE NR-4
HALTON REGION
NON-RESIDENTIAL OFFICE PROPERTIES

Ref. No.	Address	Municipality	Floor Area (sq. ft.)	Land Area MPAC* (ac.)	2008 Prop Assmt for 2009 Tax Purposes Full Assd Value (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per net acre)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per sq.ft.)
1	5353 North Service Rd.	Burlington	19,828.0	2.1	3,677,000	3,026,000	1,440,952	152.61
2	1375 Kerns Rd. (AIC Ltd.)	Burlington	377,605.0	32.9	30,145,000	26,914,752	818,575	71.28
3	5180 S Service Rd. (Boehringer Ingelheim)	Burlington		10.1	11,673,000	10,713,000	1,061,744	not avail
4	2951 Walkers Line	Burlington	48,368.0	4.1	12,401,000	9,269,000	2,255,231	191.63
5	895 Brant St. (Shih)	Burlington	8,058.0	1.5	3,844,000	2,932,750	1,929,441	363.96
6	4480 Harvester Rd (Admin Assistants)	Burlington	17,460.0	1.6	2,323,000	2,041,000	1,308,333	116.90
7	5096 South Service Rd	Burlington	15,872.0	1.2	1,681,000	1,453,750	1,201,446	91.59
	Average	Burlington			9,392,000	8,050,036	1,430,818	164.66
	Median					3,026,000	1,308,333	134.75
8	1400 Cornwall Rd.	Oakville	15,823.0	2.5	10,032,500	7,772,000	3,108,800	491.18
9	2655 Bristol Circle	Oakville	59,247.0	6.8	13,425,000	11,096,251	1,624,634	187.29
10	2265-2275 Upper Middle Rd.	Oakville	156,566.0	6.4	11,662,000	not avail	not avail	not avail
11	2020 Winston Park Dr. (AMEC)	Oakville	137,950.0	8.4	38,775,000	32,455,501	3,845,439	235.27
12	874 Sinclair Ave. (TDL Group)	Oakville		3.3	9,212,000	6,293,001	1,889,790	not avail
13	2235 Sheridan Garden Dr. (First Cdn Ttl)	Oakville	113,606.0	6.3	14,888,000	12,267,500	1,962,800	107.98
14	2845 Bristol Circle (Algonquin)	Oakville	15,000.0	1.1	2,669,000	2,186,000	2,005,505	145.73
15	1660 North Service Rd,	Oakville	29,020.0	1.2	801,000	not avail	not avail	not avail
16	333 Glenashton (medical bdg	Oakville	4,028.0	0.3	1,275,000	1,134,750	3,546,094	281.72
	Average	Oakville			11,415,500	10,457,858	2,569,009	241.53
	Median					7,772,000	2,005,505	211.28
17	151 Mill Street East (dental office)	Halton Hills	2,042.0	not avail	224,000	191,750	not avail	93.90
18	483 Guelph St.(medical offices)	Halton Hills	2,683.0	0.2	458,000	298,250	1,296,739	111.16
19	90 Guelph St. (dentist office)	Halton Hills	4,710.0	0.1	229,000	210,250	1,501,786	44.64
	Average	Halton Hills			303,667	233,417	1,399,262	83.23
	Median					210,250	1,399,262	93.90
20	400 Bronte Rd.	Milton	36,070.0	5.5	5,877,000	5,789,250	1,052,591	160.50
21	420 Bronte Rd.	Milton	43,065.0	19.0	4,486,000	4,413,250	232,276	102.48
22	410 Bronte Rd.(daycare/office)	Milton	28,524.0	5.5	4,371,000	4,276,500	777,545	149.93
23	311 Commercial St	Milton	11,073.0	2.0	2,716,000	2,128,000	1,085,714	192.18
	Average	Milton			4,362,500	4,151,750	787,032	151.27
	Median					4,344,875	915,068	155.21
	Average	Halton Region			8,123,674	6,993,453	1,697,272	173.26

Commercial condominium units are individually assessed with each unit having it's own roll number.

*land area taken form MPAC unless not available, then used NRDC data

TABLE NR-5
 HALTON REGION
 NON-RESIDENTIAL WAREHOUSE PROPERTIES

Ref. No.	Address	Municipality	Floor Area (sq. ft.)	Land Area MPAC* (ac.)	2008 Prop Assmt for 2009 Tax Purposes Full Assd Value (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per net acre)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per sq.ft.)
1	4041 North Service Rd.	Burlington	782,085.0	14.9	8,326,000	7,356,251	492,386	9.41
2	942 Brant St.	Burlington	78,964.0	9.7	4,839,000	4,448,251	458,110	56.33
3	3250 Harvester Rd.	Burlington	111,625.0	5.8	8,799,000	6,548,251	1,136,849	58.66
4	730 Darlene Crt. (Ultramatic Sleep Factory)	Burlington	12,446.0	1.0	1,098,000	1,029,000	1,008,824	82.68
5	559 King Forest Crt.	Burlington	10,011.0	1.7	1,416,000	1,176,751	692,206	117.55
6	4150 Mainway (UPS Supply Chain Sol)	Burlington	574,310.0	40.2	62,805,000	54,188,250	1,346,961	94.35
	Average	Burlington			14,547,167	12,457,792	855,889	69.83
	Median					5,498,251	850,515	70.67
7	1273 North Service Rd. (Hoop)	Oakville	386,088.0	24.6	26,479,000	20,653,001	838,190	53.49
8	2931 Portland Dr.	Oakville	9,506.0	0.7	1,439,000	1,190,000	1,630,137	125.18
9	2421 Royal Windsor Dr.	Oakville	49,191.0	2.6	3,819,000	3,248,250	1,249,327	66.03
10	2851 Brighton Rd.	Oakville	16,760.0	1.0	1,775,000	1,645,250	1,645,250	98.17
11	2390 Wyecroft Rd.	Oakville	29,598.0	5.1	3,309,000	2,529,750	496,029	85.47
12	2120 Bristol Circle	Oakville	119,828.0	5.0	9,219,000	7,664,250	1,526,743	63.96
13	2275 Bristol Circle	Oakville	45,500.0	2.7	4,281,000	3,746,250	1,382,380	82.34
14	2897 Brighton Rd.	Oakville	15,533.0	0.7	1,616,000	1,424,750	1,951,712	91.72
	Average	Oakville			6,492,125	5,262,688	1,339,971	83.30
	Median					2,889,000	1,454,562	83.90
15	88 Todd Rd.	Halton Hills	87,593.0	4.1	7,054,000	6,329,500	1,540,024	72.26
16	36 Vimy St.	Halton Hills	98,256.0	6.6	3,334,000	2,944,000	448,780	29.96
17	60 Commerce Cres.	Halton Hills	18,870.0	4.1	1,356,000	1,207,500	295,956	63.99
18	8039 Fifth Line	Halton Hills	387,621.0	20.2	28,621,000	24,401,500	1,207,397	62.95
19	100 Armstrong Ave. (Fraser Distribtn)	Halton Hills		2.5	3,704,000	3,402,500	1,350,198	not avail
20	279 Guelph St (Neilson Dairy warehouse)	Halton Hills	280,310.0	46.4	20,130,000	17,072,250	368,254	60.90
	Average	Halton Hills			10,699,833	9,226,208	868,435	58.01
	Median					4,866,000	828,089	62.95
21	575 Industrial Dr.	Milton	9,005.0	0.7	1,057,000	894,250	1,259,507	99.31
22	2999 James Snow Parkway (Gordon Foods)	Milton	191,997.0	20.8	21,997,000	21,540,250	1,033,601	112.19
23	290 Bronte St. S.	Milton	22,434.0	2.0	2,219,000	1,883,000	923,039	83.94
24	8574 Boston Chrch Rd. (Whirlpool)	Milton	781,646.0	45.0	56,008,000	51,770,500	1,150,711	66.23
25	8400 Lawson Rd. (Metro Canada Logi)	Milton	141,359.0	5.4	22,926,000	19,886,250	3,669,050	140.68
26	274 Alliance Rd. (DIY Marketing)	Milton		1.5	1,499,000	1,217,000	805,960	not avail
	Average	Milton			17,617,667	16,198,542	1,473,645	100.47
	Median					10,884,625	1,092,156	99.31
	Average	Halton Region			11,889,423	10,361,414	1,150,292	78.24

TABLE NR-6
HALTON REGION
NON-RESIDENTIAL **MANUFACTURING** PROPERTIES

Ref. No.	Address	Municipality	Floor Area (sq. ft.)	Land Area MPAC* (ac.)	2008 Prop Assmt for 2009 Tax Purposes Full Assd Value (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per net acre)	2008 Prop Assmt for 2009 Tax Purposes Phase In (Ph 1) (\$ per sq. ft.)
1	1150 Walker's Line (GE Canada)	Burlington	44,279.0	6.7	3,771,000	3,204,000	481,081	72.36
2	960 Gateway Dr.(Thermo Sealed Castings Ltd.)	Burlington	50,721.0	3.7	2,793,000	2,556,750	689,151	50.41
3	5305 Harvester Rd.	Burlington	47,249.0	2.3	3,249,000	2,923,500	1,299,333	61.87
4	1380 Artisans Crt.	Burlington	82,691.0	4.7	6,990,000	6,380,250	1,363,301	77.16
5	1250 Appleby Line (Samual)	Burlington	243,014.0	31.9	15,475,000	13,427,500	420,925	55.25
6	4081 Fairview St. (Apache Plastics)	Burlington	26,000.0	3.2	2,593,000	2,388,250	758,175	91.86
7	4370 Harvester Rd (Robinhood)	Burlington	79,385.0	6.3	8,264,000	7,474,251	1,182,635	94.15
	Average	Burlington			6,162,143	5,479,214	884,943	71.87
	Median					3,204,000	758,175	72.36
8	2379 Speers Rd. (Fruition Fruits &Fills)	Oakville	36,652.0	5.8	4,968,000	4,728,000	812,371	129.00
9	2335 Speers Rd. (auto parts assembly)	Oakville	260,830.0	13.5	23,830,000	20,647,750	1,527,200	79.16
10	1140 Invicta Dr.	Oakville	19,565.0	5.5	3,355,000	2,270,500	415,082	116.05
11	2440 Winston Park Dr. (Omron Dueltec)	Oakville	95,003.0	9.3	13,442,000	10,469,750	1,125,780	110.20
12	2100 Wycroft Rd.(Metrican Stamping)	Oakville	63,500.0	3.4	3,854,000	3,497,000	1,037,685	55.07
13	1400 The Canadian Way (Ford)	Oakville	1,129,487.0	367.8	139,487,000	137,452,021	373,724	121.69
14	1257 Speers Rd. (Allcolour paint)	Oakville	63,757.0	3.9	3,240,000	3,056,251	785,669	47.94
15	1111 Speers Rd. (Haak Industries)	Oakville	45,252.0	1.9	2,300,000	1,995,500	1,028,608	44.10
	Average	Oakville			24,309,500	23,014,597	888,265	87.90
	Median					4,112,500	920,490	94.68
16	10 Brigden Gate (Fernbrook Springs water bottling)	Halton Hills	84,179.0	4.7	7,592,000	6,922,250	1,475,959	82.23
17	8020 Fifth Line (Sensient)	Halton Hills	111,042.0	6.8	14,941,000	13,307,500	1,951,246	119.84
18	267 Armstrong Ave. (Unilock Ltd)	Halton Hills	24,478.0	5.9	3,475,000	2,411,500	411,519	98.52
19	8130 Fifth Line (Pation Aircraft & Industries Inc.)	Halton Hills	38,000.0	3.6	3,999,000	3,139,500	864,876	82.62
	Average	Halton Hills			7,501,750	6,445,188	1,175,900	95.80
	Median					5,030,875	1,170,418	90.57
20	8750 Holgate Cres.(Canadian Business machines)	Milton	87,828.0	3.8	8,660,000	7,919,000	2,100,531	90.16
21	610 Industrial Dr.(electrical equipmt. assembly)	Milton	106,200.0	10.0	7,512,000	6,558,375	655,838	61.75
22	551 Harrop Dr. (Roxul Inc.)	Milton	406,028.0	21.1	13,255,000	11,440,750	541,446	28.18
23	61 Garden Lane (food processing)	Milton	14,867.0	0.6	737,000	665,000	1,072,581	44.73
24	360 Market St (Hendrick Tool&Die)	Milton	8,788.0	1.4	1,966,000	1,634,500	1,167,500	185.99
	Average	Milton			6,426,000	5,643,525	1,107,579	82.16
	Median					6,558,375	1,072,581	61.75
	Average	Halton Region			12,489,500	11,519,569	980,926	83.35

Municipal Study 2008

Commercial Comparisons - Office Buildings —by Location (cont'd)

Commercial - Office Municipality	Location	2008	2008	2008 Total Taxes Per Sq.ft	Relative Tax Burden	Location
		Municipal Taxes Per Sq.ft.	Education Taxes Per Sq.ft.			Average
● Milton	GTA	\$ 0.63	\$ 0.88	\$ 1.51	low	
Whitchurch-Stouffville	GTA	\$ 0.74	\$ 1.13	\$ 1.87	low	
● Halton Hills	GTA	\$ 0.93	\$ 1.10	\$ 2.03	low	
Newmarket	GTA	\$ 0.87	\$ 1.18	\$ 2.05	low	
Georgina	GTA	\$ 1.01	\$ 1.11	\$ 2.12	low	
Uxbridge	GTA	\$ 1.07	\$ 1.06	\$ 2.13	low	
Caledon	GTA	\$ 1.00	\$ 1.62	\$ 2.62	mid	
Oshawa	GTA	\$ 1.72	\$ 1.16	\$ 2.89	mid	
Mississauga	GTA	\$ 1.22	\$ 1.74	\$ 2.95	mid	
Markham	GTA	\$ 1.15	\$ 1.81	\$ 2.96	mid	
Vaughan	GTA	\$ 1.16	\$ 1.84	\$ 3.01	mid	
Brampton	GTA	\$ 1.39	\$ 1.69	\$ 3.08	mid	
Richmond Hill	GTA	\$ 1.21	\$ 1.88	\$ 3.09	mid	
Aurora	GTA	\$ 1.34	\$ 1.85	\$ 3.19	high	
Clarington	GTA	\$ 1.78	\$ 1.52	\$ 3.30	high	
● Oakville	GTA	\$ 1.54	\$ 1.86	\$ 3.40	high	
Ajax	GTA	\$ 1.83	\$ 1.60	\$ 3.42	high	
● Burlington	GTA	\$ 1.68	\$ 1.78	\$ 3.46	high	
Whitby	GTA	\$ 1.91	\$ 1.66	\$ 3.57	high	
King	GTA	\$ 1.69	\$ 2.48	\$ 4.17	high	
Pickering	GTA	\$ 2.24	\$ 2.00	\$ 4.23	high	
Toronto (West)	GTA	\$ 2.40	\$ 2.26	\$ 4.66	high	
Toronto (East)	GTA	\$ 2.85	\$ 2.68	\$ 5.52	high	
Toronto (South)	GTA	\$ 3.44	\$ 3.23	\$ 6.68	high	\$ 3.25

Milton \$1.51
 .02364 = \$64/sq.ft.

Halton Hills \$2.03
 .025354 = \$80/sq.ft.

Oakville \$3.40
 .025132 = \$135/sq.ft.

Burlington \$3.46
 .026039 = \$133/sq.ft.

Municipal Study 2008

Commercial Comparisons - Neighbourhood Shopping—by Location (cont'd)

Municipality	2008 Municipal Taxes Per Sq.Ft.	2008 Education Taxes Per Sq.Ft.	2008 Total Taxes Per Sq.Ft.	Relative Tax Burden	Location Average
East Gwillimbury	\$ 0.79	\$ 1.11	\$ 1.90	low	
King	\$ 1.01	\$ 1.49	\$ 2.50	low	
Georgina	\$ 1.24	\$ 1.35	\$ 2.59	low	
Uxbridge	\$ 1.37	\$ 1.36	\$ 2.74	low	
Whitchurch-Stouffville	\$ 1.09	\$ 1.68	\$ 2.76	low	
Caledon	\$ 1.12	\$ 1.82	\$ 2.94	mid	
● Halton Hills	\$ 1.36	\$ 1.61	\$ 2.96	mid	
● Milton	\$ 1.28	\$ 1.77	\$ 3.05	mid	
Whitby	\$ 1.65	\$ 1.43	\$ 3.09	mid	
Oshawa	\$ 1.88	\$ 1.27	\$ 3.15	mid	
Newmarket	\$ 1.36	\$ 1.85	\$ 3.21	mid	
Ajax	\$ 1.75	\$ 1.54	\$ 3.29	mid	
● Burlington	\$ 1.68	\$ 1.88	\$ 3.56	mid	
Markham	\$ 1.39	\$ 2.19	\$ 3.58	mid	
● Oakville	\$ 1.63	\$ 1.97	\$ 3.60	mid	
Aurora	\$ 1.52	\$ 2.11	\$ 3.63	mid	
Richmond Hill	\$ 1.48	\$ 2.31	\$ 3.79	high	
Mississauga	\$ 1.58	\$ 2.26	\$ 3.84	high	
Vaughan	\$ 1.50	\$ 2.37	\$ 3.87	high	
Pickering	\$ 2.06	\$ 1.84	\$ 3.90	high	
Clarington	\$ 2.19	\$ 1.87	\$ 4.05	high	
Brampton	\$ 2.22	\$ 2.71	\$ 4.93	high	
Toronto (North)	\$ 2.79	\$ 2.62	\$ 5.41	high	
Toronto (East)	\$ 2.81	\$ 2.64	\$ 5.45	high	
Toronto (West)	\$ 3.25	\$ 3.05	\$ 6.30	high	GTA
Toronto (South)	\$ 3.75	\$ 3.52	\$ 7.28	high	\$ 3.74

		%
Halton Hills	<u>\$2.96</u> .025354 = \$117/sq.ft.	82
Milton	<u>\$3.05</u> .02364 = \$129/sq.ft.	90
Burlington	<u>\$3.56</u> .026039 = \$137/sq.ft.	96
Oakville	<u>\$3.60</u> .025132 = \$143/sq.ft.	100

Municipal Study 2008

Standard Industrial Comparisons—by Location (cont'd)

Industrial - Standard		2008	2008	2008 Total	Relative	Location
Municipality	Location	Municipal Taxes per sq. ft.	Education Taxes per sq. ft.	Taxes per sq. ft.	Tax Burden	Average
King	GTA	\$ 0.64	\$ 0.91	\$ 1.54	low	
Richmond Hill	GTA	\$ 0.71	\$ 1.09	\$ 1.80	mid	
Uxbridge	GTA	\$ 0.98	\$ 0.84	\$ 1.82	mid	
Halton Hills	GTA	\$ 0.91	\$ 0.93	\$ 1.84	mid	
Vaughan	GTA	\$ 0.73	\$ 1.13	\$ 1.87	mid	
Whitchurch-Stouffville	GTA	\$ 0.75	\$ 1.13	\$ 1.87	mid	
Clarington	GTA	\$ 1.22	\$ 0.88	\$ 2.09	mid	
Aurora	GTA	\$ 0.91	\$ 1.23	\$ 2.13	mid	
East Gwillimbury	GTA	\$ 0.89	\$ 1.25	\$ 2.14	mid	
Newmarket	GTA	\$ 0.93	\$ 1.23	\$ 2.16	mid	
Brampton	GTA	\$ 0.97	\$ 1.20	\$ 2.17	mid	
Markham	GTA	\$ 0.86	\$ 1.32	\$ 2.18	high	
Whitby	GTA	\$ 1.27	\$ 0.94	\$ 2.21	high	
Caledon	GTA	\$ 0.85	\$ 1.39	\$ 2.25	high	
Burlington	GTA	\$ 1.14	\$ 1.10	\$ 2.25	high	
Ajax	GTA	\$ 1.30	\$ 0.97	\$ 2.26	high	
Oshawa	GTA	\$ 1.45	\$ 0.83	\$ 2.28	high	
Mississauga	GTA	\$ 0.95	\$ 1.39	\$ 2.34	high	
Pickering	GTA	\$ 1.34	\$ 1.01	\$ 2.36	high	
Toronto (South)	GTA	\$ 1.26	\$ 1.13	\$ 2.39	high	
Oakville	GTA	\$ 1.20	\$ 1.25	\$ 2.45	high	
Toronto (North)	GTA	\$ 1.30	\$ 1.16	\$ 2.46	high	
Milton	GTA	\$ 1.17	\$ 1.40	\$ 2.57	high	
Georgina	GTA	\$ 1.26	\$ 1.34	\$ 2.61	high	
Toronto (West)	GTA	\$ 1.53	\$ 1.38	\$ 2.91	high	
Toronto (East)	GTA	\$ 1.94	\$ 1.74	\$ 3.69	high	\$ 2.26

			%
Halton Hills	<u>\$1.84</u>		
	.038038 = \$48/sq.ft.		74
Burlington	<u>\$2.25</u>		
	.039147 = \$57/sq.ft.		88
Oakville	<u>\$2.45</u>		
	.037678 = \$65/sq.ft.		100
Milton	<u>\$2.57</u>		
	.03526 = \$73/sq.ft.		112

Municipal Study 2008

Large Industrial Comparisons —by Location (cont'd)

Municipality	Location	2008 Municipal Taxes per sq. ft.	2008 Education Taxes per sq. ft.	2008 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Clarington	GTA	\$ 0.33	\$ 0.24	\$ 0.56	low	
Toronto (South)	GTA	\$ 0.44	\$ 0.40	\$ 0.84	low	
Oshawa	GTA	\$ 0.68	\$ 0.39	\$ 1.07	low	
East Gwillimbury	GTA	\$ 0.49	\$ 0.67	\$ 1.15	low	
Markham	GTA	\$ 0.46	\$ 0.70	\$ 1.16	low	
Toronto (East)	GTA	\$ 0.65	\$ 0.58	\$ 1.23	mid	
Whitchurch-Stouffville	GTA	\$ 0.50	\$ 0.75	\$ 1.25	mid	
Brampton	GTA	\$ 0.57	\$ 0.71	\$ 1.28	mid	
Aurora	GTA	\$ 0.56	\$ 0.76	\$ 1.32	mid	
Vaughan	GTA	\$ 0.53	\$ 0.82	\$ 1.35	mid	
Ajax	GTA	\$ 0.77	\$ 0.58	\$ 1.35	mid	
Pickering	GTA	\$ 0.78	\$ 0.59	\$ 1.37	mid	
Richmond Hill	GTA	\$ 0.55	\$ 0.83	\$ 1.38	mid	
Toronto (West)	GTA	\$ 0.73	\$ 0.65	\$ 1.38	mid	
Milton	GTA	\$ 0.68	\$ 0.83	\$ 1.51	high	
Newmarket	GTA	\$ 0.67	\$ 0.90	\$ 1.57	high	
Mississauga	GTA	\$ 0.66	\$ 0.98	\$ 1.64	high	
Whitby	GTA	\$ 0.97	\$ 0.71	\$ 1.68	high	
Halton Hills	GTA	\$ 0.84	\$ 0.86	\$ 1.70	high	
Caledon	GTA	\$ 0.68	\$ 1.11	\$ 1.79	high	
Oakville	GTA	\$ 0.91	\$ 0.98	\$ 1.89	high	
Burlington	GTA	\$ 1.01	\$ 0.98	\$ 1.99	high	\$ 1.39

Municipality	Location	2008 Municipal Taxes per sq. ft.	2008 Education Taxes per sq. ft.	2008 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
Kawartha Lakes	Eastern	\$ 0.28	\$ 0.36	\$ 0.64	low	
Quinte West	Eastern	\$ 0.52	\$ 0.40	\$ 0.91	low	
Kingston	Eastern	\$ 0.53	\$ 0.41	\$ 0.94	low	
Cornwall	Eastern	\$ 0.77	\$ 0.49	\$ 1.26	mid	
Brockville	Eastern	\$ 0.78	\$ 0.50	\$ 1.28	mid	
Cobourg	Eastern	\$ 0.77	\$ 0.61	\$ 1.38	mid	
Belleville	Eastern	\$ 0.88	\$ 0.50	\$ 1.38	mid	
Peterborough	Eastern	\$ 0.87	\$ 0.77	\$ 1.64	high	
Ottawa	Eastern	\$ 1.07	\$ 0.91	\$ 1.98	high	\$ 1.27

Municipality	Location	2008 Municipal Taxes per sq. ft.	2008 Education Taxes per sq. ft.	2008 Total Taxes per sq. ft.	Relative Tax Burden	Location Average
North Bay	North	\$ 0.48	\$ 0.40	\$ 0.89	low	
Sault Ste. Marie	North	\$ 0.98	\$ 0.54	\$ 1.52	high	
Thunder Bay	North	\$ 1.04	\$ 0.67	\$ 1.71	high	
Sudbury	North	\$ 1.54	\$ 0.89	\$ 2.43	high	
Timmins	North	\$ 2.06	\$ 1.09	\$ 3.16	high	\$ 1.94

APPENDIX C
HALTON REGION FINANCIAL FORECASTING MATERIAL

PART 1 – TAX RATE IMPACT

APPENDIX C - HALTON REGION FINANCIAL FORECASTING MATERIAL

PART 1 – Tax Rate Impact

1. Table C-1A sets out the 10-year projected Operating Budget forecast which forms part of the approved 2009 Budget and Business Plan for the 2009-2018 period.
2. Table C-1 sets out the Region's 2009 gross operating budget expenditures, revenues and tax levy, which represent the structure for the fiscal modelling which follows.
3. Given that Halton will be growing by 31% (148,900 people) between 2009 and 2021, a significant component of the budget forecast in Table C-1A is the financing of growth-related infrastructure (i.e. water, wastewater and roads). In 2008, the Regional Council approved a Development Financial Plan Framework (CS-73-08/PWE31-08). This set out financing principles that enable the Region to interim finance non-residential growth-related capital costs, while ensuring that residential growth-related costs are fully financed through development charges as growth proceeds. The Regional interim financing for non-residential costs is fully recovered through future development charge collections. Accordingly, the foundation of the 10 year forecast is based on ensuring that the Development Financial Plan Framework is fully implemented throughout this period (2009-2021).
4. Table C-2 starts with the gross expenditures in Table C-1, deducts capital-related expenditure components as well as Subsidy and Other Activity Revenue, and allocates the balance between residential and non-residential development responsibility. This is done broadly based on analysis carried out for the Region in 2002, considering individual service differences and the relationship between population and population plus employment (with employment also embodying the demand for service from customers, suppliers and other users). Capital-related costs are removed, in order that they can be addressed separately.
5. Table C-3 addresses each of the components of the \$239 million in the remaining net expenditures and provides an estimate as to the anticipated level of operating budget spending per capita/employee in 2009, as compared to what is expected to be applicable to growth over the longer term (2021-2031). In some cases, the expectation for present (2009) vs. future spending (2021-2031) per capita is for a 1:1 relationship compared with 2009 spending levels and in other cases it is expected to be greater or less than 1:1. The expected uninflated or "real" level of spending per capita in 2031 is estimated in 2009 \$, based on the ten year increment from a 2021 base, i.e. any real per

capita spending increases between 2009 and 2021 are considered to be part of the base (together with any associated tax rate changes) and are not addressed.

6. Overall, it is anticipated that spending per capita (in 2009 \$) for the growth increment will be somewhat above 2009 levels (\$419/capita forecast vs. \$396 in 2009) and that spending per employee will be at 2009 levels (\$230/employee forecast vs. \$223 in 2009). However, the separate provision made for capital expenditures includes ODSP and GTA pooling adjustments totalling \$11.7 million over and above 2009 budgeted capital expenditures to reflect additional capital funding required prior to 2021. The resultant provision is therefore beyond 2009 levels.
7. Non-tax operating revenues have been fully netted out of Table C-2, thereby assuming that they will generally increase in proportion with expenditures.
8. Table C-4 summarizes the results of the forecast for three types of residential development (low, medium and high), on a per unit basis. This is done by multiplying the average annual operating expenditure increase (Table C-3) by the average occupancy of each type of new dwelling unit. This results in an operating expenditure requirement, which is factored up by 30% to provide for capital spending from the current budget (as at present, adjusted).
9. Table C-4 forecasts operating revenues by dwelling type based on the weighted average for assessment assumptions which apply for 2009 tax purposes, which were documented in Appendix B for each Area Municipality. The applicable 2009 tax rate multiplied by these assessment estimates, yields an estimate of the property tax revenue to be generated in each case.
10. The forecast revenue requirements of each dwelling type are then subtracted from the expenditure forecast, resulting in an average annual operating surplus or deficit in 2009 dollars. In this case, the expectation is for an operating deficit on average in the case of low density housing (based on the frontages envisaged), and a smaller deficit for medium and high density development. The primary reason for this difference is that high density development is expected to yield \$120,000/capita in assessment, as compared to \$102,600/capita for low density development (also considering that population is used in allocating expenditure requirements).
11. Table C-5 carries out the same type of calculation for non-residential development by type (industrial, commercial and institutional). In this case, industrial is expected to produce a significant annual operating surplus per net acre, whereas commercial development is expected to produce a small surplus and institutional development a significant deficit.

12. This is the case for institutional development, as it doesn't result in tax revenue increases and only produces relatively small payments in lieu of tax revenue on an overall basis. Commercial development is expected to result in a low tax surplus, despite having approximately 56% more per net acre in assessment than industrial development, because it has approximately 156% more employees (and hence operating expenditures) allocated per net acre than in the case of industrial. It also has a much lower tax rate.
13. While it is apparent that municipalities set tax rates so as to match net expenditure requirements on a "breakeven" basis, this analysis indicates that, on average in Halton's case, all forms of development other than industrial/commercial are expected to produce the need for small future tax increases.
14. Table C-6 calculates Halton's average weighted assessment by development type, based on the anticipated geographic distribution of growth by type.
15. Table C-7 uses the surplus/deficit estimates from Tables C-4 and C-5 and applies them against the forecast increase in residential units and non-residential net acres (imputed from the employment forecasts) for the Region. This results in an estimate of total impact for the period involved, in this case 2021-31. This impact is expected to be negative by the end of the period, in the order of \$0.9 million/year, which is equivalent to a small increase in 2031 tax rates in the order of 0.2%.¹ Table C-7 includes a \$6.5 million population adjustment factor required to synchronize the population arising from the ppu's in Table C-4 with the growth forecast by unit type and the population growth forecast.
16. The way in which this result is experienced and the extent to which it may be at higher or lower levels earlier in the planning period, is a function of the timing of major capital expenditures, significant changes in operating expenditures and assessment increases by type and the long term adequacy of the capital contribution, from the remaining current budget, based on consideration of the age and condition of the Region's existing assets. In addition, the potential impact of inflation (including wage and fringe benefit costs and potential OMERS changes) and other changes such as harmonized sales tax have not been addressed. These more detailed considerations are beyond the scope of this analysis.

¹ $1.58 \times \$310.6 \text{ million} = \490.7 million 2031 tax levy based solely on the anticipated % population growth 2009-2031.

Halton Region

TABLE C-1A

Approved 2009 Budget & Business Plan

Tax Budget Overview

TEN YEAR PROJECTED OPERATING BUDGET FORECAST
FOR TAX SUPPORTED SERVICES

Tax Impact by Program

(\$ 000's)	2008 APPROVED BUDGET \$	2009 APPROVED BUDGET \$	2010 FORECAST \$	2011 FORECAST \$	2012 FORECAST \$	2013 FORECAST \$	2014 FORECAST \$	2015 FORECAST \$	2016 FORECAST \$	2017 FORECAST \$	2018 FORECAST \$
Public Health	8,747	10,082	10,892	11,754	12,677	13,679	14,756	15,920	17,179	18,603	20,287
Emergency Medical Services	11,720	12,240	13,458	14,155	15,235	16,280	17,338	18,460	19,902	21,615	22,913
Intervention & Business Services	5,140	5,808	6,280	6,769	7,300	7,876	8,500	9,176	9,910	10,707	11,571
Children's Services	7,506	9,509	11,597	12,670	13,553	14,504	15,535	16,642	17,667	18,782	19,793
Income & Employment	15,676	15,739	11,976	8,417	8,511	9,220	9,576	9,953	10,351	10,734	11,180
Housing	20,371	21,794	23,166	24,738	26,406	28,144	29,894	31,353	32,885	34,246	35,693
Services for Seniors	16,251	15,997	17,375	18,710	17,344	18,582	20,031	21,602	23,319	25,160	27,149
Healthy Community Funding	453	703	720	738	757	776	795	815	835	856	878
LPS Commissioner	-	74	80	88	95	104	113	123	134	146	159
Planning	4,668	5,815	6,316	6,771	7,195	7,644	8,134	8,609	9,178	9,778	10,423
Transportation	34,820	37,073	38,072	38,897	42,900	44,929	44,197	43,935	45,213	46,350	47,278
Waste Management Services	29,578	32,120	34,133	36,439	38,797	41,086	43,464	46,070	48,824	51,175	53,967
Heritage Services	744	884	943	1,008	1,074	1,146	1,224	1,243	1,297	1,392	1,495
Business Development	1,217	1,515	1,620	1,732	1,863	1,992	2,130	2,277	2,435	2,605	2,786
Non-Program & Financial Transactions	3,105	5,104	13,401	22,753	27,787	32,723	34,545	36,755	38,057	40,182	42,668
GTA Pooling	29,244	23,396	17,547	11,698	5,849	0	0	0	0	0	0
Corporate Administration	0	0	0	0	0	0	0	0	0	0	0
Boards & Agencies	6,186	6,859	7,587	8,179	8,751	9,375	9,990	10,731	11,357	11,893	12,469
NET REGIONAL IMPACT EXPENDITURE	195,423	204,714	215,085	225,516	236,501	248,061	260,222	273,565	288,544	304,225	320,709
REGIONAL TAX IMPACT (after assessment)	-0.6%	1.7%	2.5%	2.5%	2.6%	2.6%	2.6%	2.6%	2.9%	2.9%	2.8%
Halton Regional Police Services	99,422	105,900	113,407	120,481	127,998	135,108					
POLICE TAX IMPACT (after assessment)	5.3%	3.4%	4.5%	3.9%	3.8%	3.2%					
NET REGIONAL LEVY REQUIREMENT	294,845	310,614	328,492	345,996	364,409	383,169					
NET AVERAGE TAX IMPACT	1.3%	2.2%	3.2%	3.0%	3.0%	2.6%					
ASSESSMENT GROWTH ASSUMPTION	2.38%	3.04%	2.50%	2.25%	2.25%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%

Tax Budget Forecast as projected in the 2008 Budget

REGIONAL TAX IMPACT (after assessment)	-0.6%	2.3%	1.7%	1.7%	1.8%	1.8%	3.1%	3.4%	3.2%	3.2%
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**TABLE C-1
HALTON REGION
SUMMARY OF EXPENDITURES AND REVENUES, 2009**

	2009 \$ (000's)
1 Expenditures	
1.01 Emergency Medical Services	21,845.5
1.02 Public Health	24,283.1
1.03 Children's Services	37,784.0
1.04 Income & Employment Services	28,789.0
1.05 Housing	30,222.5
1.06 Services for Seniors	48,876.1
1.07 Other Social & Community Services	7,343.8
1.08 Planning	5,040.3
1.09 Transportation	35,650.4
1.10 Legal	3,403.4
1.11 Waste Management Services	36,436.0
1.12 Corporate Services	25,550.7
1.13 Office of CAO, Chair & Regional Council	12,799.5
1.14 Boards & Agencies	6,859.1
1.15 Non Program & Fiscal*	77,733.1
1.16 Halton Regional Police Services	111,991.6
Total	514,608.0
2 Revenue Fund Revenues	
2.01 Transfer from Reserves - Operating	9,882.5
2.02 Subsidy Revenue	113,635.7
2.03 All Other Revenue	29,344.8
2.04 Supplementary Tax Revenue	8,300.0
2.05 Interest Earnings	38,483.0
2.06 Provincial Offences Act	750.0
2.07 Payments-in-lieu of Taxes	2,700.0
2.08 Right of Way Taxes	900.0
Total Non-Tax Revenues	203,995.9
3 Net Expenditures (General Levy)	310,612.1
Total	514,608.0

*Non Program & Fiscal includes net recoveries from the rate budget of \$7.5 M and GTA Pooling
Sources: 2009 Operating Budget

TABLE C-2
HALTON REGION
SUMMARY OF NET OPERATING EXPENDITURES FOR 2009
\$(000's)

EXPENDITURE CATEGORY	TOTAL EXPENDITURE	Adjustments					NET OPERATING EXPENDITURE	Residential Share ¹		Non-residential Share ¹		
		Debt Charges	Capital Transfers To (From) Reserves	Adjustment For ODSP Upload & GTA Pooling	Total Capital Expenditures	SUBSIDY & OTHER REVENUE			%	\$(000's)	%	\$(000's)
1.01 Emergency Medical Services	21,845.5	533.7	673.5	-	1,207.2	12,053.7	8,584.7	69.0%	5,923.4	31.0%	2,661.3	
1.02 Public Health	24,283.1	-	328.8	-	328.8	20,256.5	3,697.9	65.0%	2,403.6	35.0%	1,294.2	
1.03 Children's Services	37,784.0	-	95.0	-	95.0	30,304.0	7,385.0	92.0%	6,794.2	8.0%	590.8	
1.04 Income & Employment Services	28,789.0	-	-	8,314.8	8,314.8	14,475.9	5,998.3	100.0%	5,998.3	0.0%	0.0	
1.05 Housing	30,222.5	-	300.0	-	300.0	9,663.9	20,258.5	100.0%	20,258.5	0.0%	0.0	
1.06 Services for Seniors	48,876.1	4,475.1	1,319.9	-	5,795.0	37,182.4	5,898.7	100.0%	5,898.7	0.0%	0.0	
1.07 Other Social & Community Services	7,343.8	-	-	-	-	1,955.3	5,388.5	99.0%	5,334.6	1.0%	53.9	
1.08 Planning	5,040.3	-	1,692.1	-	1,692.1	888.0	2,460.2	78.0%	1,869.8	24.0%	590.5	
1.09 Transportation	35,650.4	825.1	26,932.7	-	27,757.7	205.1	7,687.5	60.0%	4,612.5	40.0%	3,075.0	
1.10 Legal	3,403.4	-	-	-	-	233.2	3,170.3	77.0%	2,441.1	23.0%	729.2	
1.11 Waste Management Services	36,436.0	-	5,077.0	-	5,077.0	7,278.5	24,080.5	98.0%	23,598.9	2.0%	481.6	
1.12 Corporate Services	25,550.7	-	5,085.9	-	5,085.9	2,662.0	17,602.7	77.0%	13,554.1	23.0%	4,048.6	
1.13 Office of CAO, Chair & Regional Council	12,799.5	-	200.0	-	200.0	2,129.5	10,470.0	77.0%	8,061.9	23.0%	2,408.1	
1.14 Boards & Agencies	6,859.1	-	-	-	-	-	6,859.1	76.0%	5,212.9	24.0%	1,646.2	
1.15 Non Program & Fiscal	77,733.1	-	7,871.2	3,383.4	11,254.7	58,416.4	8,062.0	76.0%	6,127.1	24.0%	1,934.9	
1.16 Halton Regional Police Services	111,991.6	2,567.1	1,570.2	-	4,137.3	6,091.6	101,762.7	69.0%	70,216.3	31.0%	31,546.4	
Total	614,608.0	8,401.0	51,146.3	11,698.2	71,245.5	203,995.9	239,366.6		188,306.0		51,060.7	

Sources: 2009 Operating Budget

¹ Based on "Halton Fiscal Impact Evaluation", C.N. Watson and Associates Ltd., April 5, 2002 Table 2

% Capital From Current Budget
 Total Capital Expenditure \$ 71,245.5
 ÷ Net Operating Expenditure \$ 239,366.6
 = 29.8%

**TABLE C-3
HALTON REGION
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.01	Emergency Medical Services	5,923.4	2,661.3	Considering the aging of the population and the average annual increase 2009-2018 in the Region's approved 2009 Business Plan, it is assumed that spending per capita in 2031 will be 122% of 2021, in real terms (i.e. 2%/year real increase for 10 years)	15.19	14.18
1.02	Public Health	2,403.6	1,294.2	A small real increase in spending has been incorporated (110% of 2009 per capita spending levels) in order to generally reflect the intent of the 2009 Business Plan	5.56	6.22
1.03	Children's Services	6,794.2	590.8	Despite the anticipated decline in the share of children in the population, a small real increase in spending has been incorporated (110% of 2009 per capita spending levels) in order to generally reflect the intent of the 2009 Business Plan	15.71	2.84
1.04	Income & Employment Services	5,998.3	-	A small real increase in spending has been incorporated (110% of 2009 per capita spending levels) in order to generally reflect the intent of the 2009 Business Plan	13.87	-
1.05	Housing	20,258.5	-	Considering the aging of the population and the average annual increase 2009-2018 in the Region's approved 2009 Business Plan, it is assumed that spending per capita in 2031 will be 122% of 2021, in real terms (i.e. 2%/year real increase for 10 years beyond 2021)	51.94	-
1.06	Services for Seniors	5,898.7	-	Based on the clear aging demographic of the population, it is assumed that per capita spending will increase by 2%/year 2021-2031 (122% increase in real terms)	15.12	-
1.07	Other Social & Community Services	5,334.6	53.9	Based on the clear aging demographic of the population, it is assumed that per capita spending will increase by 2%/year 2021-2031 (122% increase in real terms)	13.68	0.29
1.08	Planning	1,869.8	590.5	The Region's Planning Department is sized to accommodate a high rate of growth which is continuing	3.93	2.58
1.09	Transportation	4,612.5	3,075.0	No service level or related increase expected. These costs are assumed to increase in future in direct proportion to growth. (assuming a significantly higher transit modal split is attained)	9.69	13.43
1.10	Legal	2,441.1	729.2	No service level or related increase expected. These costs are assumed to increase in future in direct proportion to growth.	5.13	3.18
1.11	Waste Management Services	23,598.9	481.6	A real increase in per capita spending levels is foreseen as a result of potentially increasing disposal costs (i.e. 110% of 2009 per capita amounts)	54.55	2.31

**TABLE C-3
HALTON REGION
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.12	Corporate Services	13,554.1	4,048.6	Subject to significant economies of scale estimated at 40% i.e. 60% of 2009 spending levels are required for the growth increment.	17.09	10.61
1.13	Office of CAO, Chair & Regional Council	8,061.9	2,408.1	Same as per 1.12.	10.17	6.31
1.14	Boards & Agencies	5,212.9	1,646.2	A continuing real increase in per capita spending levels of 1%/year 2021-2031 is expected to result in per capita spending levels which are 110% of those in the base year	12.05	7.91
1.15	Non Program & Fiscal	6,127.1	1,934.9	The net expenditure reflect GTA Pooling being completely phased out by the Province 2009-2013. It is expected that the net spending level will continue to be required by growth.	12.88	8.45
1.16	Halton Regional Police Services	70,216.3	31,546.4	Police expenditures are expected to increase at an average rate of 1% / year 2021-31. (110% of 2009 spending levels). Service requirements will be moderated by the aging of the population and reduction in the youth share, but other factors are expected to generate continuing growth in service needs.	162.31	151.52
	Total Expenditures	188,306.0	51,060.7		418.85	229.82

396

223

2009 Population
2009 Employment

475,860

229,015

Table C-4
HALTON REGION
Fiscal Impact Summary for Residential Development

Financial Component	1 Low Density Residential	2 Medium Density Residential	3 High Density Residential
<u>Operating Expenditures</u>			
Occupancy (as per 2008 DC Study)	3.51	2.57	1.80
Occupancy X \$ 418.85 /capita	\$ 1,470.16	\$ 1,076.44	\$ 753.93
Sub-Total	\$ 1,470.16	\$ 1,076.44	\$ 753.93
<u>Capital Spending from Current Budget</u>			
30% of other operating expenditures	\$ 441.05	\$ 322.93	\$ 226.18
Total Annual Expenditure	\$ 1,911.21	\$ 1,399.37	\$ 980.11
<u>Revenues</u>			
Assessment for 2009 Tax Purposes	\$ 360,000	\$ 273,000	\$ 216,000
2009 Tax Rate ¹	0.407832%	0.407832%	0.407832%
Property Tax Revenue Increase	\$ 1,468	\$ 1,113	\$ 881
TOTAL ANNUAL REVENUE	\$ 1,468.00	\$ 1,113.00	\$ 881.00
Annual Operating Surplus (Deficit)	\$ (443.21)	\$ (286.37)	\$ (99.11)

¹ Regional tax rate applicable to Milton.

**Table C-5
HALTON REGION
Fiscal Impact Summary for Non-Residential Development**

Financial Component	1 Industrial	2 Commercial	3 Institutional
<u>Operating Expenditures</u>			
Employees per net acre	11.7 ¹	29.9 ²	25.4 ³
X \$ 229.82 /employee	\$ 2,688.84	\$ 6,871.49	\$ 5,837.32
Sub-Total	\$ 2,688.84	\$ 6,871.49	\$ 5,837.32
<u>Capital Spending from Current Budget</u>			
30% of other operating expenditures	\$ 806.65	\$ 2,061.45	\$ 1,751.20
Total Annual Expenditures	\$ 3,495.49	\$ 8,932.94	\$ 7,588.52
<u>Revenues</u>			
Assessment for 2009 Tax Purposes (per net ac)	\$ 1,016,000	\$ 1,587,000	n/a
2009 Tax Rate ⁴	0.962443%	0.594009%	0.000000%
Property Tax Revenue Increase	\$ 9,778.42	\$ 9,426.92	n/a
TOTAL ANNUAL REVENUES	\$ 9,778.42	\$ 9,426.92	\$ -
Annual Operating Surplus (Deficit)	\$ 6,282.93	\$ 493.98	\$ (7,588.52)

¹ Based on 2021-2031 growth. 25,167 employees & 2,143 net acres.

² Based on 2021-2031 growth. 21,170 employees & 707 net acres.

³ Based on 2021-2031 growth. 7,964 employees & 314 net acres.

⁴ For Milton.

**TABLE C-6
HALTON MUNICIPAL CUMULATIVE ASSESSMENT INCREASE ESTIMATES FOR
2021-2031 INCREMENT (2009 \$)**

MUNICIPALITY PROPERTY CLASS	000'S 2009				
	Halton Region	Burlington	Halton Hills	Milton	Oakville
A. Residential Increment					
1.1 Number of Singles and Semis	17,283 ¹	(1,072)	3,890	10,918	2,475
1.2 Average Assessment/Unit (000's)	360	360	344	348	440
1.3 Cumulative Assessment Increase (000's)	6,226,624	(385,920)	1,338,160	3,799,464	1,089,000
2.1 Number of Townhouses	16,743	140	3,483	11,364	1,756
2.2 Average Assessment/Unit (000's)	273	288	285	264	310
2.3 Cumulative Assessment Increase (000's)	4,577,431	40,320	992,655	3,000,096	544,360
3.1 Number of Condo Apartments	20,832	3,851	1,986	6,580	8,415
3.2 Average Assessment/Unit (000's)	216	230	220	190	230
3.3 Cumulative Assessment Increase (000's)	4,508,300	885,730	436,920	1,250,200	1,935,450
4.1 Total Number of Residential Units	54,858 ¹	2,919	9,359	28,862	12,646
4.2 Cumulative Assessment Increase (000's)	15,312,355	540,130	2,767,735	8,049,760	3,568,810
B. Employment-Related Increment					
1.1 Industrial Employment	25,167	726	6,489	14,333	3,619
1.2 Employees per Net Acre	11.7	15.5	12.3	10.7	15.5
1.3 Total Net Industrial Acres	2,143	47	529	1,334	233
1.4 Average Assessment/acre (000's)	1,016	800	882	1,057	1,127
1.5 Cumulative Assessment Increase (000's)	2,176,807	37,600	466,578	1,410,038	262,591
2.1 Commercial Employment	21,169	1,508	2,924	13,345	3,392
2.2 Employees per Net Acre	29.9	38.1	24.7	29.0	38.1
2.3 Total Net Commercial Acres	707	40	118	460	89
2.4 Average Assessment/acre (000's)	1,587	1,754	1,546	1,518	1,922
2.5 Cumulative Assessment Increase (000's)	1,121,926	70,160	182,428	698,280	171,058
3.1 Industrial/Commercial Employment	46,336	2,234	9,413	27,678	7,011
3.2 Total Net Industrial/Commercial Acres	2,850	87	647	1,794	322
3.3 Cumulative Assessment Increase (000's)	3,298,733	107,760	649,006	2,108,318	433,649

¹ Excludes Burlington Low Density Units and Assessment for Region weighted Assessment calculation.

**TABLE C-7
HALTON REGION
BROAD ESTIMATE OF FISCAL IMPACT OF GROWTH 2021-2031**

	Annual Surplus (Deficit) 2009\$	Number of Units/Net Acres	Total Impact \$ Surplus/ (Deficit)
1. Residential Development (per unit)			
1.1 Low Density	\$ (443.21)	17,283	\$ (7,659,998)
1.2 Medium Density	\$ (286.37)	16,743	\$ (4,794,693)
1.3 High Density	\$ (99.11)	20,831	\$ (2,064,560)
1.4 Total Residential		54,857	(14,519,252)
2. Non-Residential Development (per net acre)			
2.1 Industrial	\$ 6,282.93	1,434.0	\$ 9,009,722
2.2 Commercial	\$ 493.98	999.1	\$ 493,535
2.3 Institutional	\$ (7,588.52)	313.5	\$ (2,379,001)
2.4 Total Non-Residential		2,746.6	\$ 7,124,256
3. Population Adjustment Factor ¹			\$ 6,473,625
4. Grand Total Impact			\$ (921,371)

Notes:

1. Residential Development Type	2021-2031 Units
Low Density ⁴	17,283
Medium Density	16,743
High Density	20,831
Total	54,858

2. Non-Residential Development Type	2021-2031 Employees	2021-2031 Assessment Adjustment ²	2021-2031 Net Ac ³
Industrial	25,167	16,778	1,434
Commercial	21,170	29,558	999.1
Institutional	7,964	7,964	313.5
Total	54,300	54,300	2,746.6

¹ Reduction in expenditures attributable to the difference between gross and net 2021-31 population increase. i.e. 141,190 gross vs. 129,300 net = 92%.

² Approximately one third of industrial employees are assessed as commercial.

³ Equals sum of local municipalities in Appendix D-G.

⁴ Excludes Burlington low density demolitions.

PART 2 – WATER RATE AND DEVELOPMENT CHARGE IMPACT

PART 2 – Water Rate and Development Charge Impact

Development Charge Impact

Roads and Structures

1. Total Growth-related Capital Expenditures (Millions \$)¹

\$768.1	S.H. Total
- 86.0	11.2% est. non-growth share
\$682.1	Growth-related
+ 37.9	Other projects and studies – growth-related ²
\$720.0	Total growth-related Roads capital

2. Estimated Residential Development Charge (per Single-detached Unit)

\$720.0 million X 62% residential share =	\$446.4 million
\$446.4 million ÷ 141,190 gross ³ increase in population 2021-31 =	\$3,162/capita
\$3,162/capita X 3.511 ppu (per SDU) =	\$11,102 per SDU as compared with \$12,801/SDU, which is the current Region-wide charge

Note:

- the estimated charge may increase somewhat if front-end financing costs are included;
- no growth-related grants, subsidies or subdivider contributions have been assumed;
- this estimate represents a Region-wide charge, as at present;
- this calculation assumes that residential development 2021-31 fully funds 2021-31 residential growth-related expenditures – no pre-2021 oversizing is involved or post 2031 costs to be funded by 2021-31 development.

¹ Based on September 9, 2009 cost and related estimates made by GHD.

² \$79.9 million in total - \$42 million non-growth-related = \$37.9 million growth-related

³ estimated as net (129,300) + 10%

Water and Wastewater

3. Capital Expenditures Related to Sustainable Halton Growth (Millions \$)

Category	Water	Wastewater	Total
Total Cost (incl. pre-2021 expenditures)	\$409.5	\$282.9	\$692.4
Less Benefit to Existing Development ¹	\$5.5	\$4.7	\$10.2
Less Oversizing to Accommodate Development Beyond 2031 ²	0.0	0.0	0.0
Sub Total	\$404.0	\$278.2	\$682.2
Plus 2008 MP Oversizing for Post 2021 Benefit ³	\$45.9	\$61.2	\$107.1
Grand Total Growth-Related	\$449.9	\$339.4	\$789.3

Source: AECOM July 10, 2009.

Notes:

- Benefit to existing development is applicable only to intensification projects and new Zone 5 Pumping Station and Watermain to Halton Hills 401 Corridor. All other projects are 100% growth-related.
- The capital program has no oversizing component. The servicing requirements are based on the needs to 2031 only.
- The 2008 Masterplan provided for oversizing beyond 2021. The magnitude of the oversizing is identified in the 2008 DC study.

4. Estimated Residential Development Charge (per Single-detached Unit)

	Water	Wastewater	Total
Residential Share	\$449.9 X 71.4% = \$321.2	\$339.4 X 68.6% = \$232.8	\$554.0

\$554.0 million ÷ 141,190 gross increase in population 2021-31 = \$3,924/capita

\$3,924/capita X 3.511 ppu (per SDU) = \$13,777 per SDU, as compared with the 2008 calculated Region-wide charge of \$13,334

Note:

- the estimated charge would increase somewhat if financing costs are included to reflect the 2016-2026 capital front-ending requirement;
- no growth-related grants, subsidies or subdivider contributions have been assumed;
- this estimate represents a Region-wide charge and could be geographically differentiated, as with the HUSP vs. non-HUSP charges at present;
- this calculation assumes that residential development 2021-31 fully funds all Sustainable Halton residential growth-related expenditures – plus prior oversizing.

5. Estimated Non-Residential Development Charge

	Water	Wastewater	Total
Non-Residential Share	449.9 X 28.6% = 128.7	339.4 X 31.4% = 106.6	\$235.3

\$235.3 million ÷ 42,689,266 sq.ft. = \$5.51/sq.ft. (\$59.31/s.m.), as compared with the 2008 calculated Region-wide non-residential charge of \$63.94/s.m.

Note:

- the charge may increase somewhat if financing costs were included;
- assumptions similar to those noted above under Residential also apply in this case.

General Services6. Region-wide Development Charges

The following Region-wide development charges are currently in place:

Service	DC per Single Detached Unit	DC per s.m. of Retail GFA
EMS	80.83	0.24
Facilities	155.93	0.12
Growth Studies	242.24	1.51
Police	312.03	2.31
Social Housing	308.51	-
Services for Seniors	181.60	-
Sub Total	1,281.14	4.18
GO Transit	1,011.63	-
Total	2,292.77	4.18
Total DC (including hard services)	25,427-30,902	130-171
Soft Services % of Total	7.4-9.0%	2.4-3.2%

7. Estimated Residential Development Charge (per Single-detached Unit)

- Overall, the “soft” service component of the Region’s residential DC is small (7-9% of total). The largest component of the charge is for GO Transit, which has been legislatively fixed (except for indexing) for a number of years and may therefore not be impacted by new development 2021-31.
- The aging of the population can be expected to increase the demand for services to seniors and possibly this component of the charge; however, since it represents less than 1% of the total residential DC, the impact is not expected to be significant.
- The remaining DC service components are generally expected to generate capital spending needs and DCs proportionate to the population increase; however, the aging of the population and development intensification may serve somewhat to moderate Police capital expenditure requirements.
- Overall, a significant change in the residential development charge for these services combined, is not envisaged.

8. Estimated Non-Residential Development Charge

- The non-residential charge for “soft services” represents only 2-3% of the total development charge. This is largely because the Social Housing, Services for Seniors and GO Transit components do not apply to non-residential development.
- For this reason and those noted above, a significant change in the non-residential development charge for the “soft” services combined, is not envisaged.

Comparison of Water and Wastewater Capital and Operating Costs

The costs of the 2007 Masterplan (2008-2021) and Sustainable Halton infrastructure programs have been compared by allocating the estimated costs over the incremental total daily flow anticipated for each scenario (Table C-8). This flow was calculated by applying the average per capita and per employee daily flows from the 2008 DC study to the incremental population and employment for each of the Master Plan and Sustainable Halton (Tables C-10 and C-11).

In comparing capital costs, the total capital costs anticipated to meet the needs of the forecast growth were divided by the total incremental daily flow. The result is the capital cost per litre provided or treated per day.

The capital costs of both the water and waste water systems to meet the needs of Sustainable Halton are significantly lower per litre/day than for the Masterplan (i.e. by \$1.48 in the case of water and \$2.18 in the case of wastewater).

The comparison of operating costs was made by dividing the average annual operating costs of each scenario by the total incremental daily flow in 2031. The result is the average annual cost per litre provided or treated each day – that is the average annual cost to operate each system to produce or treat a litre per day.

The annual operating costs of the water system per litre of water provided for Sustainable Halton is greater than for the Masterplan (\$.06/litre). However, the annual operating cost for the waste water system is significantly lower (\$0.13/litre).

In summary, the total capital cost for Sustainable Halton is \$3.97 lower per litre of flow per day in comparison to the Masterplan. The annual operating costs for Sustainable Halton are \$0.07 lower per litre of flow per day, in comparison to the Masterplan.

**TABLE C-8
REGION OF HALTON
SUMMARY OF WATER AND WASTEWATER FISCAL COMPARISON**

	Masterplan			Sustainable Halton		
	Water	Wastewater	Total	Water	Wastewater	Total
Capital						
2009-2021	\$641,645,000	\$557,816,000		\$80,322,474	\$174,200,433	
2022-2031				\$329,215,411	\$108,696,090	
Total	\$641,645,000	\$557,816,000	\$1,199,461,000	\$409,537,885	\$282,896,523	\$692,434,408
Total Flow (litres/day)	72,266,956	84,589,700		55,368,310	64,092,675	
\$ per litre	\$8.88	\$6.59	\$15.47	\$7.40	\$4.41	\$11.81
Difference				-\$1.48	-\$2.18	-\$3.66
Operating¹						
Total (2009-2021)	\$151,006,713	\$229,951,488				
Annual Average	\$11,615,901	\$17,688,576				
Total (2022-2031) ²				\$124,195,508	\$53,870,976	
Annual Average				\$12,419,551	\$5,387,098	
Total Flow (litres/day)	72,266,956	84,589,700		55,368,310	64,092,675	
\$ per litre	\$0.16	\$0.21	\$0.37	\$0.22	\$0.08	\$0.30
Difference				+\$0.06	-\$0.13	-\$0.07

¹ Region of Halton

² Includes prior years' operating costs for Sustainable Halton works, absorbed in earlier rates and not recouped from pre 2021 new intensification development

Notes:

Flow has been calculated as the total increment in daily flow as a result of the increased population and employment. The average flow per capita and per employee is as per the 2008 DC study.

**TABLE C-9
WATER FLOW ESTIMATE**

	South Halton Average Flows	2009-2021 Population/Employment Increment	Millions L/D Total Flow
Residential	330	620,864 - 469,995 = 150,869	49.8
Industrial	302	139,028 - 101,266 = 37,762	11.4
Commercial	213	157,583 - 109,627 = 47,956	10.2
Institutional	74	39,088 - 27,447 = 11,641	0.9
Total Flow	n/a		72.3

	South Halton Average Flows	2021-2031 Population/Employment Increment	Millions L/D Total Flow
Residential	330	750,165 - 620,864 = 129,301	42.7
Industrial	302	164,195 - 139,028 = 25,167	7.6
Commercial	213	178,753 - 157,583 = 21,170	4.5
Institutional	74	47,052 - 39,088 = 7,964	0.6
Total Flow	n/a		55.4

**TABLE C-10
WASTEWATER FLOW ESTIMATE**

	South Halton Average Flows	2009-2021 Population/Employment Increment	Millions L/D Total Flow
Residential	365	620,864 - 469,995 = 150,869	55.1
Industrial	410	139,028 - 101,266 = 37,762	15.5
Commercial	260	157,583 - 109,627 = 47,956	12.5
Institutional	135	39,088 - 27,447 = 11,641	1.6
Total Flow	n/a		84.6

	South Halton Average Flows	2021-2031 Population/Employment Increment	Millions L/D Total Flow
Residential	365	750,165 - 620,864 = 129,301	47.2
Industrial	410	164,195 - 139,028 = 25,167	10.3
Commercial	260	178,753 - 157,583 = 21,170	5.5
Institutional	135	47,052 - 39,088 = 7,964	1.1
Total Flow	n/a		64.1

PART 3 – THE REGION’S 2009-2018 TAX LEVY FORECAST

PART 3 - The Region's 2009-2018 Tax Levy Forecast

1. The tax budget overview of the Region's 2009 Budget and Business Plan (approved by Regional Council December 17, 2008) (Table C-2A represents an excerpt from the Plan) provides a 10-year outlook (2008-2018) for all tax-supported services, other than for Halton Regional Police Services, for which a five-year forecast is provided.
2. The 10-year forecast in inflated dollars involves a net Regional expenditure increase from \$195.4 million in 2008 (excluding Police), to \$320.7 million in 2018, an increase of 64.1%. Some of the most significant assumptions this forecast includes, involve provision for:
 - the phasing out of GTA pooling expenditures by 2013;
 - declining Regional cost-sharing with the Province for "Income and Employment";
 - financing of a significant road capital program;
 - varying percentage increases by service, reflecting inflation, service level changes and growth requirements.
3. These forecast expenditure increases involve annual percentage increases of just under 5%/year 2009-2014 and approximately 5.4%/year 2015-2018.
4. Forecast expenditures for the Halton Regional Police Services represent just over 50% of the other Regional tax-supported service expenditures. The anticipated annual percentage increase for police is 6.2-7.1%/year 2009-12 and 5.6% in 2013.
5. As a result, the forecast percentage increase in the total Net Regional Levy Requirement is in the 5.1-5.8%/year range 2009-2013. These amounts were then related to the average assessment growth assumption which is in the 2.25-2.5%/year range 2008-18, except for 2009, when the increase is forecast at 3.04%. This results in a forecast Regional Tax Impact (after assessment increases) of 2.2-3.2% 2009-2013. The increase (net of Regional Police) 2014-2018 is 2.6-2.9%/year. This figure would be marginally higher for the same period, if it were inclusive of Regional Police expenditures and if the 2012-2013 annual police expenditure increase of 5.6% were maintained.
6. During the 2009-18 period, population in Halton is expected to grow at approximately 4.3%/year and employment at approximately 3.1%. The Region's forecast of assessment growth was 2.25-2.5%/year. This, in effect, represents a blend of the residential and non-residential growth rates, discounted to approximately 55% of the residential growth rate.

TABLE C-2A

Halton Region

Approved 2009 Budget & Business Plan

Tax Budget Overview

TEN YEAR PROJECTED OPERATING BUDGET FORECAST
FOR TAX SUPPORTED SERVICES

Tax Impact by Program

(\$ 000's)	2008 APPROVED BUDGET \$	2009 APPROVED BUDGET \$	2010 FORECAST \$	2011 FORECAST \$	2012 FORECAST \$	2013 FORECAST \$	2014 FORECAST \$	2015 FORECAST \$	2016 FORECAST \$	2017 FORECAST \$	2018 FORECAST \$
Public Health	8,747	10,082	10,892	11,754	12,677	13,679	14,796	15,920	17,179	18,603	20,287
Emergency Medical Services	11,720	12,240	13,458	14,156	15,235	16,280	17,398	18,460	19,902	21,615	22,913
Intervention & Business Services	5,140	5,809	6,280	6,769	7,390	7,876	8,500	9,176	9,910	10,707	11,571
Children's Services	7,506	9,509	11,597	12,670	13,558	14,504	15,635	16,642	17,667	18,782	19,793
Income & Employment	15,676	15,739	11,976	8,417	8,511	9,220	9,576	9,853	10,351	10,734	11,180
Housing	20,371	21,794	23,166	24,738	26,406	28,144	29,894	31,553	32,885	34,246	35,693
Services for Seniors	16,251	15,997	17,375	18,710	17,344	18,592	20,031	21,602	23,319	25,160	27,149
Healthy Community Funding	453	703	720	738	757	776	795	815	835	856	878
LPS Commissioner	-	74	80	88	95	104	113	123	134	146	159
Planning	4,566	5,815	6,316	6,771	7,196	7,644	8,134	8,609	9,178	9,778	10,423
Transportation	34,820	37,073	38,072	38,897	42,900	44,929	44,197	43,935	45,213	46,350	47,278
Waste Management Services	29,578	32,120	34,133	36,438	38,797	41,086	43,464	46,070	48,824	51,175	53,967
Heritage Services	744	884	943	1,008	1,074	1,146	1,224	1,243	1,297	1,392	1,495
Business Development	1,217	1,515	1,620	1,732	1,863	1,992	2,130	2,277	2,435	2,605	2,786
Non-Program & Financial Transactions	3,105	5,104	13,401	22,753	27,787	32,723	34,545	36,755	38,057	40,182	42,658
GTA Pooling	29,244	23,396	17,547	11,698	5,849	0	0	0	0	0	0
Corporate Administration	0	0	0	0	0	0	0	0	0	0	0
Boards & Agencies	6,185	6,859	7,587	8,179	8,751	9,375	9,990	10,731	11,357	11,893	12,459
NET REGIONAL IMPACT EXPENDITURE	195,423	204,714	215,085	225,516	236,501	248,061	260,222	273,665	288,544	304,225	320,709
REGIONAL TAX IMPACT (after assessment)	-0.6%	1.7%	2.5%	2.5%	2.6%	2.6%	2.6%	2.6%	2.9%	2.9%	2.8%
Halton Regional Police Services	99,422	105,990	113,407	120,481	127,908	135,106					
POLICE TAX IMPACT (after assessment)	5.3%	3.4%	4.5%	3.9%	3.8%	3.3%					
NET REGIONAL LEVY REQUIREMENT	294,845	310,614	328,492	345,996	364,409	383,169					
NET AVERAGE TAX IMPACT	1.3%	2.2%	3.2%	3.0%	3.0%	2.6%					
ASSESSMENT GROWTH ASSUMPTION	2.38%	3.04%	2.50%	2.25%	2.25%	2.25%	2.25%	2.50%	2.50%	2.50%	2.50%

Tax Budget Forecast as projected in the 2008 Budget

REGIONAL TAX IMPACT (after assessment)	-0.6%	2.3%	1.7%	1.7%	1.8%	1.8%	3.1%	3.4%	3.2%	3.2%
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Water Rate Outlook

1. Operating expenditures for the Halton water and wastewater system (Table C-2B) are forecast to increase by 6.5-10.1% per year 2010-2018 and by 17.5% in 2009. Most of these increases (2008-2018) are for:
 - Plant Operations (171% increase)
 - Plant Maintenance (151% increase)
 - Distribution and Collection (72% increase)
 - Administration and Support Services (148% increase)
 - Transfers to Operating Reserves (increasing from \$0.5 million/year in 2008 to \$9.0 million/year in 2018).
2. Capital expenditures for water and wastewater are expected to increase marginally in the case of debt charges (an increase of \$6.1 million/year between 2008 and 2018) and net capital reserve transfers (\$24.9 million in 2008 to \$53.6 million in 2018).
3. These expenditures are forecast to be partially offset by special revenues, primarily Gas Tax, Service Fees and Interest Earnings, in the amount of \$14-15 million/year, post 2008.
4. The three above-referenced operating budget components which are to be rate-funded, amount to \$146.1 million in 2009, growing steadily to \$283.3 million in 2018, in inflated dollars.
5. The forecast assumes that 67% of this amount is funded via the residential user rate and 33% is funded via the commercial/industrial rate, throughout the period.
6. Consumption growth is expected to decline by 1.1%/year 2009-11 and to increase thereafter at 1.5%/year.
7. The annual increase in net expenditures, less the anticipated annual percentage growth in consumption (approximately) equals the forecast annual percentage rate increase, which is a relatively constant 6.5-6.9%/year.

TABLE C-2B

Halton Region

Approved 2009 Budget & Business Plan

Rate Budget Overview

TEN YEAR PROJECTED OPERATING BUDGET GUIDELINE
FOR REGIONAL WATER & WASTEWATER SYSTEM (000's)

	2008	2009	2010	2011	2012	2013	2014	2015	2016	2017	2018
	APPROVED BUDGET	APPROVED BUDGET	FORECAST								
	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$	\$
Environmental Services:											
Plant Operations	29,954	32,414	34,140	35,759	40,997	46,245	51,800	59,432	66,026	72,650	81,097
Plant Maintenance	15,350	16,850	17,658	19,200	21,955	24,423	25,882	26,879	29,334	32,742	38,528
Bio-Solids	3,668	3,703	3,854	4,045	4,245	4,930	5,167	5,415	5,743	6,019	6,207
Compliance and Regulations	2,130	2,694	2,716	2,843	2,975	3,115	3,261	3,414	3,574	3,742	3,917
Distribution & Collection	19,332	21,300	23,273	24,874	26,244	27,361	28,576	29,979	31,039	32,109	33,310
Administration Support Services	10,425	11,016	12,264	13,516	15,122	16,936	18,380	19,647	21,434	23,070	25,839
Taxes & Insurance	2,502	2,516	2,671	2,735	2,884	2,999	3,142	3,291	3,447	3,611	3,783
L.D.C. Charges	2,858	3,184	3,296	3,428	3,585	3,769	3,858	4,014	4,177	4,347	4,524
Transfer to Reserve	533	8,890	8,708	8,775	8,794	8,818	8,845	8,879	8,918	8,955	9,021
Transfer from Reserve	-24	-647	-30	-30	-30	-30	-30	-30	-30	-30	-30
Total Environmental Services	86,728	101,923	108,541	116,124	126,722	138,506	148,864	160,719	173,661	187,305	206,295
<i>Annual % Increase</i>		17.5%	5.5%	7.0%	9.1%	9.3%	7.5%	8.0%	6.1%	7.9%	10.1%
Capital Financing:											
Debt Charges	32,246	33,173	37,511	41,969	46,037	45,291	50,211	49,795	49,832	44,427	38,315
Transfer to Reserve	28,716	29,400	27,152	26,274	28,270	33,917	35,451	43,416	49,277	61,005	69,605
Transfer from Reserve	-3,817	-4,500	-4,874	-7,028	-9,853	-11,765	-13,572	-15,126	-15,779	-15,975	-15,931
Total Capital	57,145	58,073	59,789	61,215	64,424	67,443	72,589	78,084	83,331	89,457	91,978
<i>Annual % Increase</i>		1.6%	3.0%	2.4%	5.2%	4.7%	8.2%	7.0%	6.7%	7.4%	2.8%
Revenues:											
Bulk Water Charges	-484	-515	-528	-541	-555	-568	-583	-597	-612	-627	-643
Gas Tax Revenue	0	-8,200	-8,200	-8,200	-8,200	-8,200	-8,200	-8,200	-8,200	-8,200	-8,200
Service Extensions	-110	-110	-110	-110	-110	-110	-110	-110	-110	-110	-110
Fees for Service	-2,864	-2,921	-2,994	-3,069	-3,146	-3,224	-3,305	-3,387	-3,472	-3,559	-3,648
Sewer Discharge Agreements	-546	-610	-628	-647	-667	-687	-707	-726	-750	-773	-795
Interest Earnings	-1,480	-1,517	-1,517	-1,517	-1,517	-1,517	-1,517	-1,517	-1,517	-1,517	-1,517
Total Revenues	-5,484	-13,873	-13,977	-14,084	-14,194	-14,306	-14,422	-14,540	-14,662	-14,786	-14,914
<i>Annual % Increase</i>		153.0%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.8%	0.9%
REGIONAL UTILITY RATE											
Residential	92,721	97,602	103,416	109,381	118,538	128,401	138,979	150,256	162,361	175,524	189,810
Commercial/Industrial	45,668	48,221	50,936	53,874	58,304	63,242	68,453	74,007	79,969	86,452	93,489
ANNUAL CONSUMPTION GROWTH											
	1.0%	-1.1%	-1.1%	-1.1%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%	1.5%
Residential Bill (300 m3 p.a.)											
\$ Increase	43,998	48,511	52,117	56,541	59,566	62,568	65,888	69,333	73,677	78,466	83,566
<i>Annual % Rate Increase</i>	6.5%	6.7%	6.8%	6.9%	6.9%	6.7%	6.6%	6.5%	6.5%	6.5%	6.5%



8. The 2009 Budget and Business Plan notes a number of future funding challenges and potential additional pressures that are difficult to quantify,¹ including:

- “The continuation of customer account growth without an equivalent revenue growth due to declining consumption per customer.
- Unknown cost implications as a result of new legislation and regulations, such as Bill 175, the Water and Sewage System Sustainability Act, Clean Water Act and the Drinking Water Quality Standards.
- Pending implementation of wastewater regulations.”

¹ Ibid p. 245

APPENDIX D
CITY OF BURLINGTON FINANCIAL FORECASTING
MATERIAL

APPENDIX D - CITY OF BURLINGTON FINANCIAL FORECASTING MATERIAL

1. Figure D-1 sets out the City's capital forecast by asset category for the period 2009 to 2018, consisting primarily of roadways and various facilities.
2. Figure D-2 indicates that while the City's primary capital funding source is capital spending from the current budget, significant contributions expected from reserve funds, development charges and tax-supported debt.
3. Table D-1 sets out the City's 2009 tax rates by assessment class, as input to the financial modelling.
4. Table D-2 sets out the City's 2009 gross operating budget expenditures, revenues and tax levy, which represent the structure for the fiscal modelling which follows.
5. Table D-2A provides further definition of the Corporate Revenue and Expenses item in Table D-2.
6. Table D-3 starts with the gross expenditures in Table D-2, deducts capital-related expenditure components (debt charges, minor capital and transfers to reserves) as well as Activity Revenue and allocates the balance between residential and non-residential development responsibility. This is largely done based on the City's 2009 relationship between population and population plus employment (with employment also embodying the demand for service from customers, suppliers and other users). The capital-related items are removed in order that they can be addressed separately.
7. Table D-4 addresses each of the components of the \$100 million in the remaining net expenditures and provides an estimate as to the anticipated level of operating budget spending per capita/employee in 2009, as compared to what is expected to be applicable to growth over the longer term. In some cases, the expectation for future spending per capita is for a 1:1 relationship compared with 2009 spending levels and in other cases it is expected to be greater or less than 1:1.
8. Overall, it is anticipated that spending per capita (in 2009 \$) for the growth increment will be marginally less than at present (\$413/capita forecast vs. \$418 in 2009) and that spending per employee will also be somewhat lower (\$302/employee forecast vs. \$315 in 2009). Table D-4A provides supporting information re the City's anticipated future roads and related infrastructure requirements.

9. Table D-5 covers forecasting assumptions for non-tax operating revenues. A number of items are not expected to increase tangibly as a result of growth. The expected increase in revenue applicable to the growth increment, amounts to \$29.46/capita or employee (\$32.66/employee in the case of institutional development, as a result of allowing for limited increases in payments in lieu of taxes for some uses).
10. Table D-6 summarizes the results of the forecast for three types of residential development (low, medium and high), on a per unit basis. This is done by multiplying the average annual operating expenditure increase (Table D-4) by the average occupancy of each type of new dwelling unit. This results in an operating expenditure requirement, which is factored up by 20% to provide for capital spending from the current budget (as at present).
11. Table D-6 forecasts operating revenues by dwelling type based on the assessment assumptions which apply for 2009 tax purposes, which were documented in Appendix B for each Area Municipality. The applicable 2009 tax rate multiplied by these assessment estimates, yields an estimate of the property tax revenue to be generated in each case. This amount is then increased by the non-tax revenue estimate (from Table D-5), multiplied by the average occupancy of each unit type.
12. The forecast revenue requirements of each dwelling type are then subtracted from the expenditure forecast, resulting in an average annual operating surplus or deficit in 2009 dollars. In this case, the expectation is for a small fiscal deficit in the case of low density housing (based on the frontages envisaged), a small operating surplus for medium density development and a more significant surplus for high density development. The primary reason for this difference is that high density development is expected to yield \$149,000/capita in assessment, as compared to \$107,000/capita for low density development (also considering that population is used in allocating expenditure requirements).
13. Table D-7 carries out the same type of calculation for non-residential development by type (industrial, commercial and institutional). In this case, industrial is expected to produce a significant annual operating surplus per net acre, whereas commercial development is expected to produce a deficit and institutional development a much greater deficit.
14. This is the case for institutional development, as it doesn't result in tax revenue increases and only produces relatively small payments in lieu of tax revenue on an overall basis. Commercial development is expected to result in tax deficits, despite having approximately 119% more per net acre in assessment than industrial development, because it has approx. 149% more employees (and hence operating

expenditures) allocated per net acre than in the case of industrial. It also has a much lower tax rate.

15. While it is apparent that municipalities set tax rates so as to match net expenditure requirements on a “breakeven” basis, this analysis indicates that, on average in Burlington’s case, industrial and condo apartment, as well as townhouse growth will serve to moderate the need for future tax increases, in contrast to commercial/institutional and low density residential growth.
16. Table D-8 uses the surplus/deficit estimates from Tables D-6 and D-7 and applies them against the forecast increase in residential units and non-residential net acres (imputed from the employment forecasts) for the City. This results in an estimate of total impact for the period involved, in this case 2021-31. This impact is expected to be positive by the end of the period, in the order of \$0.9 million/year in 2009 \$, which is equivalent to a small reduction in tax rates.
17. \$0.9 million/year (2009\$) represents 1% of the City's 2009 tax levy and is expected to be a similar % of its 2031 tax levy. Thus, the incremental 2021-2031 tax rate outlook is for little change in real terms.
18. The way in which this result is experienced and the extent to which it may be at higher or lower levels earlier in the planning period, is a function of the timing of major capital expenditures, significant changes in operating expenditures and assessment increases by type and the long term adequacy of 20% capital contribution from the remaining current budget, based on consideration of the age and condition of the City's existing assets. In addition, the potential impact of inflation (including wage and fringe benefit costs and potential OMERS changes) and other changes such as harmonized sales tax have not been addressed, as these more detailed considerations are beyond the scope of this analysis.

FIGURE D-1
City of Burlington
2009-2018 Capital Budget by Asset Category (Gross Cost)

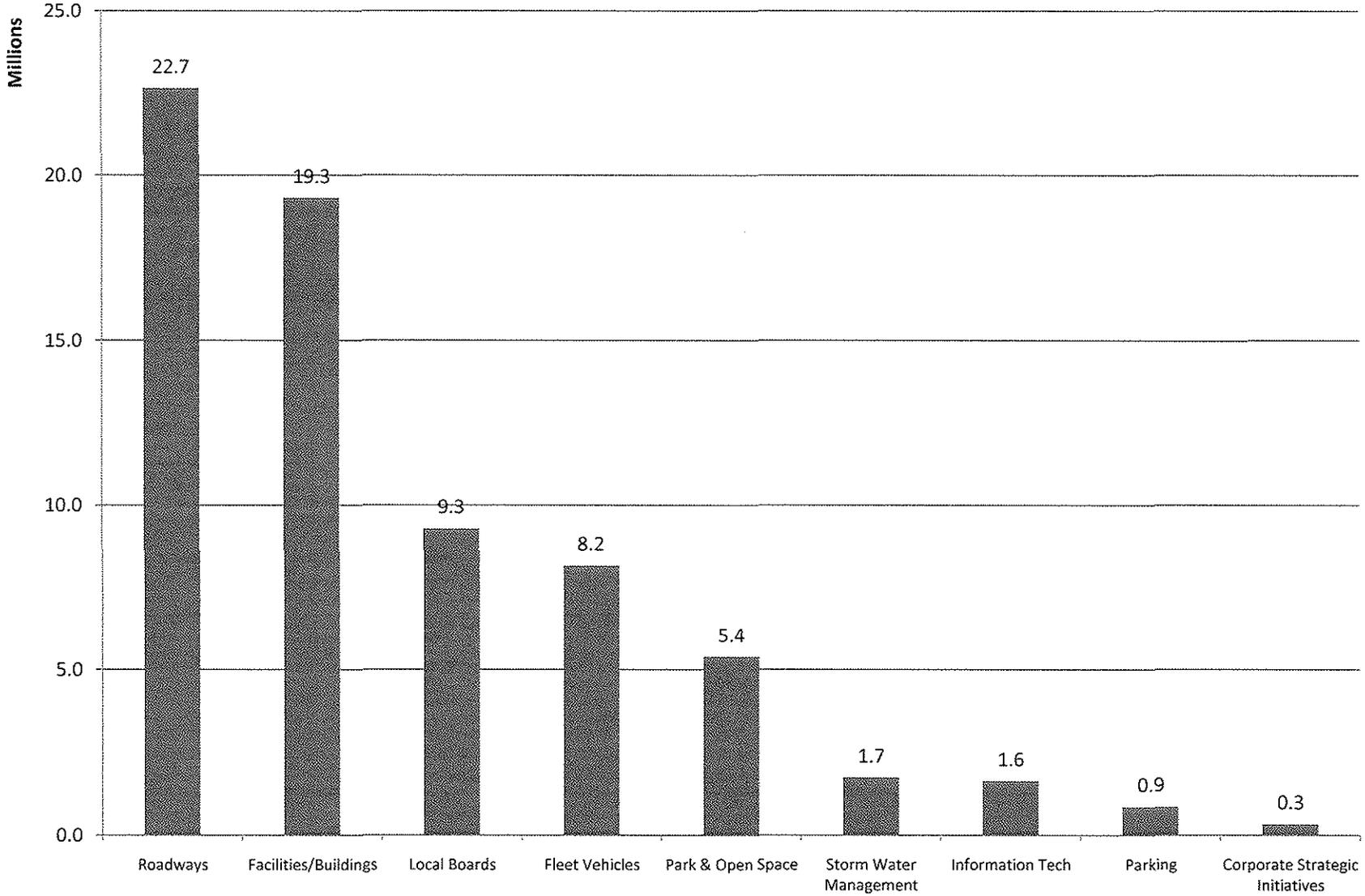
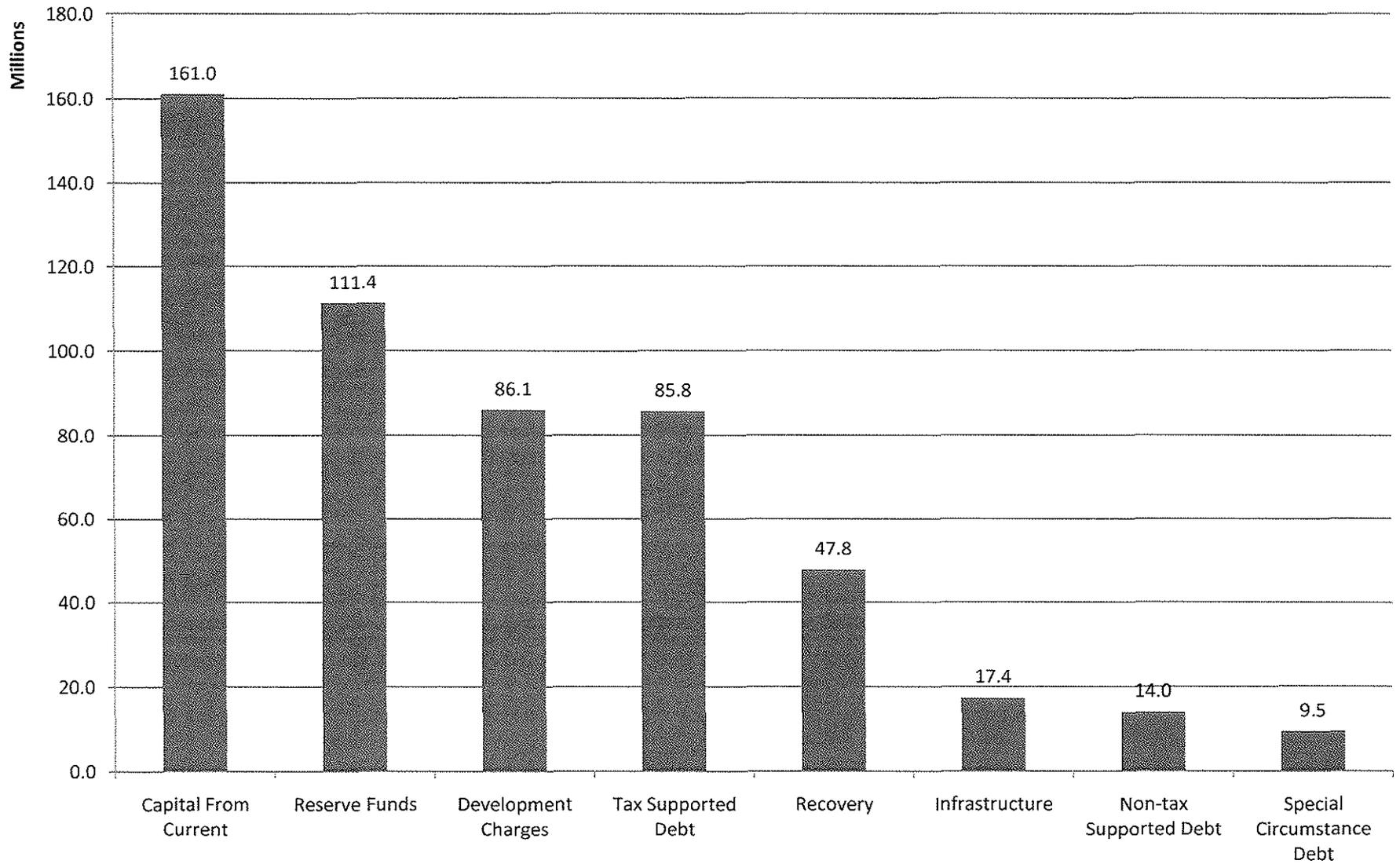
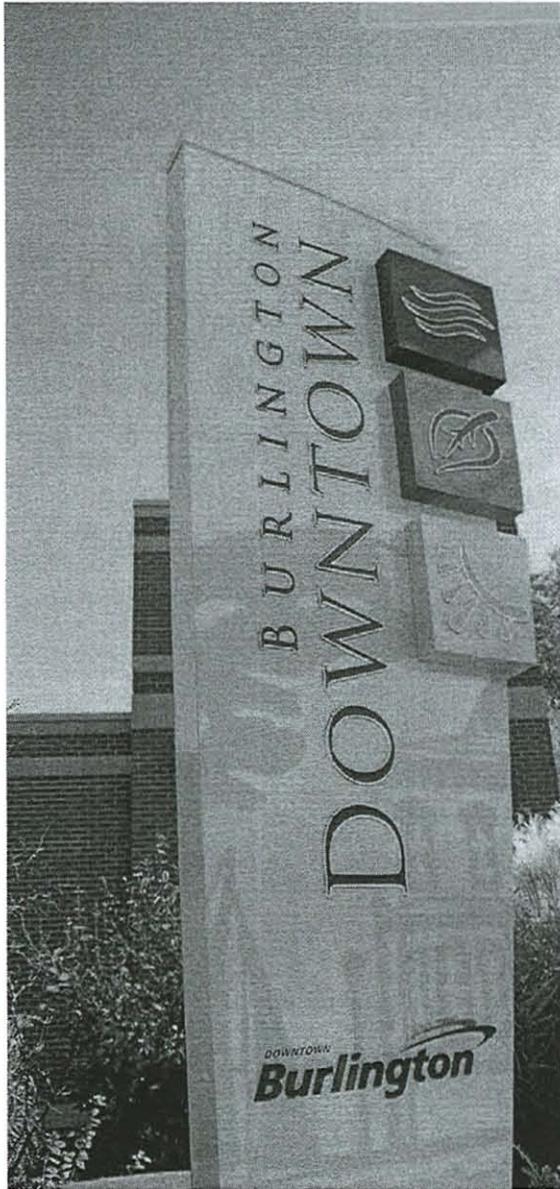


FIGURE D-2
City of Burlington
2009-2018 Total Capital Budget by Source of Funding



D-5



Downtown Gateway

	WHOLE CITY	URBAN AREA	TOTAL
WEIGHTED ASSESSMENT	\$26,064,821,951	\$25,065,198,369	
2009 TAX RATES			
Residential	RT 0.00353491	0.00058545	0.00412036
Residential - Farmland I	R1 0.00265118	0.00043909	0.00309027
Multi-Res	MT 0.00799561	0.00132423	0.00931984
New Multi-Res	NT 0.00706982	0.00117090	0.00824072
Commercial	CT 0.00514860	0.00085271	0.00600131
- full shared payment in lieu	CH 0.00514860	0.00085271	0.00600131
-vacant unit,excess land	CU 0.00360402	0.00059690	0.00420092
-vacant land	CX 0.00360402	0.00059690	0.00420092
-excess land shared payment in lieu	CK 0.00360402	0.00059690	0.00420092
-farmland I	C1 0.00265118	0.00043909	0.00309027
-new construction	XT 0.00514860	0.00085271	0.00600131
Office	DT 0.00514860	0.00085271	0.00600131
Office-vacant unit, excess land	DU 0.00360402	0.00059690	0.00420092
Office-full shared payment in lieu	DH 0.00514860	0.00085271	0.00600131
Shopping Centre	ST 0.00514860	0.00085271	0.00600131
Shopping Centre-vac.unit,excss land	SU 0.00360402	0.00059690	0.00420092
Parking Lot	GT 0.00514860	0.00085271	0.00600131
Industrial	IT 0.00834203	0.00138160	0.00972363
- full shared payment in lieu	IH 0.00834203	0.00138160	0.00972363
-vacant bldg,excess land	IU 0.00542232	0.00089804	0.00632036
-vacant land	IX 0.00542232	0.00089804	0.00632036
-excess land shared payment in lieu	IK 0.00542232	0.00089804	0.00632036
-new construction	JT 0.00834203	0.00138160	0.00972363
Large Industrial	LT 0.00834203	0.00138160	0.00972363
Large Industrial-vac unit,excess land	LU 0.00542232	0.00089804	0.00632036
Industrial-Farmland I	LI 0.00265118	0.00043909	0.00309027
Pipelines	PT 0.00375301	0.00062157	0.00437458
Farm	FT 0.00070698	0.00011709	0.00082407
Managed Forests	TT 0.00088373	0.00014636	0.00103009
2009 Taxes on Urban Household with \$100,000 CVA			
	\$353.49	\$58.55	\$412.04
2009 Taxes on Rural Household with \$100,000 CVA			
	\$353.49		
2008 NOTIONAL TAX RATE			
Residential	RT 0.00335887	0.00057083	0.00392970
CHANGE 2009 VS. 2008			
Tax Rate	0.00017604	0.00001462	0.00019066
%	5.24%	2.56%	4.85%
Impact on \$100,000 Urban Household*	\$17.61	\$1.46	\$19.07
Impact on \$100,000 Rural Household*	\$17.61		

TABLE D-2
CITY OF BURLINGTON
SUMMARY OF EXPENDITURES AND REVENUES, 2009

	2009 \$ (000's)
1 Expenditures	
1.01 General Government	18,987.5
1.02 Fire	23,037.5
1.03 Infrastructure (Roads, Storm)	23,096.1
1.04 Transit	20,936.8
1.05 Parks & Recreation	27,117.9
1.06 Libraries	8,284.3
1.07 Cultural Services	2,465.3
1.08 Planning and Zoning	14,235.7
1.09 Corporate Revenue & Expenses	38,946.3
Total	177,107.5
2 Revenue Fund Revenues	
2.01 Activity Revenue	46,644.8
2.02 Internal Recoveries	1,977.8
2.03 Payments in lieu of taxes	2,980.2
2.04 General Provincial Grants	4,966.1
2.05 Local Improvement Collections	84.2
2.06 Penalties and interest on taxes	1,950.0
2.07 Income from Investments	3,828.0
2.08 Supplementary Taxes	1,000.0
2.09 Right of Way	83.5
2.10 Other Revenues/Aggregate Resource	6,781.7
Total Non-Tax Revenues	70,296.3
3 Net Expenditures (General Levy)	106,811.2
Total	177,107.5

Sources: 2009 Current Budget

**TABLE D-2A
CITY OF BURLINGTON
SUMMARY OF EXPENDITURES AND REVENUES, 2009**

	2009 \$ (000's)
1.09 Corporate Revenue & Expenses	
<u>Corporate Expenses</u>	
Corporate Provisions for: Contingency	1,771.4
Insurance	1,050.0
Current Yr. Tax Write-off	375.0
Prior Yr. Tax Write-off	700.0
Strategic Land Acquisition	490.0
Other	50.0
VDRF's	2,281.2
CVA Rebates	316.9
Financial Expenses	<u>621.9</u>
Sub-total	7,656.5
<u>Tax Supported Capital</u>	
Capital From Current	7,492.9
Railway Crossing RF	350.0
Infrastructure Renewal	4,330.0
Debt Charges (City & Hydro)	<u>7,766.8</u>
Sub-total	19,939.7
<u>Other (Netted vs. Corporate Revenue)</u>	
Municipal Grants	4,901.1
Earnings on Investments	78.0
Other Revenues/Aggregate Resources	<u>6,371.0</u>
Sub-total	11,350.1
Total	38,946.3

Sources: 2009 Current Budget

**TABLE D-3
CITY OF BURLINGTON
SUMMARY OF NET OPERATING EXPENDITURES FOR 2009
\$(000's)**

EXPENDITURE CATEGORY	TOTAL EXPENDITURE	Debt Charges	Minor Capital & Transfers To Reserves	Activity Revenue	NET OPERATING EXPENDITURE	Residential Share		Non-residential Share	
						%	\$(000's)	%	\$(000's)
1.01 General Government	18,987.5	-	-	2,400.4	16,587.1	64.6%	10,715.3	35.4%	5,871.8
1.02 Fire	23,037.5	-	-	997.2	22,040.3	64.6%	14,238.0	35.4%	7,802.3
1.03 Infrastructure (Roads, Storm)	23,096.1	-	-	5,138.2	17,957.9	64.6%	11,600.8	35.4%	6,357.1
1.04 Transit	20,936.8	-	-	10,419.4 ¹	10,517.4	64.6%	6,794.3	35.4%	3,723.2
1.05 Parks & Recreation	27,117.9	-	-	17,223.2	9,894.7	95.0%	9,400.0	5.0%	494.7
1.06 Libraries	8,284.3	-	-	63.0	8,221.3	95.0%	7,810.3	5.0%	411.1
1.07 Cultural Services	2,465.3	-	-	43.6	2,421.6	95.0%	2,300.6	5.0%	121.1
1.08 Planning and Zoning	14,235.7	-	-	9,054.2 ²	5,181.6	64.6%	3,347.3	35.4%	1,834.3
1.09 Corporate Revenue & Expenses	38,946.3	7,766.8	12,172.9	11,350.1	7,656.5	64.6%	4,946.1	35.4%	2,710.4
Total	177,107.5	7,766.8	12,172.9	56,689.3	100,478.5		71,152.6		29,325.9

Sources: 2009 Current Budget

2009 Population	170,160	64.6%
2009 Employment	93,078	35.4%
	<u>263,238</u>	

Capital Spending From Current Budget: Total Expenditures	177,107.5
-Debt	7,766.8
-Own Fund Transfers	12,172.9
-Activity Revenue	56,689.3
	<u>100,478.5</u>

% Capital From Current Budget = (7,767 + 12,173) ÷ 100,479 = 19.8%

¹ 2009 Budget modified to reduce Activity Revenue by \$700,000 in Provincial Gas Tax revenue, which is being phased out of the current budget over three years and will therefore not form part of the long term Transit operating revenue base.

² \$605,600 reduction in revenue from Building and Planning Stabilization reserves which is not sustainable and doesn't reflect the City's circumstances of imminent residential Greenfield buildout.

**TABLE D-4
CITY OF BURLINGTON
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.01	General Government	10,715.3	5,871.8	The percentage growth in the size and spending requirements of Council, CAO's Office and other corporate services, is not expected to match the percentage growth in population and employment in the City. The basic high level organizational structure is in place and while additional capacity will be required, much of it is expected to be achieved based on operating economies of scale. As a result, a 60% cost factor has been used. i.e. For every dollar per capita spent on these operations in 2009, it is forecast that new growth can be adequately served at a cost of \$0.60/capita, in addition to the 2009 spending base, which is required to serve the City's 2009 population and is assumed to remain intact.	37.78	37.85
1.02	Fire	14,238.0	7,802.3	The City's fire station network is expected to be fully in place by 2012. While additional residential growth and the aging of the population can be expected to increase call volume and staffing requirements, economies of scale are expected to reduce the per capita costs applicable to growth by approximately 20%. Thus, 80% of the 2009 cost per capita has been provided for growth.	66.94	67.06
1.03	Infrastructure (Roads, Storm)	11,600.8	6,357.1	Table D-4A compares the anticipated increase in infrastructure for the three time periods which are under consideration. In all cases, other than arterial road lane km and traffic signals, the 2021-31 increase is expected to be modest. In the case of arterial roads, the anticipated increase in lane km, which is presently 4.7 lane km/1,000 population, would call for a 2021-31 increase of 6.8 thousand persons X 4.7 lane km/1,000 = 32 lane km if existing service and spending levels are to be maintained; however, the anticipated increment 2021-31 is only 14.5 lane km. This difference would serve to marginally reduce per capita spending requirements. However, while the road network is largely fixed, the renewal requirement will grow as it ages. Ideally, the City would reserve up to 2%/year of infrastructure value (\$18+ million) for road resurfacing/maintenance. In addition, there is a growing demand for a higher level of service on local streets, sidewalks to be added, traffic calming, rural roads to urban standard, boulevard tree maintenance, bike and pedestrian safety and driveway approaches re wheelchair access. Added spending for a portion of these purposes is embodied in the assumption that 100% of existing spending per capita will continue.	68.18	68.30
1.04	Transit	6,794.3	3,723.2	The City is seeking to at least double the transit modal split from approximately 3% to 6% over the period to 2031. This increase is expected to be facilitated in two ways: first, by means of a significant increase in level of service, involving additional buses per capita, permitting the establishment of new routes and more frequent service; second, by a higher level of utilization (i.e. an improved revenue/cost ratio) for the fleet, as a result of changing public propensities to use transit. On this basis, it is assumed that per capita 2021-31 expenditures for transit will amount to approximately 175% of the 2009 amount.	69.88	70.00

**TABLE D-4A
CITY OF BURLINGTON - ANTICIPATED ROAD AND RELATED CAPITAL REQUIREMENTS 2009-31**

ASSET CATEGORY		ADDITIONAL REQUIREMENTS			
		2009-14	2015-21	2022-31	TOTAL 2009-31
1. Arterial Roads	Lane Km	16.60	1.03	14.50	32.13
	% of 2009-31	52%	3%	45%	100%
2. Arterial Road Intersection Improvements	metres	1,000	50	-	1,050
	% of 2009-31	95%	5%	0%	100%
3. Arterial Road Sidewalks/Multi-use Pathways	Km	13.05	8.50	4.00	25.55
	% of 2009-31	51%	33%	16%	100%
4. Local/Collector Roads	Lane Km	80.3	25.2	-	105.5
	% of 2009-31	76%	24%	0%	100%
5. Traffic Signals	No.	6	5	7	18
	% of 2009-31	33%	28%	39%	100%
6. Storm Sewers	Km	53.0	16.6	3.2	72.8
	% of 2009-31	73%	23%	4%	100%
7. SWM Ponds	No.	28	5	2	35
	% of 2009-31	80%	14%	6%	100%
8. Bike Lane/Cycle Track/Bike Priority Street/Paved Shoulder/Multi-use Path	\$ million	26.7	9.8	4.6	41.1
	% of 2009-31	65%	24%	11%	100%

**TABLE D-4
CITY OF BURLINGTON
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.05	Parks & Recreation	9,400.0	494.7	The level of service for Parks and Recreation is expected to increase over time as a number of service deficits are gradually addressed, i.e. City parks, ice centres and community centres. These service level improvements, together with the increased cost of maintaining older facilities, the added cost of the Waterfront Centre, seniors' subsidies, playground retrofitting and different parkland requirements of seniors, are expected to increase the City's per capita spending over time by approximately 20% in real terms. This is after considering the potential for minor administrative economies of scale associated with growth. i.e. By 2031, the cost of accommodating growth is expected to be 20% higher than in 2009.	66.29	6.38
1.06	Libraries	7,810.3	411.1	Library spending is primarily a direct function of population-growth. Technology continues to alter library usage but is relatively expensive. Some economies of scale are anticipated in terms of facilities and staffing as growth in the City focuses on intensification. These will be partially offset by the need for multi-language materials, special books for seniors and additional pre-school programs. Thus, 95% of 2009 per capita spending levels are considered to be applicable in 2031.	43.60	4.20
1.07	Cultural Services	2,300.6	121.1	There is an increasing demand for interactive displays and heritage materials, as well as a higher demand for service anticipated from an aging population. These requirements are expected to be offset by economies of scale associated with the City's existing facilities and its limited growth forecast. As a result, it is anticipated that 2009 per capita spending levels for this purpose will be maintained to 2031.	13.52	1.30
1.08	Planning and Zoning	3,347.3	1,834.3	The City's Planning Department is sized to accommodate a rate of growth which is diminishing. It is assumed that any resultant cost savings are partially offset by the increased planning workload related to intensification complexity. Thus, 90% of 2009 spending levels per capita are applicable.	17.70	17.74
1.09	Corporate Revenue & Expenses	4,946.1	2,710.4	After netting out capital-related expenditures (Table D-3), this item consists primarily of vehicle depreciation reserve fund, contingency provisions, insurance, CVA rebates, financial expenses, etc. These costs are assumed to increase in future in direct proportion to growth.	29.07	29.12
	Total Expenditures	71,152.6	29,325.9		412.96	301.94

Sources: 2009 Current Budget

418.15

315.07

2009 Population
2009 Employment

170,160

93,078

**TABLE D-5
CITY OF BURLINGTON
OUTLINE OF BASIS FOR NET OPERATING REVENUE IMPACT ASSUMPTIONS**

	Revenue Item	Net 2009 Revenue 000's \$			Basis for Potential Impact	Revenue Per	
		Total	Residential 64.6%	Non-Resid. 35.4%		Capita \$	Employee \$
2.01	Activity Revenue	46,644.8	30,151.7	16,493.1	Netted in Table D-3.	-	-
2.02	Internal Recoveries	1,977.8	1,278.5	699.3	Expected to increase in direct proportion to growth	7.51	7.51
2.03	Payments in lieu of taxes	2,980.2	-	2,980.2	Minor Impact Anticipated (i.e. 10% of current per capita rate) given that 70% of current PIL's are Hydro Corridors and C.C.I.L.	-	3.20
2.04	General Provincial Grants	4,966.1	3,210.2	1,756.0	Netted in Table D-3.	-	-
2.05	Local Improvement Collections	84.2	54.4	29.8	No Net Impact re growth	-	-
2.06	Penalties and interest on taxes	1,950.0	1,260.5	689.5	Expected to increase in direct proportion to growth.	7.41	7.41
2.07	Income from Investments	3,828.0	2,474.5	1,353.5	Expected to increase in direct proportion to growth.	14.54	14.54
2.08	Supplementary Taxes	1,000.0	646.4	353.6	N/A. Full annual tax increase included elsewhere.	-	-
2.09	Right of Way	83.5	54.0	29.5	No net impact re growth.	-	-
2.10	Other Revenues/Aggregate Resource	6,781.7	4,363.8	2,397.9	Netted in Table D-3.	-	-
	Total Revenue	70,296.3	43,513.9	26,782.4		29.46	29.46
					Institutional Only	n/a	32.66
Sources: 2009 Current Budget			255.72	287.74	2009 Population	170,160	
					2009 Employment	93,078	

**TABLE D-6
CITY OF BURLINGTON
Fiscal Impact Summary for Residential Development**

Financial Component	1 Low Density Residential	2 Medium Density Residential	3 High Density Residential
<u>Operating Expenditures</u>			
Occupancy (as per 2009 DC Study)	3.35	2.35	1.54
Occupancy X \$ 412.96 /capita	\$ 1,383.42	\$ 970.46	\$ 633.89
Sub-Total	\$ 1,383.42	\$ 970.46	\$ 633.89
<u>Capital Spending from Current Budget</u>			
20% of other operating expenditures	\$ 276.68	\$ 194.09	\$ 126.78
Total Annual Expenditure Increases	\$ 1,660.10	\$ 1,164.55	\$ 760.67
<u>Revenues</u>			
Assessment for 2009 Tax Purposes	\$ 360,000	\$ 288,000	\$ 230,000
2009 Tax Rate	0.412036%	0.412036%	0.412036%
Property Tax Revenue Increase	\$ 1,483	\$ 1,187	\$ 948
<u>Non-Tax Revenue</u>			
Occupancy (as per 2009 DC Study)	3.35	2.35	1.54
Occupancy X \$ 29.46 /capita	\$ 98.69	\$ 69.23	\$ 45.22
TOTAL ANNUAL REVENUE INCREASES	\$ 1,581.69	\$ 1,256.23	\$ 993.22
Annual Operating Surplus (Deficit)	\$ (78.41)	\$ 91.68	\$ 232.55

**TABLE D-7
CITY OF BURLINGTON
Fiscal Impact Summary for Non-Residential Development**

	1	2	3
Financial Component	Industrial	Commercial	Institutional
<u>Operating Expenditures</u>			
Employees per net acre	15.3 ¹	38.1 ¹	32.8 ¹
X \$ 301.94 /employee	\$ 4,619.70	\$ 11,503.96	\$ 9,903.68
Sub-Total	\$ 4,619.70	\$ 11,503.96	\$ 9,903.68
<u>Capital Spending from Current Budget</u>			
20% of other operating expenditures	\$ 923.94	\$ 2,300.79	\$ 1,980.74
Total Annual Expenditures	\$ 5,543.64	\$ 13,804.75	\$ 11,884.42
<u>Revenues</u>			
Assessment for 2009 Tax Purposes (per net ac)	\$ 800,000	\$ 1,754,000	n/a
2009 Tax Rate	0.972363%	0.600131%	0.000000%
Property Tax Revenue Increase	\$ 7,778.90	\$ 10,526.30	n/a
Non-Tax Revenue	Employees per net acre	15.3	38.1
employees X \$ 29.46 /employee	\$ 450.79	\$ 1,123.00	\$ 1,071.25 ²
TOTAL ANNUAL REVENUES	\$ 8,229.69	\$ 11,649.30	\$ 1,071.25
Annual Operating Surplus (Deficit)	\$ 2,686.05	\$ (2,155.45)	\$ (10,813.17)

¹ Based on Halton Region's employees per net acre.

² Estimate for Payments-In-Lieu :

$$\begin{array}{rclcl}
 \$ & 32.66 & \times & 32.8 & = & \$ & 1,071.25 \\
 & \text{(non-tax revenue/emp.)} & & \text{(emp. /net acre)} & & &
 \end{array}$$

**TABLE D-8
CITY OF BURLINGTON
BROAD ESTIMATE OF FISCAL IMPACT OF GROWTH 2021-2031**

	Annual Surplus (Deficit) 2009\$	Number of Units/Net Acres	Total Impact \$ Surplus/ (Deficit)
1. Residential Development (per unit)			
1.1 Low Density	\$ (78.41)	(1,072)	\$ -
1.2 Medium Density	\$ 91.68	140	\$ 12,835
1.3 High Density	\$ 232.55	<u>3,851</u>	<u>\$ 895,550</u>
1.4 Total Residential		2,919	908,385
2. Non-Residential Development (per net acre)			
2.1 Industrial	\$ 2,686.05	31.6	\$ 84,879
2.2 Commercial	\$ (2,155.45)	45.9	\$ (98,935)
2.3 Institutional	\$ (10,813.17)	<u>2.0</u>	<u>\$ (21,626)</u>
2.4 Total Non-Residential		79.5	\$ (35,682)
3. Population Adjustment Factor ¹			\$ 16,571
4. Grand Total Impact			\$ 889,274

Notes:

1. Residential Development Type	2021-2031 Units
Low Density	(1,072)
Medium Density	140
High Density	<u>3,851</u>
Total	2,919

2. Non-Residential Development Type	2021-2031 Employees	2021-2031 Assessment Adjustment ²	2021-2031 Net Ac*
Industrial	726	484	31.6
Commercial	1,508	1,750	45.9
Institutional	<u>66</u>	<u>66</u>	<u>2.0</u>
Total	2,300	2,300	79.5

*Employee per net acre assumption as per Table D-7.

¹ Reduction in expenditures attributable to the difference between gross and net 2021-31 population increase. i.e. 6,242 gross vs. 6,800 net = 109%.

² Approximately one third of industrial employees are assessed as commercial.

APPENDIX E
TOWN OF HALTON HILLS FINANCIAL FORECASTING
MATERIAL

APPENDIX E - TOWN OF HALTON HILLS FINANCIAL FORECASTING MATERIAL

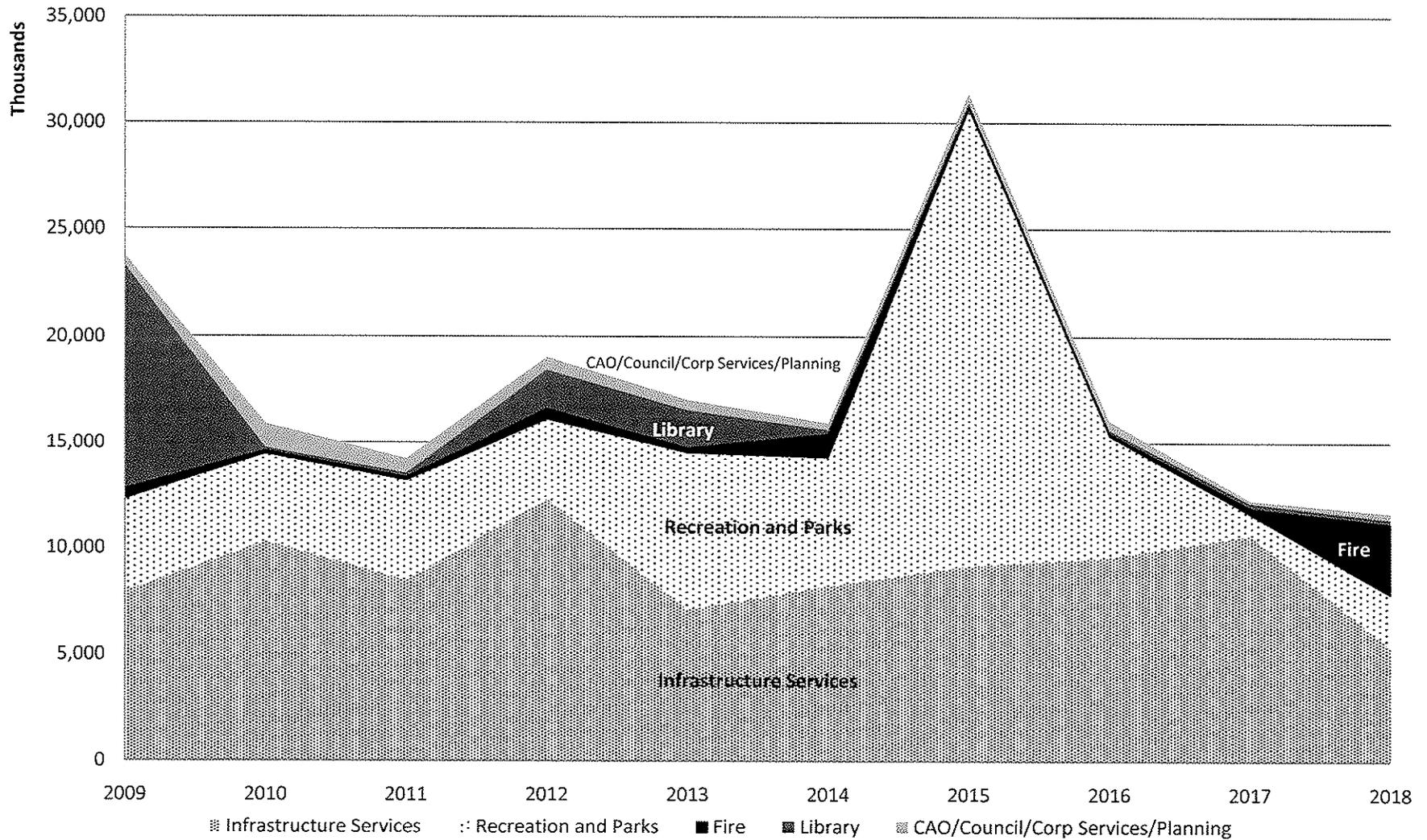
1. Figure E-1 sets out the Town's preliminary (gross) capital forecast for the period 2009 to 2018. This forecast is in the amount of approximately \$15 million/year, other than somewhat higher spending peaks in 2009 and 2015.
2. Figure E-2 indicates that while the Town's primary capital funding source is development charges, significant contributions are expected from tax-related and other sources.
3. Table E-1 sets out the Town's 2009 tax rates by assessment class, as input to the financial modelling.
4. Pages E-7 and E-8 summarize the results of a related fiscal impact forecast prepared for the Town in 2007 by Hemson Consulting.
5. Table E-2 sets out the Town's 2009 operating budget expenditures, revenues and tax levy, which represent the structure for the fiscal modelling which follows.
6. Table E-2A provides further definition to three of the net expenditure categories in Table E-2.
7. Table E-3 starts with the net expenditures in Table E-2, deducts capital-related expenditure components (debt charges, minor capital and transfers to reserves) and allocates the balance between residential and non-residential development responsibility. This is done largely based on the Town's 2009 relationship between population and population plus employment (with employment also embodying the demand for service from customers, suppliers and other users). The capital-related items are removed in order that they can be addressed separately.
8. Table E-4 addresses each of the components of the \$26 million in the remaining net net expenditures and provides an estimate as to the anticipated level of operating budget spending per capita/employee in 2009, as compared with what is expected to be applicable to growth over the longer term. In some cases, the expectation for future spending per capita is for a 1:1 relationship compared with 2009 spending levels and in other cases it is expected to be greater or less than 1:1.
9. Overall, it is anticipated that spending per capita (in 2009 \$) for the growth increment will be very similar to the present (\$356/capita forecast vs. \$353 in 2009) and that spending per employee will be somewhat lower (\$253/employee forecast vs. \$269 in 2009).

10. Table E-5 covers forecasting assumptions for non-tax operating revenues. A number of items are not expected to increase tangibly as a result of growth. The expected increase in revenue applicable to the growth increment, amounts to \$25.60/capita or employee (\$50.95/employee in the case of institutional development, as a result of allowing for increases in payments in lieu of taxes for some uses).
11. Table E-6 summarizes the results of the forecast for three types of residential development (low, medium and high), on a per unit basis. This is done by multiplying the average annual operating expenditure increase (Table E-4) by the average occupancy of each type of dwelling unit. This results in an operating expenditure requirement, which is factored up by 30% to provide for capital spending from the current budget (increased marginally from 26.7% of "other operating expenditures" in 2009).
12. Table E-6 forecasts operating revenues by dwelling type based on the assessment assumptions which apply for 2009 tax purposes, which were documented in Appendix B for each Area Municipality. The applicable 2009 tax rate multiplied by these assessment estimates yields an estimate of the property tax revenue to be generated in each case. This amount is then increased by the non-tax revenue estimate (from Table E-5) multiplied by the average occupancy of each unit type.
13. The forecast revenue requirements of each dwelling type are then subtracted from the expenditure forecast, resulting in an average annual operating surplus or deficit in 2009 dollars. In this case, the expectation is for a small operating deficit in the case of low and medium density housing (based on the frontages envisaged) and a small operating surplus for high density development. The primary reason for this difference is that high density development is expected to yield \$147,000/capita in assessment, as compared to \$111,000/capita for low density development (also considering net population is used in allocating expenditure requirements).
14. Table E-7 carries out the same type of calculation for non-residential development by type (industrial, commercial and institutional). In this case, industrial is expected to produce a significant annual operating surplus per net acre, whereas commercial development is expected to produce a small surplus and institutional development a large deficit.
15. This is the case for institutional development, as it doesn't result in tax revenue increases and only produces relatively small payments in lieu of tax revenue on an overall basis. Commercial development is expected to result in a tax surplus. It has approximately 75% more per net acre in assessment than industrial development, but it

also has approx. 99% more employees (and hence operating expenditures) allocated per net acre than in the case of industrial. It also has a much lower tax rate.

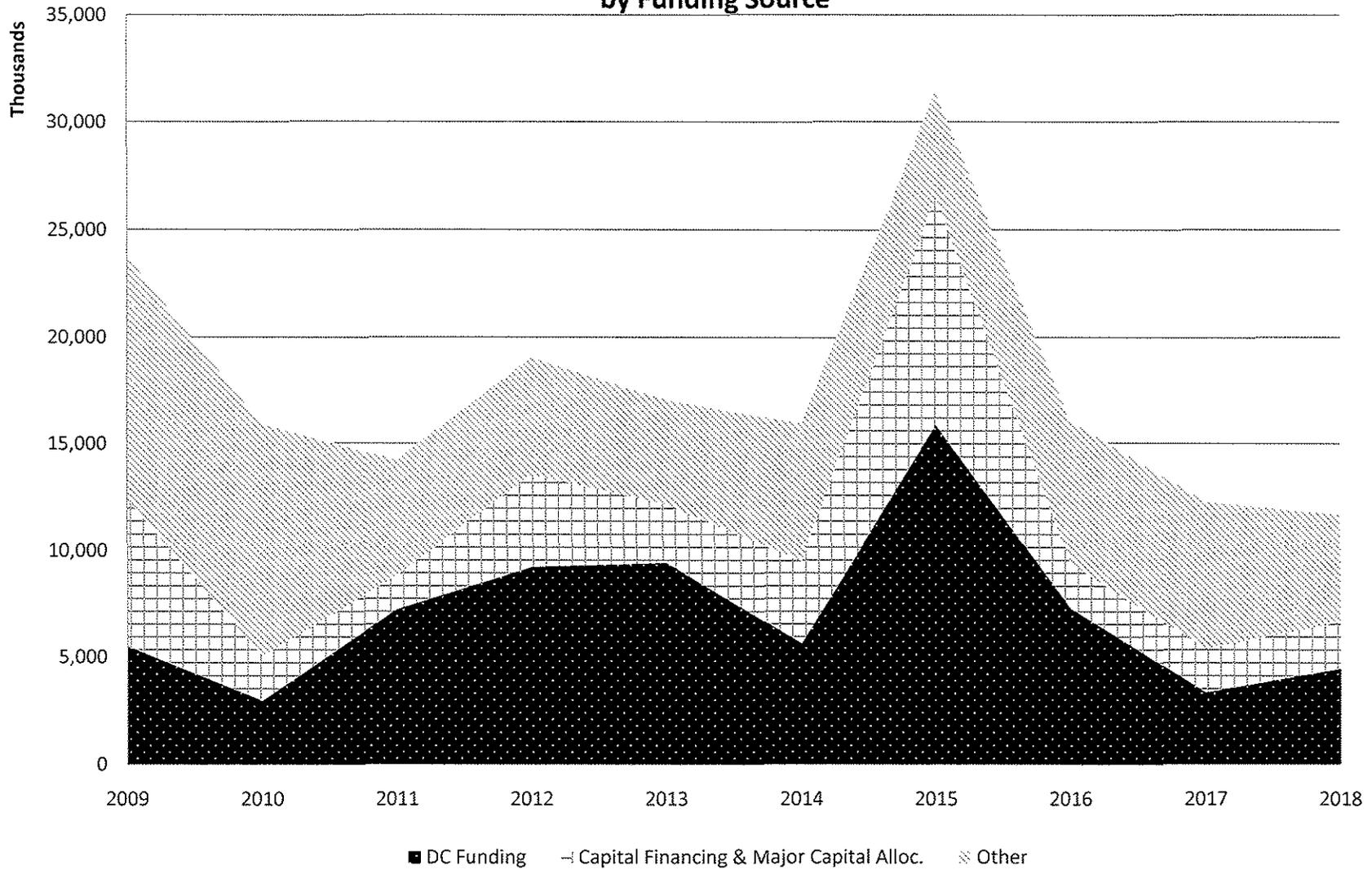
16. While it is apparent that municipalities set tax rates so as to match net expenditure requirements on a "breakeven" basis, this analysis indicates that, on average, industrial/commercial and condo apartment growth will serve to moderate the need for future tax increases, in contrast to institutional and low/medium density residential growth.
17. Table E-8 uses the surplus/deficit estimates from Tables E-6 and E-7 and applies them against the forecast increase in residential units and non-residential net acres (imputed from the employment forecasts) for the Town. This results in an estimate of total impact for the period involved, in this case 2021-31. This impact is expected to be negligible after applying the population adjustment factor.
18. Thus, the 2021-2031 tax rate outlook is for virtually no change in real terms as a result of the growth increment.
19. The way in which this result is experienced and the extent to which it may be at higher or lower levels earlier in the planning period, is a function of the timing of major capital expenditures, significant changes in operating expenditures and assessment increases by type and the long term adequacy of 30% capital contribution from the remaining current budget, based on consideration of the age and condition of the Town's existing assets. In addition, the potential impact of inflation (including wage and fringe benefit costs) and other changes such as harmonized sales tax have not been addressed, as these more detailed considerations are beyond the scope of this analysis.

FIGURE E-1
Town of Halton Hills
2009-2018 Preliminary Capital Forecast
Gross Cost by Service



Source: Town of Halton Hills Finance Department

FIGURE E-2
Town of Halton Hills
2009-2018 Preliminary Capital Forecast
by Funding Source



Source: Town of Halton Hills Finance Department

TABLE E-1
TOWN OF HALTON HILLS
SUMMARY OF TAX RATES
2009 FINAL

	Description	Town Tax Rate (%)	Region Tax Rate (%)			Education Tax Rate (%)	Total Rural Tax Rate (%)	Total Urban Tax Rate (%)	Acton B.I.A.	Georgetown B.I.A.
			General Services	Waste Management	Blue Box					
Commercial										
CF	Commercial - PIL Full Rate	0.520174%	0.533995%	0.056074%	0.028429%	1.264346%	2.346945%	2.403019%		
CG	Commercial - PIL (no education)	0.520174%	0.533995%	0.056074%	0.028429%		1.082599%	1.138673%		
CH	Commercial - Shared PIL for education	0.520174%	0.533995%	0.056074%	0.028429%	1.264346%	2.346945%	2.403019%		
CK	Commercial - Shared PIL - Excess Land	0.364122%	0.373797%	0.039251%	0.019901%	0.885042%	1.642861%	1.682112%		
CT	Commercial - Taxable Full	0.520174%	0.533995%	0.056074%	0.028429%	1.264346%	2.346945%	2.403019%	0.389693%	0.651065%
CU	Commercial - Excess land	0.364122%	0.373797%	0.039251%	0.019901%	0.885042%	1.642861%	1.682112%	0.272785%	0.455745%
CX	Commercial - Vacant land	0.364122%	0.373797%	0.039251%	0.019901%	0.885042%	1.642861%	1.682112%	0.272785%	0.455745%
CZ	Commercial - PIL - vacant land, (no education)	0.364122%	0.373797%	0.039251%	0.019901%		0.757819%	0.797070%		
DT	Office Building	0.520174%	0.533995%	0.056074%	0.028429%	1.264346%	2.346945%	2.403019%		0.651065%
GT	Parking Lot	0.520174%	0.533995%	0.056074%	0.028429%	1.264346%	2.346945%	2.403019%	0.389693%	0.651065%
ST	Shopping Centre	0.520174%	0.533995%	0.056074%	0.028429%	1.264346%	2.346945%	2.403019%	0.389693%	0.651065%
SU	Shopping Centre - Excess land	0.364122%	0.373797%	0.039252%	0.019901%	0.885042%	1.642861%	1.682113%		
Farm & Managed Forest										
FP	Farm - Tenant of Prov - PIL - Full	0.071428%	0.073326%	0.007700%	0.003904%	0.063000%	0.211658%	0.219357%		
FT	Farm - Taxable Full	0.071428%	0.073326%	0.007700%	0.003904%	0.063000%	0.211658%	0.219357%		
TT	Managed Forests	0.089285%	0.091657%	0.009625%	0.004880%	0.063000%	0.248822%	0.258447%		
Farm Awaiting Development Phase 1										
I1	Industrial - Farm I	0.267855%	0.274972%	0.028874%	0.014639%	0.189000%	0.746466%	0.775340%		
R1	Residential - Farm I	0.267855%	0.274972%	0.028874%	0.014639%	0.189000%	0.746466%	0.775340%		
Industrial										
IF	Industrial - PIL - Full	0.842814%	0.865208%	0.090854%	0.046063%	1.859195%	3.613280%	3.704134%		
IH	Industrial - Shared (PIL for education)	0.842814%	0.865208%	0.090854%	0.046063%	1.859195%	3.613280%	3.704134%		
IK	Industrial - Excess land	0.547829%	0.562385%	0.059055%	0.029941%	1.208477%	2.348632%	2.407687%		
IT	Industrial - Taxable Full	0.842814%	0.865208%	0.090854%	0.046063%	1.859195%	3.613280%	3.704134%		
IU	Industrial - Excess land	0.547829%	0.562385%	0.059055%	0.029941%	1.208477%	2.348632%	2.407687%		
IW	Industrial - PIL - Excess land (no education)	0.547829%	0.562385%	0.059055%	0.029941%		1.140155%	1.199210%		
IX	Industrial - Vacant land	0.547829%	0.562385%	0.059055%	0.029941%	1.208477%	2.348632%	2.407687%		
LT	Large Industrial - Taxable	0.842814%	0.865208%	0.090854%	0.046063%	1.859195%	3.613280%	3.704134%		
LU	Large Industrial - Excess land	0.547829%	0.562385%	0.059055%	0.029941%	1.208477%	2.348632%	2.407687%		
Multi-Residential										
MT	Multi-Residential	0.807814%	0.829278%	0.087081%	0.044150%	0.252000%	1.933243%	2.020324%		
Pipeline										
PT	Pipeline	0.379175%	0.389250%	0.040874%	0.020723%	1.353050%	2.142199%	2.183073%		
Residential										
RD	Residential - Education only					0.252000%	0.252000%	0.252000%		
RG	Residential - PIL - no education	0.357140%	0.366629%	0.038499%	0.019519%		0.743288%	0.781787%		
RH	Residential - Shared PIL (for education)	0.357140%	0.366629%	0.038499%	0.019519%	0.252000%	0.995288%	1.033787%		
RP	Residential - Tenant of Prov - PIL - full	0.357140%	0.366629%	0.038499%	0.019519%	0.252000%	0.995288%	1.033787%		
RT	Residential - Taxable Full	0.357140%	0.366629%	0.038499%	0.019519%	0.252000%	0.995288%	1.033787%		
Other										
UH	Utility Transmission	0.411540%	0.422480%			1.208660%	2.042680%	2.042680%		
WT	Railway Right of Way	0.301660%	0.309670%			0.822690%	1.434020%	1.434020%		

Fiscal Impact of Growth Alternatives (summary of Hemson September 2007 report)

This report was prepared as part of the Sustainable Halton analysis to examine the fiscal impact of accommodating widely varying levels of residential and employment growth in Halton Hills, to 2031.

The model used was based on a “modified average cost approach” and a 2007 budget base with no adjustment for inflation. The modifications reflected capital-induced operating costs, generally based on the Town’s historic service levels and an allowance for capital costs funded from taxes, based on the Town’s current practices without additional inclusions. Tax revenues were based on an assessment forecast.

The study concluded that all of the scenarios were “fiscally challenging, with upward pressure on tax rates” during the 2011-2021/26 period; however, beyond that time, most of those scenarios involving a high activity rate (i.e. 49-56%) would experience a positive fiscal impact; whereas those with a lower activity rate (plus the Hornby Expansion scenario and two existing OP scenarios) would be fiscally neutral or fiscally negative.

The model works with estimates of average costs for municipal service level categories for which the growth scenario is likely to create a need. The average costs are then modified, on a service by service basis, to reflect the sensitivity of each service to new development. The analysis includes capital-induced operating costs triggered when a new facility is constructed, based on DC service levels. Finally, an allowance has been made for capital costs funded from taxes at a rate of 18% of additional net operating costs. Funding of the non-DC-recoverable share of the growth-related capital program is also provided (largely the 10% legislated discounts).

The assessment assumptions used were as follows:

Residential	Per Unit	%
• Low Density (single and semi-detached)	\$320,000	100
• Medium Density (townhouses, rows)	\$225,000	70
• High Density (Apartments)	\$175,000	55

Non-Residential	
• Population-related Employment	\$96,000/employee
• Employment Land Employment	\$68,000/employee

The fiscal analysis did not include additional asset management contributions beyond the Town's current practices. These are required whether the Town grows or not and the Town was advised to more fully examine and develop a long range asset management and reserve fund adequacy policy and practice.

Funding shortfalls in the short and medium term are forecast as a result of non-DC recoverable capital costs. *Municipal Act* s.110 agreements may possibly be applicable to mitigate some of the negative fiscal impacts of growth.

The analysis was based on \$118.95 per capita in residential costs and \$69.81/employee. No non-residential cost attribution was made for parks, recreation or libraries.

For Scenario 4, additional firefighters were costed at \$75,000 per and 26 additional firefighters were added 2007-2031. The total capital-induced operating impact for all services by 2031 was \$8,042,730.

**TABLE E-2
TOWN OF HALTON HILLS
SUMMARY OF EXPENDITURES AND REVENUES, 2009**

	2009 \$ (000's)
1 Expenditures	
1.01 General Government	4,806.6
1.02 Fire	4,303.8
1.03 Infrastructure (Roads, Storm)	8,723.1
1.04 Parks & Recreation	3,658.1
1.05 Libraries	2,183.0
1.06 Planning and Zoning	1,106.9
1.07 Corporate Expenses	1,239.8
1.08 Corporate Financing & Other	6,958.3
Total	32,979.6
2 Revenue Fund Revenues	
2.01 Payments in lieu of taxes	1,118.3
2.02 General Provincial Grants	82.0
2.03 Subdivision Agreement Fees	275.0
2.04 POA Court Fines	127.0
2.05 Penalties and interest on taxes	551.0
2.06 Income from Investments	930.0
2.07 Supplementary Taxes	300.0
2.08 Manual Adjustments	772.0
2.09 Hydro Revenue	1,859.0
Total Non-Tax Revenues	6,014.3
3 Net Expenditures (General Levy)	26,965.3
Total	32,979.6

Sources: 2009 Operating Budget Summary

Note:

1. Table 1a provides further details on 1.01, 1.07, & 1.08

**TABLE E-2A
TOWN OF HALTON HILLS
SUMMARY OF EXPENDITURES AND REVENUES, 2009**

	2009 \$ (000's)
1.01 General Government	
Council	591.4
Office of the CAO	642.1
Corporate Services	<u>3,573.1</u>
Sub-total	4,806.6
1.07 Corporate Expenses	
Early Retirement Benefits	73.1
Election Expenses	29.6
Uncollectable Taxes	164.6
A/R / Payables	5.0
Telephone & Postage	218.4
Auditor	27.8
Legal Services	125.0
Corporate Human Resources	58.3
General Insurance	430.0
Contribution to Self Ins. Res.	83.0
Photocopier/Fax/Printers	<u>25.0</u>
Sub-total	1,239.8
1.08 Capital Financing & Other	
Contribution to Reserves	1,050.1
Cap. Fin. Res. Fund - Town	2,055.7
Special Infrastructure Levy	908.0
Fire	526.0
Recr. Complex & SportsPlex	348.3
Miscellaneous Bldg & Property	4.1
Contingency Allowance	50.0
Furniture Reserve	38.1
Tax Rate Stabilization Reserve	80.0
Rep. Mtce. & Revit. Reserve	67.5
Pavement Mgmt. Reserve	1,884.0
Banking / Borrowing	1.5
Miscellaneous Income	<u>(55.0)</u>
Sub-total	6,958.3

Sources: 2009 Operating Budget Summary

**TABLE E-3
TOWN OF HALTON HILLS
SUMMARY OF NET OPERATING EXPENDITURES FOR 2009
\$(000's)**

EXPENDITURE CATEGORY	NET EXPENDITURE	Debt Charges	Minor Capital & Transfers To Reserves	NET-NET OPERATING EXPENDITURE	Residential Share		Non-residential Share	
					%	\$(000's)	%	\$(000's)
1.01 General Government	4,806.6			4,806.6	72.0%	3,460.8	28.0%	1,345.8
1.02 Fire	4,303.8			4,303.8	72.0%	3,098.7	28.0%	1,205.1
1.03 Infrastructure (Roads, Storm)	8,723.1			8,723.1	72.0%	6,280.6	28.0%	2,442.5
1.04 Parks & Recreation	3,658.1			3,658.1	95.0%	3,475.2	5.0%	182.9
1.05 Libraries	2,183.0			2,183.0	95.0%	2,073.9	5.0%	109.2
1.06 Planning and Zoning	1,106.9			1,106.9	72.0%	797.0	28.0%	309.9
1.07 Corporate Expenses	1,239.8			1,239.8	72.0%	892.7	28.0%	347.1
1.08 Corporate Financing & Other	6,958.3	348.3	6,610.0	0.0	72.0%	0.0	28.0%	0.0
Total	32,979.6	348.3	6,610.0	26,021.3		20,078.8		5,942.5

Sources: 2009 Operating Budget Summary

2009 Population	56,860	72.0%
2009 Employment	<u>22,060</u>	28.0%
	78,920	

Capital Spending From Current Budget: Total Expenditures	→	32,979.6
-Debt	→	348.3
-Own Fund Transfers	→	6,610.0
	→	26,021.3

% Capital From Current Budget = (348 + 6,610) ÷ 26,021 = 26.7%

**TABLE E-4
TOWN OF HALTON HILLS
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.01	General Government	3,460.8	1,345.8	The percentage growth in the size and spending requirements of Council, CAO's Office and Corporate Services, is not expected to match the percentage growth in population and employment in the Town. The basic high level organizational structure is in place in the Town and while additional capacity will be required, it is expected to be achieved based on operating economies of scale. As a result, a 60% cost factor has been used. i.e. For every dollar per capita spent on these operations in 2009, it is forecast that new growth can be adequately served at \$0.60/capita, in addition to the 2009 spending base, which is required to serve the Town's 2009 population and is assumed to remain intact.	36.52	36.61
1.02	Fire	3,098.7	1,205.1	<p>The Town is in the process of gradually moving from operating a part-time (PT) to a full-time (FT) firefighting force. It presently has 20 FT and 90 PT firefighters and is endeavouring to add 2 FT per year, subject to the continuing availability of PT and financial resources.</p> <p>The Town's infrastructure is adequate to meet the 20,000 person increase, given the station in South Georgetown which is under construction and the potential need for a fourth station (in the 401 Corridor). The latter is subject, in the alternative, to the possible continuation of fire service agreements by Milton and Mississauga for coverage of that area.</p> <p>An increase of 2 FT/year for 20 of the years between 2009 and 2031 would introduce an annual spending increase in the order of \$3.0 million/year (40 FT X \$75,000). Approximately one third of this increase (i.e. \$1,000,000) would be the funding responsibility of 2009-31 growth (as opposed to the 2009 Base Year population). Based on a 72:28 residential: non-residential split, this would result in an additional growth-related cost of $\\$1,000,000 \times 0.72 \div (90,200 - 56,860 \text{ persons}) = \\$21.61 / \text{capita}$ and $\\$1,000,000 \times 0.28 \div (42,500 - 22,060 \text{ employees}) = \\$13.68 / \text{employee}$.</p> <p>Beyond that increase, it is anticipated (based on the fact that the station network is largely in place) that minor economies of scale should serve to reduce per capita costs to a limited extent (i.e. 10%).</p>	49.05 21.61	49.16 13.68

**TABLE E-4
TOWN OF HALTON HILLS
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.03	Infrastructure (Roads, Storm)	6,280.6	2,442.5	<p>No costs have been included under Transportation with respect to Transit, at the Town's request; however, a higher level of transportation service is expected within the new areas with respect to the maintenance of public areas, such as parks, parkettes, gateway features, etc. Increased maintenance will also be required as a result of enhanced cycling and pedestrian infrastructure, as part of providing complete communities.</p> <p>Finally, additional road maintenance responsibility is expected to grow generally proportionate to population growth and new street creation. This includes the following major road improvement requirements:</p> <ul style="list-style-type: none"> • 9.2 km - 8th Line, from 15th Sideroad to Steeles; • 6.2 km - 10th Line, from 10th Sideroad to Steeles; • 15 km - 5th Sideroad from Townline to WCB. <p>The additional maintenance cost implications of the latter improvements on a per capita basis are largely offset by the fact that much of the Town's road network is already in place and is available to serve population growth, i.e. lane kms/capita are not expected to increase.</p> <p>Based on these considerations, it is assumed that growth-related road and related maintenance costs per capita will be equal to 2009 per capita costs.</p>	110.46	110.72
1.04	Parks & Recreation	3,475.2	182.9	<p>The level of service for Parks and Recreation is expected to increase over time as a number of demand deficits are gradually addressed, i.e. soccer fields, tennis courts, basketball courts, waterplay/spray pads, ice pads and seniors facilities. This also involves the financing gap between the Town's eligible DC funding amount and the current service level that is higher and must be tax funded in the interim. These service level improvements and the requirement to service new geographic areas are expected to increase the Town's per capita spending over time by approximately 20% in real terms, after considering the potential for minor administrative economies of scale associated with growth. i.e. By 2031, the cost of accommodating growth, is expected to be 20% higher per capita than in 2009.</p>	73.34	9.95
1.05	Libraries	2,073.9	109.2	<p>Library spending is primarily a direct function of population growth. A commensurate amount of satellite library floor space will be required in that regard. Technology continues to influence the way the library is used, and how staff are allocated, but significant economies or cost reductions are not envisaged. Thus, 2009 per capita spending levels per capita are maintained to 2031.</p>	36.47	4.95
1.06	Planning and Zoning	797.0	309.9	<p>The Town's Planning Department is sized to accommodate a rate of growth which is expected be augmented. It is assumed that any economies or servicing efficiencies that are involved are largely offset by the increased planning workload related to intensification and an increasing rate and range of development. Thus, 100% of 2009 spending levels per capita are applicable.</p>	14.02	14.05

**TABLE E-4
TOWN OF HALTON HILLS
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.07	Corporate Expenses	892.7	347.1	These expenditures are largely general insurance, telephone and postage, uncollectable taxes and legal services. While some economies of scale may be applicable, 90% of these costs are expected to continue to be required by growth.	14.13	14.16
1.08	Corporate Financing & Other	-	-	These expenditures involve reserve contributions and related expenditures, as well as debt charges. Provision is made separately in Tables E-6 and E-7, for these capital-related items, as a percentage of all other operating costs. This allowance represents a broad estimate of asset management costs, the non-growth-related or exempt development share of the DC program, as well as debt interest on front-ended expenditures, consistent with the Town's ability to afford same.	-	-
	Total Expenditures	20,078.8	5,942.5		355.60	253.28

Sources: 2009 Operating Budget Summary

353.13

269.38 2009 Population
2009 Employment

56,860
22,060

**TABLE E-5
TOWN OF HALTON HILLS
OUTLINE OF BASIS FOR NET OPERATING REVENUE IMPACT ASSUMPTIONS**

	Revenue Item	Net 2009 Revenue 000's \$			Basis for Potential Impact	Revenue Per	
		Total	Residential 72.0%	Non-Resid. 28.0%		Capita \$	Employee \$
2.01	Payments in lieu of taxes (applies to Institutional only)	1,118.3	-	1,118.3	Minor impact anticipated (i.e. 50% of current per capita rate)	-	25.35
2.02	General Provincial Grants	82.0	59.1	22.9	No impact anticipated	-	-
2.03	Subdivision Agreement Fees	275.0	198.1	76.9	Expected to increase by 50% per capita beyond the existing revenue/capita with growth.	5.23	5.23
2.04	POA Court Fines	127.0	91.5	35.5	Expected to increase in direct proportion to population growth	1.61	1.61
2.05	Penalties and interest on taxes	551.0	397.0	154.0	Expected to increase in direct proportion to population growth	6.98	6.98
2.06	Income from Investments	930.0	670.0	260.0	Expected to increase in direct proportion to growth (+ tax levy)	11.78	11.78
2.07	Supplementary Taxes	300.0	216.1	83.9	N/a. Full annual tax increase included in the analysis.	-	-
2.08	Manual Adjustments	772.0	556.2	215.8	No impact anticipated	-	-
2.09	Hydro Revenue	1,859.0	1,339.4	519.6	No impact anticipated	-	-
	Total Revenue	6,014.3	3,527.5	2,486.8		25.60	25.60
					Institutional Only	n/a	50.95

Sources: 2009 Operating Budget Summary

60.03

108.97

2009 Population
2009 Employment

56,860

22,060

E-15

**TABLE E-6
TOWN OF HALTON HILLS
Fiscal Impact Summary for Residential Development by Type**

Financial Component	1 Low Density Residential	2 Medium Density Residential	3 High Density Residential
<u>Operating Expenditures</u>			
Occupancy (as per 2007 DC Study)	3.10	2.60	1.50
Occupancy X \$ 355.60 /capita	\$ 1,102.36	\$ 924.56	\$ 533.40
Sub-Total	\$ 1,102.36	\$ 924.56	\$ 533.40
<u>Capital Spending from Current Budget</u>			
30% of other operating expenditures	\$ 330.71	\$ 277.37	\$ 160.02
Total Annual Expenditure Increases	\$ 1,433.07	\$ 1,201.93	\$ 693.42
<u>Revenues</u>			
Assessment for 2009 Tax Purposes	\$ 344,000	\$ 285,000	\$ 220,000
2009 Tax Rate	0.357140%	0.357140%	0.357140%
Property Tax Revenue Increase	\$ 1,229	\$ 1,018	\$ 786
<u>Non-Tax Revenue</u>			
Occupancy (as per 2007 DC Study)	3.10	2.60	1.50
Occupancy X \$ 25.60 /capita	\$ 79.36	\$ 66.56	\$ 38.40
TOTAL ANNUAL REVENUE INCREASES	\$ 1,308.36	\$ 1,084.56	\$ 824.40
Annual Operating Surplus (Deficit)	\$ (124.71)	\$ (117.37)	\$ 130.98

TABLE E-7
TOWN OF HALTON HILLS
Fiscal Impact Summary for Non-Residential Development by Type

Financial Component	1 Industrial	2 Commercial	3 Institutional
<u>Operating Expenditures</u>			
Employees per net acre	12.3 ¹	24.5 ²	28.7 ³
X \$ 253.28 /employee	\$ 3,115.32	\$ 6,205.31	\$ 7,269.08
Sub-Total	\$ 3,115.32	\$ 6,205.31	\$ 7,269.08
<u>Capital Spending from Current Budget</u>			
30% of other operating expenditures	\$ 934.60	\$ 1,861.59	\$ 2,180.72
Total Annual Expenditures	\$ 4,049.92	\$ 8,066.90	\$ 9,449.80
<u>Revenues</u>			
Assessment for 2009 Tax Purposes (per net ac)	\$ 882,000	\$ 1,546,000	n/a
2009 Tax Rate	0.842814%	0.520174%	0.000000%
Property Tax Revenue Increase	\$ 7,433.62	\$ 8,041.89	n/a
Employees per net acre	12.3	24.5	28.7
employees X \$ 25.60 /employee	\$ 314.90	\$ 627.00	\$ 1,462.27 ⁴
TOTAL ANNUAL REVENUES	\$ 7,748.52	\$ 8,668.89	\$ 1,462.27
Annual Operating Surplus (Deficit) per Acre	\$ 3,698.60	\$ 601.99	\$ (7,987.53)

¹ Based on Region assumption of 6,489 '21-31 industrial employees and 214 ha of industrial land area. (6,489 ÷ 214 ÷ 2.471 = 12.3 emp/acre)

² Based on Region assumption of 2,924 '21-31 commercial employees and 48 ha of commercial land area. (2,924 ÷ 48 ÷ 2.471 = 24.5 emp/acre)

³ Based on Region assumption of 687 '21-31 institutional employees and 10 ha of institutional land area. (687 ÷ 10 ÷ 2.471 = 28.7 emp/acre)

⁴ Estimate for Payments-In-Lieu as per line 2.01 on Table E-5:

$$\begin{array}{rcl}
 \$ 50.95 & \times & 28.7 \\
 \text{(non-tax revenue/emp.)} & & \text{(emp. /net acre)} \\
 & = & \$ 1,462.27
 \end{array}$$

**TABLE E-8
TOWN OF HALTON HILLS
BROAD ESTIMATE OF FISCAL IMPACT OF GROWTH 2021-2031**

	Annual Surplus (Deficit) 2009\$	Number of Units/Net Acres	Total Impact \$ Surplus/ (Deficit)
1. Residential Development (per unit)			
1.1 Low Density	\$ (124.71)	3,890	\$ (485,122)
1.2 Medium Density	\$ (117.37)	3,483	\$ (408,800)
1.3 High Density	\$ 130.98	1,986	\$ 260,126
1.4 Total Residential		9,359	(633,795)
2. Non-Residential Development (per net acre)			
2.1 Industrial	\$ 3,698.60	351.7	\$ 1,300,798
2.2 Commercial	\$ 601.99	207.6	\$ 124,973
2.3 Institutional	\$ (7,987.53)	23.9	\$ (190,902)
2.4 Total Non-Residential		583.2	\$ 1,234,869
3. Population Adjustment Factor ¹			\$ (611,940)
4. Grand Total Impact			\$ (10,867)

Notes:

1. Residential Development Type	2021-2031 Units
Low Density	3,890
Medium Density	3,483
High Density	1,986
Total	9,359

2. Non-Residential Development Type	2021-2031 Employees	2021-2031 Assessment Adjustment ¹	2021-2031 Net Ac*
Industrial	6,489	4,326	351.7
Commercial	2,924	5,087	207.6
Institutional	687	687	23.9
Total	10,100	10,100	583.2

*Employee per net acre assumption as per Table E-7.

¹ Reduction in expenditures attributable to the difference between gross and net 2021-31 population increase. i.e. 24,100 gross vs. 25,500 net = 106%. See Table E-8a.

² Approximately one third of industrial employees are assessed as commercial.

**APPENDIX F
TOWN OF MILTON
FINANCIAL FORECASTING MATERIAL**

APPENDIX F - TOWN OF MILTON FINANCIAL FORECASTING MATERIAL

1. Table F-1A sets out the Town's 2009 tax rates by assessment class, as input to the financial modelling.
2. Figure 1B illustrates the timing and components of the Town's Growth Capital Program. This program peaks over the next few years and again in 2016, 2019 and 2021-26.
3. Figure 1C shows the gradual build-up of the Town's annual contribution to reserves for "lifecycle costing," primarily the replacement of its existing and increasing asset inventory.
4. Table F-1 sets out the Town's 2009 operating budget expenditures, revenues and tax levy, which represent the structure for the fiscal modelling which follows.
5. Table F-2 starts with the expenditures in Table F-1 and separates them between those that are facility-related vs. population-related.
6. Table F-3 addresses each of the expenditure components. It provides an estimate as to the anticipated level of operating budget spending per capita/employee in 2009, as compared with what is expected to be applicable to growth over the longer term. In some cases, the expectation for future spending per capita is for a 1:1 relationship compared with 2009 spending levels and in other cases it is expected to be greater or less than 1:1. The table also separately references operating expenditure increments that relate to new facility requirements.
7. Table F-4A separates activity revenues between those which are facility-related and those which are population-related on a residential vs. non-residential basis.
8. This analysis does not include stormwater management costs (capital and operating) at this time. Work has been initiated but results are not available for inclusion in this report. Given past experience in servicing Phases 1 and 2, and given the nature of the lands to be developed, it is expected that a sizeable amount of SWM works will need to be undertaken to service these lands.
9. Overall, it is anticipated that spending per capita (in 2009 \$) for the growth increment will be lower than the present (\$604/capita forecast vs. \$675 in 2009) and that spending per employee will also be significantly lower (\$583/employee forecast vs. \$767 in 2009). However, the 2009 expenditures include provision for capital whereas the forecast expenditures do not and are subsequently grossed up by 25.7% for that purpose. This,

in turn, makes the forecast per capita expenditures significantly higher than existing levels, when expressed on a comparable basis.

10. Table F-4b covers forecasting assumptions for population-related non-tax operating revenues. A number of items are not expected to increase tangibly as a result of growth. The expected increase in revenue applicable to the growth increment, amounts to \$173.17/capita and \$156.42/employee (\$168.90/employee in the case of institutional development, as a result of allowing for increases in payments in lieu of taxes for some uses).
11. Table F-5 summarizes the results of the forecast for three types of residential development (low, medium and high), on a per unit basis. This is done by multiplying the average annual operating expenditure increase (Table F-3) by the average occupancy of each type of dwelling unit. This results in an operating expenditure requirement, which is factored up by 25.7% to provide for an increased level of capital spending from the current budget, inclusive of debt payments.
12. Table F-5 forecasts operating revenues by dwelling type, based on the assessment assumptions which apply for 2009 tax purposes, which were documented in Appendix B for each Area Municipality. The applicable 2009 tax rate multiplied by these assessment estimates yields an estimate of the property tax revenue to be generated in each case.

This amount is then increased by the non-tax revenue estimate (from Table F-4b) multiplied by the average occupancy of each unit type.

13. The forecast revenue requirements of each dwelling type are then subtracted from the expenditure forecast, resulting in an average annual operating surplus or deficit in 2009 dollars. In this case, the expectation is for operating deficits in the case of all forms of residential development.
14. Table F-6 carries out the same type of calculation for non-residential development by type (industrial, commercial and institutional). In this case, industrial is expected to produce a small annual operating surplus per net acre, whereas commercial development is expected to produce a significant deficit and institutional development an even greater deficit.
15. This is the case for institutional development, as it doesn't result in tax revenue increases and only produces relatively small payments in lieu of tax revenue on an overall basis. Commercial development is expected to result in tax deficits, despite having approximately 44% more per net acre in assessment than industrial development, because it has approx. 171% more employees (and hence operating

-
- expenditures) allocated per net acre than in the case of industrial. It also has a much lower tax rate.
16. While it is apparent that municipalities set tax rates so as to match net expenditure requirements on a “breakeven” basis, this analysis indicates that, on average, industrial growth in Milton will serve to slightly moderate the need for future tax increases, in contrast to commercial/institutional and residential growth.
 17. Table F-7 uses the surplus/deficit estimates from Tables F-5 and F-6 and applies them against the forecast increase in residential units and non-residential net acres (imputed from the employment forecasts) for the Town. This results in an estimate of total impact for the period involved, in this case 2021-2031. This impact is expected to be significantly negative by the end of the period, in the order of \$31 million/year.
 18. \$31 million/year (2009\$) represents approximately 20% of the Town's 2031 tax levy of approx. \$160 million. This would give rise to the need for a gradual cumulative tax increase of a similar magnitude by 2031 (i.e. approx. 1.8% real increase/year 2021-31). This adjustment will be facilitated, to some degree, by the fact that Milton's 2009 tax rates are comparatively low.
 19. The way in which this result is experienced and the extent to which it may be at higher or lower levels earlier in the planning period, is a function of the timing of major capital expenditures, significant changes in operating expenditures and assessment increases by type and the long term adequacy of 25.7% capital contribution from the remaining current budget, based on consideration of the age and condition of the Town's existing assets. In addition, the potential impact of inflation (including wage and fringe benefit costs) and other changes such as harmonized sales tax have not been addressed, as these more detailed considerations are beyond the scope of this analysis.

**TABLE F-1A
TOWN OF MILTON
SUMMARY OF TAX RATES
2009**

Description	Town Tax Rate (%)		Region Tax Rate (%)		Education	rural tax rate % (no Regional leaf/yard or Local urban surcharge)	partial urban tax rate % (with Regional leaf/yard but no local urban surcharge)	full urban tax rate % (with Regional leaf/yard and Local urban surcharge)	
	Town Tax Rate (for both rural and urban areas)	Local urban surcharge	General Services (for both rural and urban areas)	Enhanced Waste service (leaf/yard pickup for Urban area)	Education Tax Rate (%)				
RT Residential/Farm	0.214340%	0.042515%	0.405889%	0.001943%	0.252000%	0.872229%	0.874172%	0.916687%	RT
RD Res., School taxes only					0.252000%	0.252000%	0.252000%	0.252000%	RD
R1 - Farmlands I	0.160755%	0.031886%	0.304417%	0.001457%	0.189000%	0.654172%	0.655629%	0.687515%	R1
MT Multi-residential	0.484815%	0.096164%	0.918081%	0.004395%	0.252000%	1.654896%	1.659291%	1.755455%	MT
CT Commercial	0.312186%	0.061922%	0.591177%	0.002830%	1.264346%	2.167709%	2.170539%	2.232461%	CT
CU - Vacant units, excess land	0.218530%	0.043346%	0.413825%	0.001981%	0.885042%	1.517397%	1.519378%	1.562724%	CU
CX - Vacant land	0.218530%	0.043346%	0.413825%	0.001981%	0.885042%	1.517397%	1.519378%	1.562724%	CX
C1 - awaiting development	0.160755%	0.031886%	0.304417%	0.001457%	0.189000%	0.654172%	0.655629%	0.687515%	C1
CM - taxable - no school	0.312186%	0.061922%	0.591177%	0.002830%		0.903363%	0.906193%	0.968115%	CM
XT new construction	0.312186%	0.061922%	0.591177%	0.002830%	1.264346%	2.167709%	2.170539%	2.232461%	XT
DT - Office Building	0.312186%	0.061922%	0.591177%	0.002830%	1.264346%	2.167709%	2.170539%	2.232461%	DT
DU - Vacant units, excess land	0.218530%	0.043346%	0.413825%	0.001981%	0.885042%	1.517397%	1.519378%	1.562724%	DU
GT - Parking Lot	0.312186%	0.061922%	0.591177%	0.002830%	1.264346%	2.167709%	2.170539%	2.232461%	GT
ST - Shopping Centre	0.312186%	0.061922%	0.591177%	0.002830%	1.264346%	2.167709%	2.170539%	2.232461%	ST
SU - Vacant units, excess land	0.218530%	0.043346%	0.413825%	0.001981%	0.885042%	1.517397%	1.519378%	1.562724%	SU
IT Industrial	0.505821%	0.100330%	0.957858%	0.004585%	1.859195%	3.322874%	3.327459%	3.427789%	IT
IH - hydro incl in tax rates	0.505821%	0.100330%	0.957858%	0.004585%	1.859195%	3.322874%	3.327459%	3.427789%	IH
IU - Vacant land, excess land	0.328784%	0.065214%	0.622607%	0.002980%	1.208477%	2.159868%	2.162848%	2.228062%	IU
IK -hydro vac land incl in tax rates	0.328784%	0.065214%	0.622607%	0.002980%	1.208477%	2.159868%	2.162848%	2.228062%	IK
IX - Vacant land / excess land	0.328784%	0.065214%	0.622607%	0.002980%	1.208477%	2.159868%	2.162848%	2.228062%	IX
I1 - Farmlands I	0.160755%	0.031886%	0.304417%	0.001457%	0.189000%	0.654172%	0.655629%	0.687515%	I1
LT - Large Industrial	0.505821%	0.100330%	0.957858%	0.004585%	1.859195%	3.322874%	3.327459%	3.427789%	LT
LU - Vacant units, excess land	0.328784%	0.065214%	0.622607%	0.002980%	1.208477%	2.159868%	2.162848%	2.228062%	LU
PT Pipeline	0.227565%	0.045138%	0.430932%	0.002063%	1.353050%	2.011547%	2.013610%	2.058748%	PT
FT Farmlands	0.042868%	0.008503%	0.081178%	0.000389%	0.063000%	0.187046%	0.187435%	0.195938%	FT
TT Managed Forests	0.053585%	0.010629%	0.101472%	0.000486%	0.063000%	0.218057%	0.218543%	0.229172%	TT

BIA Rates								
Area 1	(CT, ST)	0.653260%	Area 2	(CT, ST)	0.391956%	Area3	(CT, ST)	0.261304%
	(CU, SU)	0.457282%		(CU, SU)	0.274369%		(CU, SU)	0.182913%
	(IT,LT)	1.058447%		(IT,LT)	0.635068%		(IT,LT)	0.423379%
	(IU, LU)	0.740913%		(IU, LU)	0.444548%		(IU, LU)	0.296365%

**FIGURE F-1B
Town of Milton
Growth Capital Program**

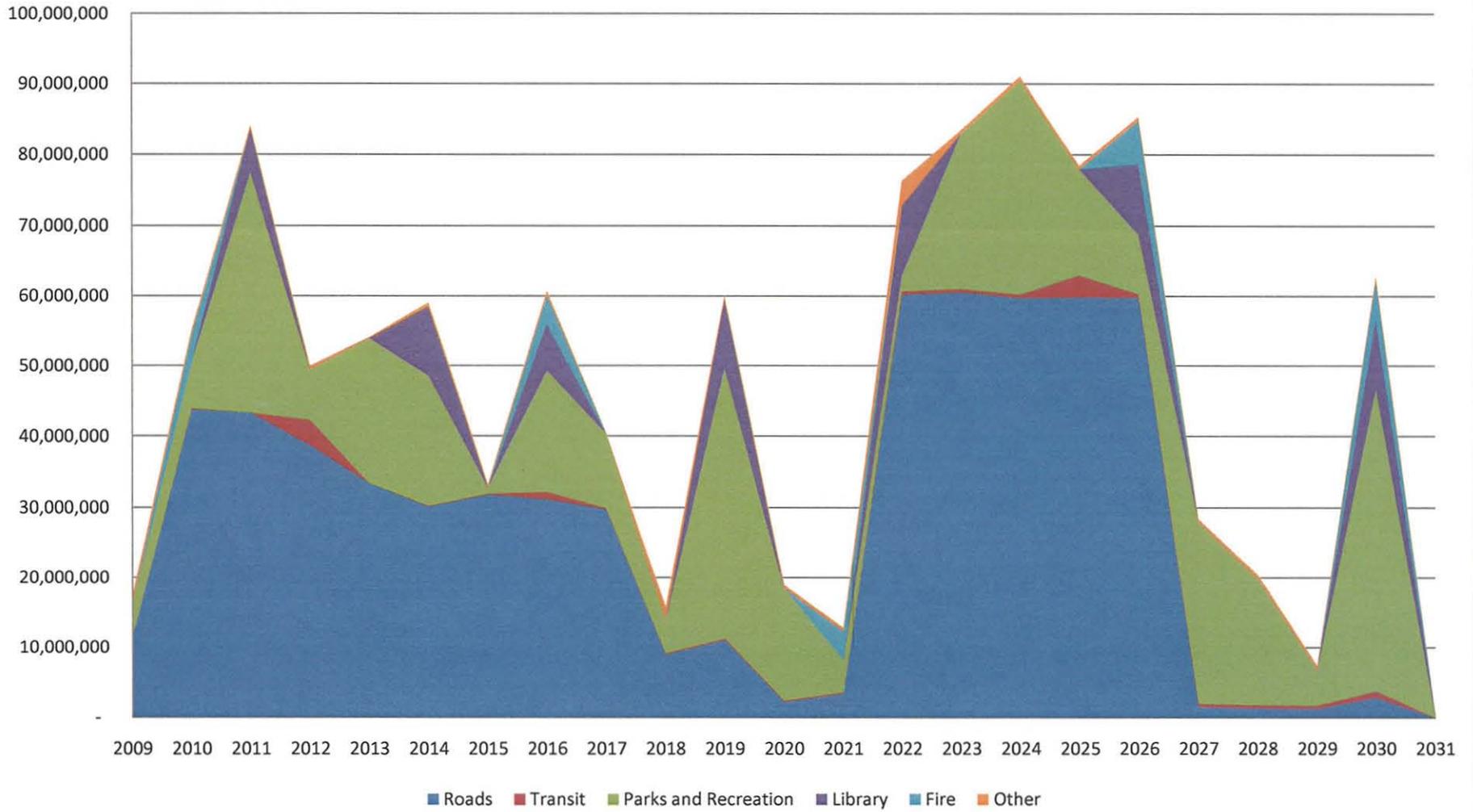
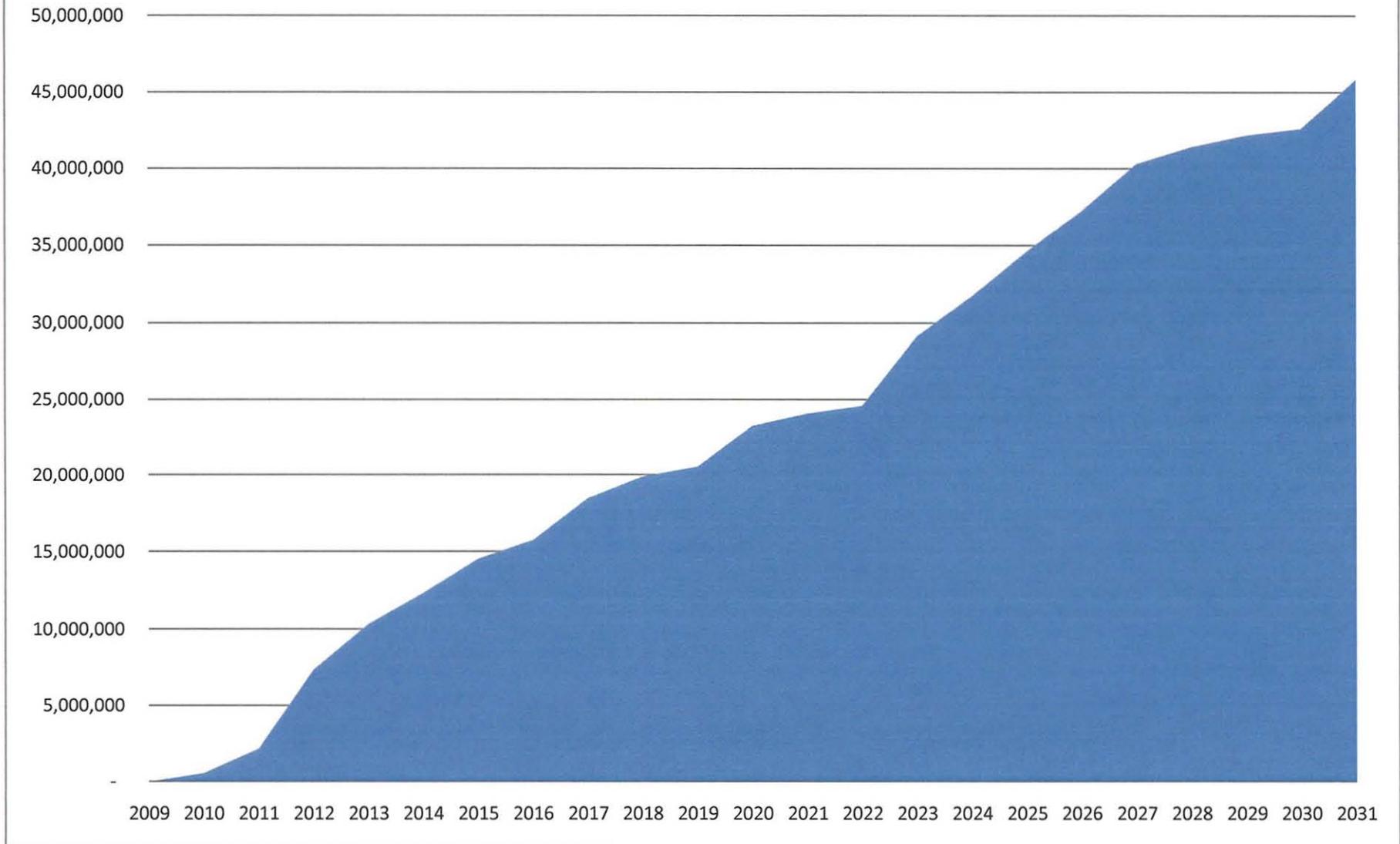


FIGURE F-1C
Town of Milton
Lifecycle Costing Forecast



**TABLE F-1
TOWN OF MILTON
SUMMARY OF EXPENDITURES AND REVENUES, 2009**

	2009 \$ (000's)
1 Expenditures	
1.01 Mayor & Council	444.0
1.02 Executive Services	2,734.0
1.03 Corporate Services	5,398.4
1.04 General Government - Financial Exp.	18,231.4
1.05 Engineering Services	3,982.9
1.06 Operations Services	10,206.2
1.07 Transit-Community Services	1,718.7
1.08 Parks & Recreation-Community Services	9,389.9
1.09 Planning and Development	7,049.7
1.10 Fire	5,241.0
1.11 Library	2,817.8
Total	67,213.8
2 Revenues	
2.01 Mayor & Council	14.8
2.02 Executive Services	415.5
2.03 Corporate Services	1,232.7
2.04 General Government - Financial Exp.	17,177.3
2.05 Engineering Services	2,410.3
2.06 Operations Services	4,743.4
2.07 Transit-Community Services	866.1
2.08 Parks & Recreation-Community Services	5,580.8
2.09 Planning and Development	6,605.6
2.10 Fire	128.0
2.11 Library	170.4
Total Non-Tax Revenues	39,344.8
3 Net Expenditures (General Levy)	27,869.0
Total	67,213.8

Sources: 2009 Operating Budget

TABLE F-2
TOWN OF MILTON
SUMMARY OF FACILITY-RELATED AND POPULATION/EMPLOYMENT OPERATING EXPENDITURES FOR 2009
\$(000's)

EXPENDITURE CATEGORY	TOTAL EXPENDITURE	Facility Related Expenditures	Population/ Employment Expenditures	Population / Employment Expenditures			
				Residential Share		Non-residential Share	
				%	\$(000's)	%	\$(000's)
1.01 Mayor & Council	444.0	-	444.0	67.0%	297.5	33.0%	146.5
1.02 Executive Services	2,734.0	-	2,734.0	70.0%	1,913.8	30.0%	820.2
1.03 Corporate Services	5,398.4	-	5,398.4	67.0%	3,616.9	33.0%	1,781.5
1.04 General Government - Financial Exp.	18,231.4	-	18,231.4	67.0%	12,215.0	33.0%	6,016.4
1.05 Engineering Services	3,982.9	-	3,982.9	60.0%	2,389.7	40.0%	1,593.1
1.06 Operations Services	10,206.2	10,046.6	159.6	67.0%	106.9	33.0%	52.7
1.07 Transit-Community Services	1,718.7	1,582.0	136.7	60.0%	82.0	40.0%	54.7
1.08 Parks & Recreation-Community Services	9,389.9	4,909.1	4,480.7	95.0%	4,256.7	5.0%	224.0
1.09 Planning and Development	7,049.7	-	7,049.7	67.0%	4,723.3	33.0%	2,326.4
1.10 Fire	5,241.0	965.6	4,275.3	58.0%	2,479.7	42.0%	1,795.6
1.11 Library	2,817.8	241.5	2,576.3	95.0%	2,447.5	5.0%	128.8
Total	67,213.8	17,744.9	49,468.9		34,529.0		14,939.9

Sources: 2009 Operating Budget

Notes: Excludes Arts & Entertainment. Based on Business Plan.

67/33 residential/non-residential allocation based generally on the population : employment split.

**TABLE F-3
TOWN OF MILTON
OUTLINE OF BASIS FOR OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per																													
		Residential	Non-Resid.		Capita	Employee																												
1.01	Mayor & Council	297.5	146.5	The percentage growth in the size and spending requirements of Council, and other Corporate Services, is not expected to match the percentage growth in population and employment in the Town. The basic high level organizational structure is in place in the Town and while additional capacity will be required, it is expected to be achieved based on operating economies of scale. As a result, a 25% cost factor has been used. i.e. For every dollar per capita spent on these operations in 2009, it is forecast that new growth can be adequately served at \$0.25/capita, in addition to the 2009 spending base, which is required to serve the Town's 2009 population and is assumed to remain intact.	1.05	1.44																												
1.02	Executive Services	1,913.8	820.2	As per 1.01 basic organization structure in place. 63% cost attribution.	17.08	20.27																												
1.03	Corporate Services	3,616.9	1,781.5	As per 1.01 basic organization structure in place. 74% cost attribution.	37.92	51.70																												
1.04	General Government - Financial Exp.	12,215.0	6,016.4	As per 1.01 basic organization structure in place. 2% cost attribution. The incremental reserve contribution requirement has been separately addressed.	3.46	4.72																												
1.05	Engineering Services	2,389.7	1,593.1	53% cost attribution. Resources are in place to address the existing rate of growth in the community, but additional resources will be required to respond to the increased population. This will be impacted by changes in the rate of growth, legislation and Council policies.	17.94	33.11																												
1.06	Operations Services	106.9 Pop/Emp. Related	52.7	Community school operation have no impact on growth. 2009-21 and 2009-31 <u>incremental road and facility-related expenditures</u> have been calculated based on expenditures of \$3.98M and \$7.1 M** respectively . ** 299 linear km by 2031 at \$5,452 per lin. km. 119,738 sq.ft. of works floor space at \$4.86 per sq.ft. 525 vehicles at \$9,294 per veh.	-	-																												
		6,731.3 facility related	3,315.4	<table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Millions \$ Operating Cost</th> <th>Res. Share 67% Millions \$</th> <th>Non-res. Share 33% Millions \$</th> <th>Year</th> <th>Res.</th> <th>Non-res.</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>3.976</td> <td>2.7</td> <td>1.3</td> <td>2021- 2031</td> <td>\$ 2.09 million</td> <td>\$ 1.03 million</td> </tr> <tr> <td>2031</td> <td>7.089</td> <td>4.7</td> <td>2.3</td> <td></td> <td></td> <td></td> </tr> <tr> <td colspan="4"></td> <td style="text-align: center;">per capita/emp</td> <td>\$ 29.09</td> <td>\$ 30.48</td> </tr> </tbody> </table>	Year	Millions \$ Operating Cost	Res. Share 67% Millions \$	Non-res. Share 33% Millions \$	Year	Res.	Non-res.	2021	3.976	2.7	1.3	2021- 2031	\$ 2.09 million	\$ 1.03 million	2031	7.089	4.7	2.3								per capita/emp	\$ 29.09	\$ 30.48	\$ 29.09	\$ 30.48
Year	Millions \$ Operating Cost	Res. Share 67% Millions \$	Non-res. Share 33% Millions \$	Year	Res.	Non-res.																												
2021	3.976	2.7	1.3	2021- 2031	\$ 2.09 million	\$ 1.03 million																												
2031	7.089	4.7	2.3																															
				per capita/emp	\$ 29.09	\$ 30.48																												

**TABLE F-3
TOWN OF MILTON
OUTLINE OF BASIS FOR OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per																													
		Residential	Non-Resid.		Capita	Employee																												
1.07	Transit-Community Services	82.0	54.7	25% cost attribution for minor item. Significant growth separately included as facility-related.	0.29	0.54																												
	Pop/Emp. Related			2009-21 and 2009-31 <u>incremental facility-related expenditures</u> have been calculated based on expenditures of \$5.9M and \$24.00 M** respectively .																														
				**106 vehicles at \$226,000 per vehicle																														
				<table border="1"> <thead> <tr> <th>Year</th> <th>Millions \$ Operating Cost</th> <th>Res. Share 60% Millions \$</th> <th>Non-res. Share 40% Millions \$</th> <th>Year</th> <th>Res.</th> <th>Non-res.</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>5.876</td> <td>3.5</td> <td>2.4</td> <td>2021-</td> <td>\$ 10.85</td> <td>\$ 7.23</td> </tr> <tr> <td>2031</td> <td>23.956</td> <td>14.4</td> <td>9.6</td> <td>2031</td> <td>million</td> <td>million</td> </tr> <tr> <td colspan="4"></td> <td>per capita/emp</td> <td>\$ 151.30</td> <td>\$ 214.60</td> </tr> </tbody> </table>	Year	Millions \$ Operating Cost	Res. Share 60% Millions \$	Non-res. Share 40% Millions \$	Year	Res.	Non-res.	2021	5.876	3.5	2.4	2021-	\$ 10.85	\$ 7.23	2031	23.956	14.4	9.6	2031	million	million					per capita/emp	\$ 151.30	\$ 214.60		
Year	Millions \$ Operating Cost	Res. Share 60% Millions \$	Non-res. Share 40% Millions \$	Year	Res.	Non-res.																												
2021	5.876	3.5	2.4	2021-	\$ 10.85	\$ 7.23																												
2031	23.956	14.4	9.6	2031	million	million																												
				per capita/emp	\$ 151.30	\$ 214.60																												
	949.2 facility related		632.8																															
					\$ 151.30	\$ 214.60																												
1.08	Parks & Recreation-Community Services	4,256.7	224.0	The portion of the department involved with the development process is staffed to respond to the existing workload associated with growth. The balance of the department will be impacted by growth in the community and the overall expectation is a factor of 64%.	38.60	5.62																												
	Pop/Emp. Related			2009-21 and 2009-31 <u>incremental facility-related net expenditures</u> have been calculated based on expenditures of \$11.3M and \$21.9 M** respectively .																														
				** 550,100 sq.ft. of arena/indoor soccer floor area at \$14.55 per sq.ft. 75,000 sq.ft. of community centre floor area at \$9.73 per sq.ft. 175,000 sq.ft. of pool floor area at \$18.26 per sq.ft.																														
				<table border="1"> <thead> <tr> <th>Year</th> <th>Millions \$ Operating Cost</th> <th>Res. Share 95% Millions \$</th> <th>Non-res. Share 5% Millions \$</th> <th>Year</th> <th>Res.</th> <th>Non-res.</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>11.322</td> <td>10.8</td> <td>0.6</td> <td>2021-</td> <td>\$ 10.07</td> <td>\$ 0.53</td> </tr> <tr> <td>2031</td> <td>21.921</td> <td>20.8</td> <td>1.1</td> <td>2031</td> <td>million</td> <td>million</td> </tr> <tr> <td colspan="4"></td> <td>per capita/emp</td> <td>\$ 140.44</td> <td>\$ 15.73</td> </tr> </tbody> </table>	Year	Millions \$ Operating Cost	Res. Share 95% Millions \$	Non-res. Share 5% Millions \$	Year	Res.	Non-res.	2021	11.322	10.8	0.6	2021-	\$ 10.07	\$ 0.53	2031	21.921	20.8	1.1	2031	million	million					per capita/emp	\$ 140.44	\$ 15.73		
Year	Millions \$ Operating Cost	Res. Share 95% Millions \$	Non-res. Share 5% Millions \$	Year	Res.	Non-res.																												
2021	11.322	10.8	0.6	2021-	\$ 10.07	\$ 0.53																												
2031	21.921	20.8	1.1	2031	million	million																												
				per capita/emp	\$ 140.44	\$ 15.73																												
	4,663.7 facility related		245.5																															
					\$ 140.44	\$ 15.73																												
1.09	Planning and Development	4,723.3	2,326.4	6% cost attribution represents potential for significant economies of scale for the same reasons applicable to 1.05 Engineering Service.	4.02	5.47																												

**TABLE F-3
TOWN OF MILTON
OUTLINE OF BASIS FOR OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Basis for Potential Impact	Expenditure Per																						
		Residential	Non-Resid.		Capita	Employee																					
1.10	Fire	2,479.7	1,795.6	<p>Population and employment related expenditures have been included with the <u>facility-related expenditures</u> and are calculated based on specific incremental staffing requirements plus a provision for administration.</p> <p>2009-21 and 2009-31 <u>incremental facility-related expenditures</u> have been calculated based on expenditures of \$5.5M and \$21.1 M** respectively (facility-related expenditures less facility-related revenues).</p> <p>** 19 vehicles at \$6,452 per vehicle 40,000 sq.ft. of floor area at \$16.87 per sq.ft. 188 FT firefighters at \$110,828 per firefighter PT firefighters expected to decline by 45 at \$11,428 per firefighter</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Millions \$ Operating Cost</th> <th>Res. Share 58% Millions \$</th> <th>Non-res. Share 42% Millions \$</th> <th>Year</th> <th>Res.</th> <th>Non-res.</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>5.52</td> <td>3.202</td> <td>2.318</td> <td>2021-</td> <td>\$ 9.03</td> <td>\$ 6.54</td> </tr> <tr> <td>2031</td> <td>21.09</td> <td>12.232</td> <td>8.858</td> <td>2031</td> <td>million</td> <td>million</td> </tr> </tbody> </table> <p style="text-align: right;">per capita/emp \$ 125.95 \$ 194.05</p>	Year	Millions \$ Operating Cost	Res. Share 58% Millions \$	Non-res. Share 42% Millions \$	Year	Res.	Non-res.	2021	5.52	3.202	2.318	2021-	\$ 9.03	\$ 6.54	2031	21.09	12.232	8.858	2031	million	million	-	-
Year	Millions \$ Operating Cost	Res. Share 58% Millions \$	Non-res. Share 42% Millions \$		Year	Res.	Non-res.																				
2021	5.52	3.202	2.318		2021-	\$ 9.03	\$ 6.54																				
2031	21.09	12.232	8.858		2031	million	million																				
		560.1 facility related	405.6																								
					\$ 125.95	\$ 194.05																					
1.11	Library	2,447.5	128.8	<p>94% cost attribution for population/employment related expenditures. Cost per resident likely to be maintained, other than minor administrative economies.</p> <p>2009-21 and 2009-31 <u>incremental facility-related expenditures</u> have been calculated based on expenditures of \$0.6M and \$0.9 M** respectively (facility-related expenditures less facility-related revenues).</p> <p>** 126,430 sq.ft. at \$7.54 per sq.ft.</p> <table border="1" style="width: 100%; border-collapse: collapse;"> <thead> <tr> <th>Year</th> <th>Millions \$ Operating Cost</th> <th>Res. Share 95% Millions \$</th> <th>Non-res. Share 5% Millions \$</th> <th>Year</th> <th>Res.</th> <th>Non-res.</th> </tr> </thead> <tbody> <tr> <td>2021</td> <td>0.613</td> <td>0.582</td> <td>0.031</td> <td>2021-</td> <td>\$ 0.32</td> <td>\$ 0.02</td> </tr> <tr> <td>2031</td> <td>0.953</td> <td>0.905</td> <td>0.048</td> <td>2031</td> <td>million</td> <td>million</td> </tr> </tbody> </table> <p style="text-align: right;">per capita/emp \$ 4.50 \$ 0.50</p>	Year	Millions \$ Operating Cost	Res. Share 95% Millions \$	Non-res. Share 5% Millions \$	Year	Res.	Non-res.	2021	0.613	0.582	0.031	2021-	\$ 0.32	\$ 0.02	2031	0.953	0.905	0.048	2031	million	million	32.60	4.75
Year	Millions \$ Operating Cost	Res. Share 95% Millions \$	Non-res. Share 5% Millions \$		Year	Res.	Non-res.																				
2021	0.613	0.582	0.031		2021-	\$ 0.32	\$ 0.02																				
2031	0.953	0.905	0.048		2031	million	million																				
		229.4 facility related	12.1																								
					\$ 4.50	\$ 0.50																					
	Total Expenditures	47,662.6	19,551.2		Pop/Emp related Per Capita/Employee \$ 152.96	\$ 127.62																					
					Facility Related Total Per Capita/Employee \$ 451.28	\$ 455.36																					
					Total Per Capita/Employee \$ 604.24	\$ 582.98																					

Sources: 2009 Operating Budget

675 767

	2009	2021	2031	2021-2031
Population	70,580	157,200	228,900	71,700
Employee	25,498	80,700	114,400	33,700

TABLE F-4a
TOWN OF MILTON
SUMMARY OF NET OPERATING REVENUES FOR 2009
\$(000's)

EXPENDITURE CATEGORY	TOTAL Revenue	Facility Related Revenues	Population/ Employment Revenues	Population / Employment Revenues			
				Residential Share		Non-residential Share	
				%	\$(000's)	%	\$(000's)
2.01 Mayor & Council	14.8	-	14.8	67.0%	9.9	33.0%	4.9
2.02 Executive Services	415.5	-	415.5	70.0%	290.8	30.0%	124.6
2.03 Corporate Services	1,232.7	-	1,232.7	67.0%	825.9	33.0%	406.8
2.04 General Government - Financial Exp.	17,177.3	-	17,177.3	67.0%	11,508.8	33.0%	5,668.5
2.05 Engineering Services	2,410.3	-	2,410.3	60.0%	1,446.2	40.0%	964.1
2.06 Operations Services	4,743.4	1,864.7	2,878.7	67.0%	1,928.8	33.0%	950.0
2.07 Transit-Community Services	866.1	853.4	12.7	60.0%	7.6	40.0%	5.1
2.08 Parks & Recreation-Community Services	5,580.8	2,477.7	3,103.1	95.0%	2,948.0	5.0%	155.2
2.09 Planning and Development	6,605.6	-	6,605.6	67.0%	4,425.7	33.0%	2,179.8
2.10 Fire	128.0	-	128.0	58.0%	74.3	42.0%	53.8
2.11 Library	170.4	-	170.4	95.0%	161.8	5.0%	8.5
Total	39,344.8	5,195.8	34,149.0		23,627.8		10,521.3

Sources: 2009 Operating Budget

Note: Excludes Arts & Entertainment. \$904,000 from Business Plan.

TABLE F-4b
TOWN OF MILTON
OUTLINE OF BASIS FOR NET OPERATING POPULATION/EMPLOYMENT REVENUE IMPACT ASSUMPTIONS

	Revenue Item	Net 2009 Revenue 000's \$			Basis for Potential Impact	Revenue Per	
		Total	Residential	Non-Resid.		Capita \$	Employee \$
2.01	Mayor & Council	14.8	9.9	4.9	Expected to increase in direct proportion to growth.	0.14	0.19
2.02	Executive Services	415.5	290.8	124.6	Minor Impact anticipated for population/employment related (i.e. 41%)	1.69	2.00
2.03	Corporate Services	1,232.7	825.9	406.8	Minor Impact anticipated for population/employment related (i.e. 28%)	3.28	4.47
2.04	General Government - Financial Exp.	17,177.3	11,508.8	5,668.5	No Impact Anticipated	-	-
2.05	Engineering Services	2,410.3	1,446.2	964.1	Minor Impact anticipated for population/employment related (i.e. 34%)	6.97	12.86
2.06	Operations Services	2,878.7	1,928.8	950.0	Facility-related revenue netted in Table F-3. Minor Impact anticipated for population/employment related (i.e. 5%)	1.37	1.86
2.07	Transit-Community Services	12.7	7.6	5.1	Facility-related revenue netted in Table F-3. Remaining revenue expected to increase in direct proportion to growth.	0.11	0.20
2.08	Parks & Recreation-Community Services	3,103.1	2,948.0	155.2	Facility-related revenue netted in Table F-3. Minor Impact anticipated for population/employment related (i.e. 55%)	22.97	3.35
2.09	Planning and Development	6,605.6	4,425.7	2,179.8	Minor Impact anticipated for population/employment related (i.e. 5%)	3.14	4.27

**TABLE F-4b
TOWN OF MILTON
OUTLINE OF BASIS FOR NET OPERATING POPULATION/EMPLOYMENT REVENUE IMPACT ASSUMPTIONS**

	Revenue Item	Net 2009 Revenue 000's \$			Basis for Potential Impact	Revenue Per	
		Total	Residential	Non-Resid.		Capita	Employee
2.10	Fire	128.0	74.3	53.8	Minor Impact anticipated for population/employment related (i.e. 60%)	0.63	1.27
2.11	Library	170.4	161.8	8.5	Minor Impact anticipated for population/employment related (i.e. 67%)	1.54	0.22
	Total Revenue	34,149.0	23,627.8	10,521.3	Subtotal (excluding facility related revenues)	41.82	30.69
Facility Related Revenues					Institutional Only (excluding facility related revenues)	4	n/a
		2021-2031 Increment					43.18
	Operations Services	502.0	336.3	165.7	The '21-31 increment in Facility related revenues have been expressed in a per capita and employee basis by applying the increment in population 71,700 and employees 33,700.	4.69	4.92
	Transit-Community Services	9,753.5	5,852.1	3,901.4		81.62	115.77
	Parks & Recreation-Community Services	3,399.4	3,229.4	170.0		45.04	5.04
		13,654.9	9,417.8	4,237.0		Subtotal (including facility related revenues)	173.17
						4	168.90

2009 Revenues	pop/emp	23,627.8	10,521.3
	facility	4,115.2	1,080.6
	total	27,743.0	11,601.9
	per cap/emp	393.1	455.0

Sources: 2009 Operating Budget

¹ Payment in Lieu of Taxation

	<u>Total</u>	<u>Residential</u>	<u>Non-res</u>
	636,754	0	636,754
		x	50%
		÷	25,498
	= \$	12.49	

of current per employee

per employee + 30.69 = 43.18

Population 70,580
Employment 25,498

**Table F-5
TOWN OF MILTON
Fiscal Impact Summary for Residential Development**

Financial Component	1 Low Density Residential	2 Medium Density Residential	3 High Density Residential
<u>Operating Expenditures</u>			
Occupancy (as per 2009 DC Study)	3.48	2.55	1.83
Occupancy X \$ 604.24 /capita	\$ 2,102.76	\$ 1,540.81	\$ 1,105.76
Sub-Total	\$ 2,102.76	\$ 1,540.81	\$ 1,105.76
<u>Capital Spending from Current Budget</u>			
25.7% of other operating expenditures ¹	\$ 540.31	\$ 395.91	\$ 284.13
Total Annual Expenditure Increases	\$ 2,643.07	\$ 1,936.72	\$ 1,389.89
<u>Revenues</u>			
Assessment for 2009 Tax Purposes	\$ 348,000	\$ 264,000	\$ 190,000
2009 Tax Rate	0.256855%	0.256855%	0.256855%
Property Tax Revenue Increase	\$ 894	\$ 678	\$ 488
Non-Tax Revenue Occupancy (as per 2009 DC Study)	3.48	2.55	1.83
Occupancy X \$ 173.17 /capita	\$ 602.63	\$ 441.58	\$ 316.90
TOTAL ANNUAL REVENUE INCREASES	\$ 1,496.63	\$ 1,119.58	\$ 804.90
Annual Operating Surplus (Deficit)	\$ (1,146.44)	\$ (817.14)	\$ (584.99)

1	2021-2031 Increase in Gross Operating Expenditures	63,059,257
	2021-2031 Increment in Non-Growth/Non-Capital Provision Debenture Payments	-5,540,958
	2021-2031 Incremental Lifecycle Expenditures	<u>21,744,165</u>
	2021-2031 Increase in Non-Growth/Non-Capital & Lifecycle Expenditures	16,203,208
	= 16,203,208 / 63,059,257 =	25.7%

**Table F-6
TOWN OF MILTON
Fiscal Impact Summary for Non-Residential Development**

	1	2	3
Financial Component	Industrial	Commercial	Institutional
<u>Operating Expenditures</u>			
Employees per net acre	10.7 ¹	29.0 ²	24.1 ²
X \$ 582.98 /employee	\$ 6,237.89	\$ 16,906.42	\$ 14,049.82
Sub-Total	\$ 6,237.89	\$ 16,906.42	\$ 14,049.82
<u>Capital Spending from Current Budget</u>			
26% of other operating expenditures (see Table F-5)	\$ 1,602.84	\$ 4,344.14	\$ 3,610.13
Total Annual Expenditures	\$ 7,840.73	\$ 21,250.56	\$ 17,659.95
<u>Revenues</u>			
Assessment for 2009 Tax Purposes (per net ac)	\$ 1,057,000	\$ 1,518,000	n/a
2009 Tax Rate	0.606151%	0.374108%	0.000000%
Property Tax Revenue Increase	\$ 6,407.02	\$ 5,678.96	n/a
Non-Tax Revenue Employees per net acre	10.7	29.0	24.1
employees X \$ 156.42 /employee	\$ 1,673.67	\$ 4,536.00	\$ 4,070.49 ⁴
TOTAL ANNUAL REVENUES	\$ 8,080.69	\$ 10,214.96	\$ 4,070.49
Annual Operating Surplus (Deficit)	\$ 239.96	\$ (11,035.60)	\$ (13,589.46)

¹ Based on Region assumption of 14,333 '21-31 industrial employees and 540 ha of industrial land area. (14,333 ÷ 540 ÷ 2.471 = 10.7 emp/acre)

² Based on Region assumption of 13,345 '21-31 commercial employees and 186 ha of commercial land area. (13,345 ÷ 186 ÷ 2.471 = 29.0 emp/acre)

³ Based on Region assumption of 6,022 '21-31 institutional employees and 101 ha of institutional land area. (6,022 ÷ 101 ÷ 2.471 = 24.1 emp/acre)

⁴ Estimate for Payments-In-Lieu as per line 2.05 on Table F-5:

$$\begin{array}{rclcl}
 \$ 168.90 & \times & 24.1 & = & \$ 4,070.49 \\
 \text{(non-tax revenue/emp.)} & & \text{(emp./net acre)} & &
 \end{array}$$

TABLE F-7
TOWN OF MILTON
BROAD ESTIMATE OF FISCAL IMPACT OF GROWTH 2021-2031

	Annual Surplus (Deficit) 2009\$	Number of Units/Net Acres	Total Impact \$ Surplus/ (Deficit)
1. Residential Development (per unit)			
1.1 Low Density	\$ (1,146.44)	10,918	\$ (12,516,832)
1.2 Medium Density	\$ (817.14)	11,364	\$ (9,285,979)
1.3 High Density	\$ (584.99)	6,580	\$ (3,849,234)
1.4 Total Residential		28,862	(25,652,045)
2. Non-Residential Development (per net acre)			
2.1 Industrial	\$ 239.96	893.0	\$ 214,284
2.2 Commercial	\$ (11,035.60)	624.9	\$ (6,896,146)
2.3 Institutional	\$ (13,589.46)	249.9	\$ (3,396,006)
2.4 Total Non-Residential		1,767.8	\$ (10,077,868)
3. Population Adjustment Factor ¹			\$ 4,288,127
4. Grand Total Impact			\$ (31,441,787)

Notes:

Residential Development Type	2021-2031 Units
Low Density	10,918
Medium Density	11,364
High Density	6,580
Total	28,862

Non-Residential Development Type	2021-2031 Employees	2021-2031 Assessment Adjustment ²	2021-2031 Net Ac*
Industrial	14,333	9,555	893.0
Commercial	13,345	18,123	624.9
Institutional	6,022	6,022	249.9
Total	33,700	33,700	1,767.8

*Employee per net acre assumption as per Table F-6.

¹ Reduction in expenditures attributable to the difference between gross and net 2021-31 population increase. i.e. 79,000 gross vs. 71,700 net = 90.8%. See Table F-7a.

² Approximately one third of industrial employees are assessed as commercial.

**APPENDIX G
TOWN OF OAKVILLE
FINANCIAL FORECASTING MATERIAL**

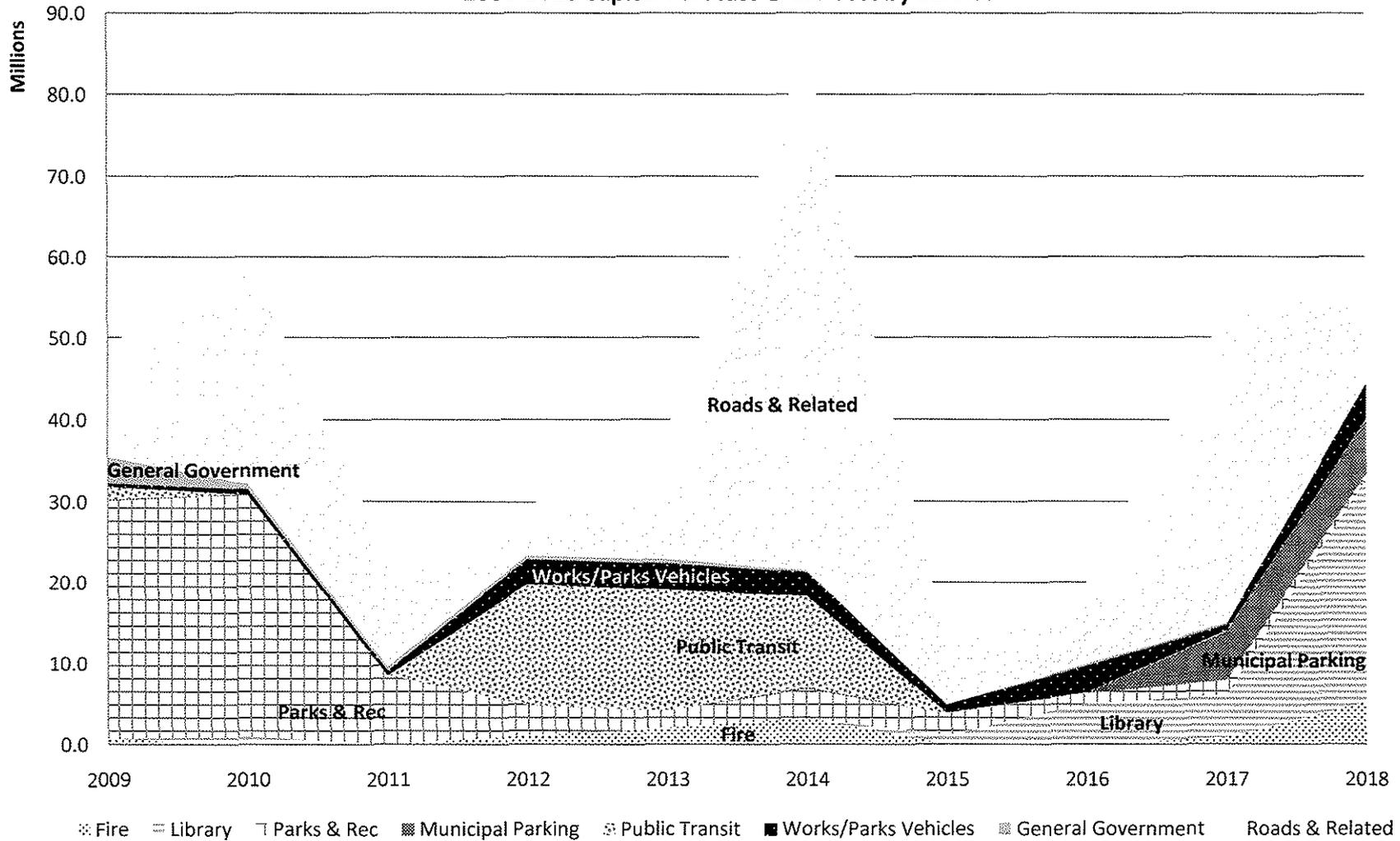
APPENDIX G - TOWN OF OAKVILLE FINANCIAL FORECASTING MATERIAL

1. Figure G-1 sets out the Town's (gross) capital forecast for the period 2009 to 2018. This forecast peaks in 2010, 2014 and 2017 as a result of project timing for roads and other services.
2. Figure G-2 indicates that the Town's primary capital funding source is development charges but, significant contributions are expected from tax-related sources, particularly post-2013.
3. Figure G-3 extends the Town's roads and related capital program to 2031, based on its recent DC study and including 6-7 spending peak years in the \$30-65 million range.
4. Table G-1 sets out the Town's 2009 tax rates by assessment class, as input to the financial modelling.
5. Table G-2 sets out the Town's 2009 operating budget expenditures, revenues and tax levy, which represent the structure for the fiscal modelling which follows.
6. Table G-3 starts with the net expenditures in Table G-2, deducts capital-related expenditure components (debt charges, minor capital and transfers to reserves) and allocates the balance between residential and non-residential development responsibility. This is largely done based on the Town's 2009 relationship between population and population plus employment (with employment also embodying the demand for service from customers, suppliers and other users). The capital-related items are removed in order that they can be addressed separately.
7. Table G-4 addresses each of the components of the \$130.5 million in the remaining net expenditures and provides an estimate as to the anticipated level of operating budget spending per capita/employee in 2009, as compared with what is expected to be applicable to growth over the longer term. In some cases, the expectation for future spending per capita is for a 1:1 relationship compared with 2009 spending levels and in other cases it is expected to be greater or less than 1:1.
8. In this regard, it is noted that the Town of Oakville evaluated the operating budget implications of its 10-year growth-related capital program in detail, as part of its 2009 Development Charge Background Study and this information has been utilized herein.
9. Table G-4A summarizes the result on a per capita of growth basis, as of 2018 and compares it with the Town's actual operating 2009 budget per capita.

10. In the case of Fire, Parks and Recreation and Roads, the forecast is for tangibly lower expenditure increases per capita than the Town's present level of spending. Anticipated per capita expenditure levels for Library are approximately 10% beyond existing levels; however, in the case of Transit, growth costs are expected to involve as much as a five-fold increase in existing per capita spending.
11. Table G-4B addresses a second and different operating funding implication of growth. This includes the portion of growth-related project costs that is not fundable by development charges in the short-medium term. Four cost categories are referenced, totalling an average of \$12 million per year in operating budget support. This represents 9% of the Town's non-capital-related operating expenditures. This percentage is well within the 25% provision made in this analysis for this and other forms of capital spending from the current budget, as well as debt charges.
12. Overall, it is anticipated that spending per capita (in 2009 \$) for the growth increment will be somewhat lower than the present (\$521/capita forecast vs. \$549 in 2009) and that spending per employee will also be somewhat lower (\$376/employee forecast vs. \$399 in 2009).
13. Table G-5 covers forecasting assumptions for non-tax operating revenues. A number of items are not expected to increase tangibly as a result of growth. The expected increase in revenue applicable to the growth increment, amounts to \$124/capita or employee (\$138/employee in the case of institutional development, as a result of allowing for increases in payments in lieu of taxes for some uses).
14. Table G-6 summarizes the results of the forecast for three types of residential development (low, medium and high), on a per unit basis. This is done by multiplying the average annual operating expenditure increase (Table G-4) by the average occupancy of each type of dwelling unit. This results in an operating expenditure requirement, which is factored up by 25% to provide for an increased level of capital spending from the current budget (increased tangibly from 19% of "other operating expenditures" in 2009), in the order to make adequate provision, as the Town has not completed the analysis as to what it should be putting aside for infrastructure renewal.
15. Table G-6 forecasts operating revenues by dwelling type, based on the assessment assumptions which apply for 2009 tax purposes, which were documented in Appendix B for each Area Municipality. The applicable 2009 tax rate multiplied by these assessment estimates yields an estimate of the property tax revenue to be generated in each case. This amount is then increased by the non-tax revenue estimate (from Table G-5) multiplied by the average occupancy of each unit type.

16. The forecast revenue requirements of each dwelling type are then subtracted from the expenditure forecast, resulting in an average annual operating surplus or deficit in 2009 dollars. In this case, the expectation is for operating deficits in the case of all forms of residential development.
17. Table G-7 carries out the same type of calculation for non-residential development by type (industrial, commercial and institutional). In this case, industrial is expected to produce a significant annual operating surplus per net acre, whereas commercial development is expected to produce a significant deficit and institutional development a much greater deficit.
18. This is the case for institutional development, as it doesn't result in tax revenue increases and only produces relatively small payments in lieu of tax revenue on an overall basis. Commercial development is expected to result in tax deficits, despite having approximately 71% more per net acre in assessment than industrial development, because it has approx. 149% more employees (and hence operating expenditures) allocated per net acre than in the case of industrial. It also has a much lower tax rate.
19. While it is apparent that municipalities set tax rates so as to match net expenditure requirements on a "breakeven" basis, this analysis indicates that, on average, industrial growth in Oakville will serve to moderate the need for future tax increases, in contrast to commercial/institutional and residential growth.
20. Table G-8 uses the surplus/deficit estimates from Tables G-6 and G-7 and applies them against the forecast increase in residential units and non-residential net acres (imputed from the employment forecasts) for the Town. This results in an estimate of total impact for the period involved, in this case 2009-31. This impact is expected to be marginally negative by the end of the period, in the order of \$0.4 million/year.
21. \$0.4 million/year (2009\$) represents 1.3% of the Town's 2009 tax levy and is expected to be a slightly lower % (in the order of 0.2%) of its 2031 tax levy. Thus, the 2021-2031 tax rate outlook is for little change in real terms, as a result of the growth increment.
22. The way in which this result is experienced and the extent to which it may be at higher or lower levels earlier in the planning period, is a function of the timing of major capital expenditures, significant changes in operating expenditures and assessment increases by type and the long term adequacy of 25% capital contribution from the remaining current budget, based on consideration of the age and condition of the Town's existing assets. In addition, the potential impact of inflation (including wage and fringe benefit costs) and other changes such as harmonized sales tax have not been addressed, as these more detailed considerations are beyond the scope of this analysis.

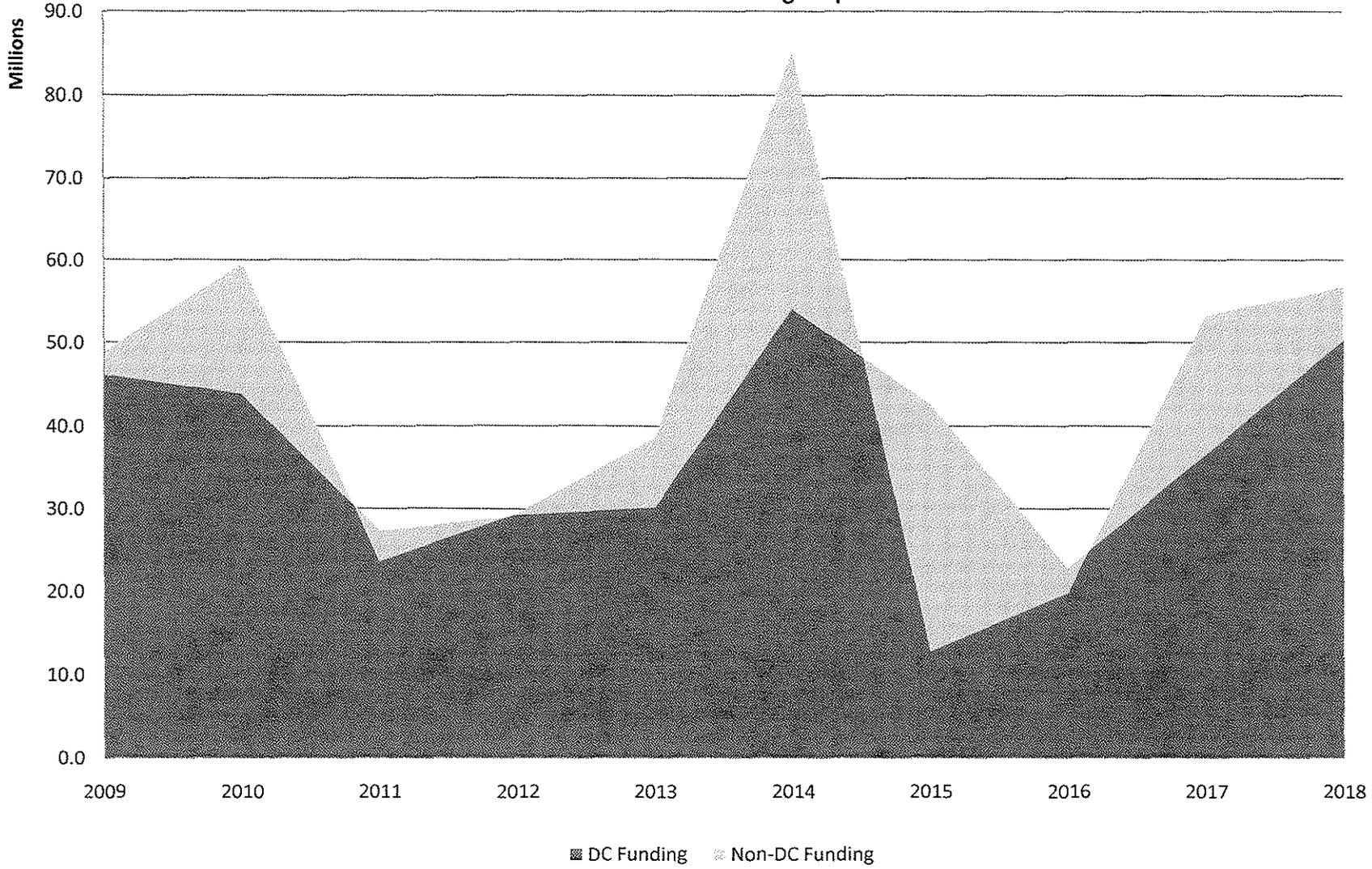
**FIGURE G-1
Town of Oakville
2009-2018 Capital Forecast Gross Cost by Service**



Note: \$20,558,805 (Parks & Rec), \$9,847,762 (Public Transit) and \$49,108,000 (Roads & Related) not included due to non-specified timing for projects.

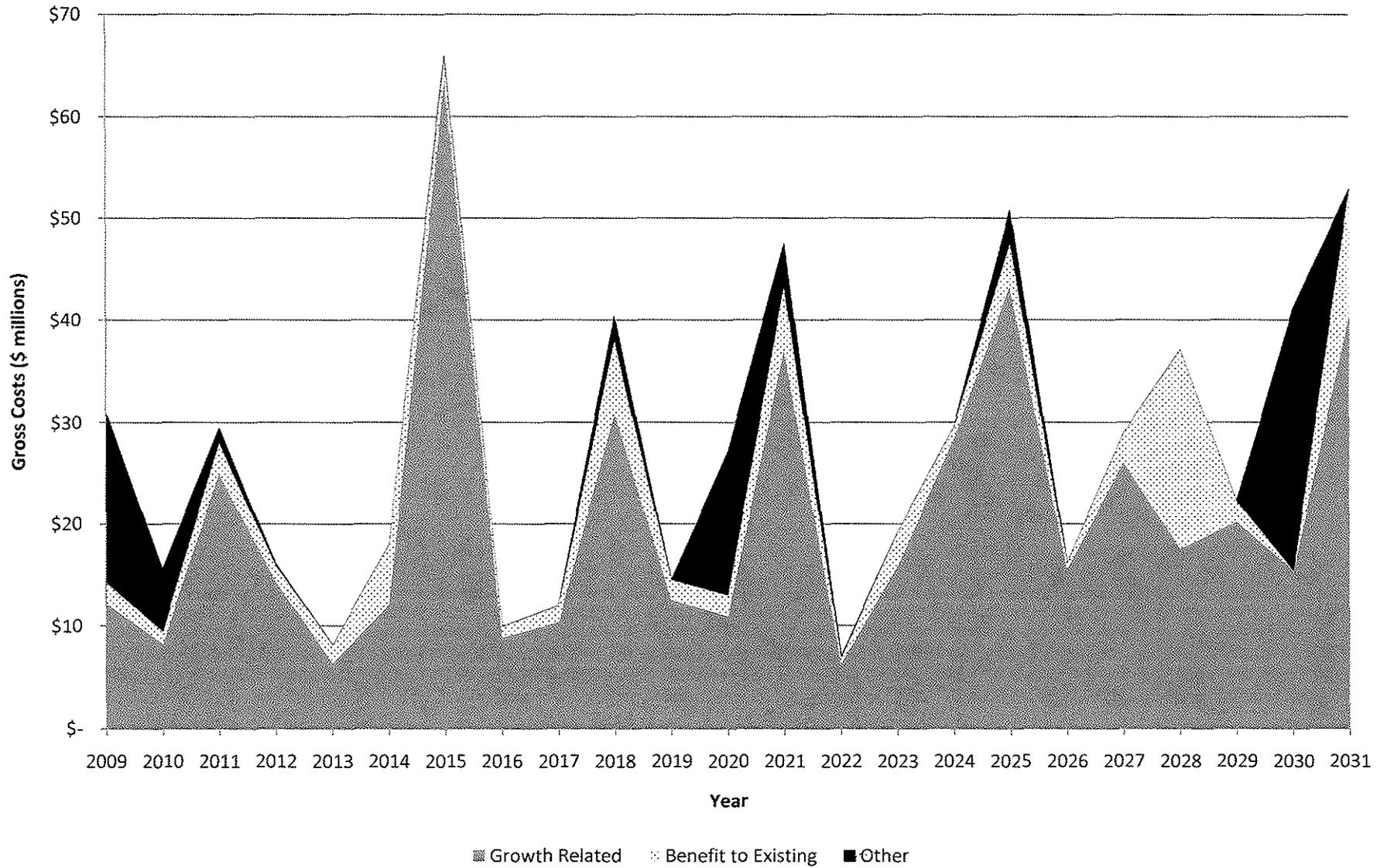
Source: Town of Oakville Development Charges Background Study, Hemson Consulting Ltd., June 2009

FIGURE G-2
Town of Oakville
2009-2018 Estimated Funding Requirements



Note: Graph does not include amounts for projects which are not attributed to a specific year.

FIGURE G-3
Town of Oakville
2009-2031 Roads & Related DC Capital Program (2009 \$ millions)



G-6

TABLE G-1

TOWN OF OAKVILLE
2009 TAX RATE
SUMMARY

9-Apr-09

Appendix B

416.285796
404.957
11.338796
40.1906324
365.678
394.5278364
28.8516384

	Region					
	<u>Town</u>	<u>Waste Management</u>	<u>Police Services</u>	<u>General</u>	<u>Education</u>	<u>Total</u>
Residential and Farm (RT/RH)	0.365676%	0.038328%	0.139415%	0.227214%	0.252000%	1.022633%
Multi-Residential (MT)	0.827122%	0.086693%	0.315344%	0.513936%	0.252000%	1.995095%
Commercial -- full rate (CT/CM/CH/DT/ST/GT)	0.532607%	0.055824%	0.203058%	0.330938%	1.264346%	2.386773%
-- excess land or vacant land (CU/DU/SU/CX)	0.372625%	0.039077%	0.142141%	0.231656%	0.885042%	1.670741%
Industrial -- full rate (IT/HL/LT)	0.862958%	0.090449%	0.329006%	0.536203%	1.859195%	3.677811%
-- full rate (KT)	0.862958%	0.090449%	0.329006%	0.536203%	1.520000%	3.338616%
-- excess land or vacant land (IU/IK/IX/IJ/LU)	0.560923%	0.058792%	0.213854%	0.348532%	1.208477%	2.390578%
-- farmland awaiting development (I1)	0.274257%	0.028746%	0.104561%	0.170411%	0.189000%	0.766975%
Pipeline (PT)	0.388238%	0.040693%	0.148017%	0.241234%	1.353050%	2.171232%
Farm (FT)	0.073135%	0.007666%	0.027883%	0.045443%	0.063000%	0.217127%
Managed Forest (TT)	0.091419%	0.009582%	0.034854%	0.056804%	0.063000%	0.255659%
	<u>Downtown B.I.A.</u>	<u>Bronte B.I.A.</u>	<u>Kerr Street B.I.A.</u>			
Commercial -- full rate (CT/DT/ST/GT)	0.510509%	0.384632%	0.280323%			
-- excess land or vacant land (CX)	0.357356%	0.269242%	0.198226%			

TABLE G-2
TOWN OF OAKVILLE
SUMMARY OF EXPENDITURES AND REVENUES, 2009

	2009 \$ (000's)
1 Expenditures	
1.01 General Government	21,918.4
1.02 Fire	23,766.6
1.03 Protective Inspection and Control	2,550.7
1.04 Infrastructure (Roads, Storm)	27,579.9
1.05 Parking, streetlighting & other	3,087.6
1.06 Transit	20,239.7
1.07 Parks & Recreation	33,626.3
1.08 Libraries	8,999.6
1.09 Cultural Services	4,120.7
1.10 Planning and Zoning	15,610.7
1.11 Corporate Revenue & Expenses	32,713.3
Total	194,213.5
2 Revenue Fund Revenues	
2.01 Activity Revenue	38,897.5
2.02 Internal Recoveries	12,290.9
2.03 Grants	698.6
2.04 Other Revenue	3,752.2
2.05 Payments in lieu of taxes	2,403.0
2.06 General Provincial Grants	305.0
2.07 Local Improvement Collections	22.5
2.08 Subdivision Agreement Fees	407.3
2.09 POA Court Fines	530.0
2.10 Penalties and interest on taxes	2,430.0
2.11 Income from Investments	3,742.8
2.12 Supplementary Taxes	2,000.0
2.13 Manual Adjustments	500.0
2.14 Local Infrastructure Funding Levy	1,205.1
2.15 Other Service Fees	1.4
2.16 Hydro Revenue	8,491.0
Total Non-Tax Revenues	77,677.3
3 Net Expenditures (General Levy)	116,536.2
Total	194,213.5

Sources: 2009 Operating Budget

**TABLE G-3
TOWN OF OAKVILLE
SUMMARY OF NET OPERATING EXPENDITURES FOR 2009
\$(000's)**

EXPENDITURE CATEGORY	TOTAL EXPENDITURE	Debt Charges	Minor Capital & Transfers To Reserves	Activity Revenue	NET OPERATING EXPENDITURE	Residential Share		Non-residential Share	
						%	\$(000's)	%	\$(000's)
1.01 General Government	21,918.4	-	199.3	604.8	21,114.3	66.6%	14,062.1	33.4%	7,052.2
1.02 Fire	23,766.6	-	724.6	415.1	22,626.9	66.6%	15,069.5	33.4%	7,557.4
1.03 Protective Inspection and Control	2,550.7	-	-	1,273.3	1,277.4	66.6%	850.7	33.4%	426.7
1.04 Infrastructure (Roads, Storm)	27,579.9	-	1,634.6	3,304.8	22,640.5	66.6%	15,078.6	33.4%	7,561.9
1.05 Parking, streetlighting & other	3,087.6	-	666.9	3,045.3	(624.6)	66.6%	(416.0)	33.4%	(208.6)
1.06 Transit	20,239.7	-	2,868.2	7,963.5	9,408.0	66.6%	6,265.7	33.4%	3,142.3
1.07 Parks & Recreation	33,626.3	-	1,750.2	12,010.1	19,866.0	95.0%	18,872.7	5.0%	993.3
1.08 Libraries	8,999.6	-	20.5	417.2	8,561.9	95.0%	8,133.8	5.0%	428.1
1.09 Cultural Services	4,120.7	-	85.9	1,726.2	2,308.6	95.0%	2,193.2	5.0%	115.4
1.10 Planning and Zoning	15,610.7	-	28.2	7,622.4	7,960.1	66.6%	5,301.4	33.4%	2,658.7
1.11 Corporate Revenue & Expenses	32,713.3	5,797.8	11,036.0	514.8	15,364.7	66.6%	10,232.9	33.4%	5,131.8
Total	194,213.5	5,797.8	19,014.4	38,897.5	130,503.8		95,644.7		34,859.1

Sources: 2009 Operating Budget

2009 Population	174,180	66.6%
2009 Employment	87,439	33.4%
	261,619	

Capital Spending From Current Budget: Total Expenditures	194,213.5
-Debt	5,797.8
-Own Fund Transfers	19,014.4
-Activity Revenue	38,897.5
	130,503.8

% Capital From Current Budget = (5,798 + 19,014) ÷ 130,504 = 19.0%

**TABLE G-4
TOWN OF OAKVILLE
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.01	General Government	14,062.1	7,052.2	The percentage growth in the size and spending requirements of Council, CAO's Office and other corporate services, is not expected to match the percentage growth in population and employment in the Town. The basic high level organizational structure is in place and while additional capacity will be required, much of it is expected to be achieved based on operating economies of scale. As a result, a 60% cost factor has been used. i.e. For every dollar per capita spent on these operations in 2009, it is forecast that new growth can be adequately served at a cost of \$0.60/capita, in addition to the 2009 spending base, which is required to serve the Town's 2009 population and is assumed to remain intact.	48.44	48.39
1.02	Fire	15,069.5	7,557.4	Based on an adjusted extrapolation from Chapter VII and Appendix L of the Town's 2009 Development Charge Background Study, it is assumed that incremental development in the Town 2018-2031 can be adequately serviced at 85% of the 2009 cost per capita, as a result of economies of scale enabled by the network of fire facilities.	73.54	73.47
1.03	Protective Inspection and Control	850.7	426.7	It is assumed that 100% of the 2009 cost per capita for this service will continue to apply to future growth.	4.88	4.88
1.04	Infrastructure (Roads, Storm)	15,078.6	7,561.9	Based on an adjusted extrapolation from Chapter VII and Appendix L of the Town's 2009 Development Charge Study, it is assumed that incremental development in the Town 2021-2031 can be adequately serviced at 80% of the 2009 cost per capita. This is the result of an increased transit modal split and the disproportionately low increment to the Town's road network that is required by growth (the DC Background Study actually suggested the potential for larger economies).	69.26	69.19
1.05	Parking, streetlighting & other	(416.0)	(208.6)	This service shows a small net surplus, once capital contributions and activity revenue have been netted out. It is broadly assumed that this item will net to zero in the future.	-	-
1.06	Transit	6,265.7	3,142.3	<p>The Town's public transit system currently operates a fleet of 75 conventional buses, plus a car-o-van service fleet of six buses. The development charge 10-year capital program is based on the addition of 53 conventional buses and 12 car-o-van buses plus North Oakville Transit Centres, park and ride facilities, an Uptown Core Bus Depot, the Palermo Terminal and numerous bus shelters.</p> <p>Although the Town has not established its financial plan for capital asset growth beyond 2018, its Transportation Masterplan envisaged the addition of another 97 buses by "buildout" (Total 75+53+97= 225, plus car-o-vans).</p> <p>Based on the Town's 2009 net transit operating expenditure of \$9.4 million which funded 75 conventional buses and other associated infrastructure, the total net annual operating cost per bus (2009 \$) is approximately \$125,000.</p> <p>Assuming the Town's fleet includes 143 buses by 2021 and 225 buses by 2031, operating costs could grow to \$17.9 million by 2021 and \$28.1 million by 2031. This converts to the following per capita and per employee cost factors:</p>	74.00	74.00

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**TABLE G-4A
TOWN OF OAKVILLE
TAX-SUPPORTED NET OPERATING FUND REQUIREMENTS**

Service	2008 \$ 000's					
	2018 ¹ Total Cost	Res. ¹ %	Non-Res. ¹ %	Res. \$ Portion	2018 Forecast \$/Capita Growth	2009 Actual Cost/ Capita
Fire	2,191	86.4	13.6	1,893	57	83
Library	1,694	100.0	-	1,694	51	46
Parks & Recreation	3,016	100.0	-	3,016	90	107
Public Transit	9,193	60.5	39.5	5,562	167	34
Roads and Related	866	55.0	45.0	476	14	83
Public Works	2,098	80.3	19.7	1,685	50	n/a
Other, i.e. Parking	20	60.5	39.5	12	1	n/a
Total	19,078	N/A	N/A	14,338	430	n/a

Note: Also includes provision for the future capital replacement of the growth-related facilities.

¹ Town of Oakville Development Charges Background Study, Hemson Consulting Ltd., June 2009, Appendix L, Table 1.

**TABLE G-4B
TOWN OF OAKVILLE
TAX-SUPPORTED CAPITAL FUNDING REQUIREMENTS
000'S \$**

<u>Category</u>	<u>2009-18 ¹ Total 000's \$</u>	
Statutory Discount	16,288	
Prior Growth	12,332	- existing DC reserve funds
Benefit to Existing/Replacement	51,089	
Post 2018 Growth	<u>40,166</u>	- future DCs (in part)
Total	119,875	
Average Annual Amount	11,988	
% of 130,504,000 Net Operating Cost	9.2%	

¹ Town of Oakville Development Charges Background Study, Hemson Consulting Ltd., June 2009, Appendix L, Table 2.

**TABLE G-4
TOWN OF OAKVILLE
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Potential Impact							Expenditure Per			
		Residential	Non-Resid.	Year	Millions \$ Net Operating Cost	Res. Share 64.9% Millions \$	Population	Per Capita	Non-res. Share 35.1% Millions \$	Employ- ment	Per Employee	Capita	Employee	
				2009	9.4	6.1	174,180	35	3.1	87,439	36			
				2021	17.9	11.6	220,400	53	6.0	119,000	50			
				2031	28.1	18.2	245,600	74	9.4	127,200	74			
				<p>It is important to note that these cost factors would be much higher if the added costs were largely or solely attributed to the needs of growth, rather than being spread over the entire Town population and tax base as was done in the table above. While the Town's existing population will benefit from transit service level increases to be introduced by the significant fleet expansion, the primary impetus for the increased transit modal split relates to the transportation requirements of the growth increment. More intensive use of the buses and an improved revenue/cost (R/C) ratio may occur and would serve to moderate the costs somewhat.</p> <p>Also, an additional cost consideration relates to the fact that despite a gradually increasing transit service level in Oakville, a significant portion of the proposed transit cost increment is beyond the 10-year historical service level cap for the Town, imposed by the <i>Development Charges Act, 1997</i>. This cost has been addressed in Chapter VII and Appendix L of the Town's 2009 Development Charge Background Study in the amount of \$25 million and is ultimately expected to be largely recovered by development charges.</p>										
1.07	Parks & Recreation	18,872.7	993.3	Based on an adjusted extrapolation from Chapter VII and Appendix L of the Town's 2009 Development Charge Background Study, it is assumed that incremental development in the Town 2018-2031 can be adequately serviced at 95% of the 2009 cost per capita, based on the cost of maintaining the current service level of parks and recreation facilities.							102.93	10.79		
1.08	Libraries	8,133.8	428.1	Based on an adjusted extrapolation from Chapter VII and Appendix L of the Town's 2009 Development Charge Background Study, it is assumed that incremental development in the Town 2018-2031 can be adequately serviced at 100% of the 2009 cost per capita.							46.70	4.90		
1.09	Cultural Services	2,193.2	115.4	It is assumed that 100% of the 2009 cost per capita for this service will continue to apply to future growth.							12.59	1.32		

**TABLE G-4
TOWN OF OAKVILLE
OUTLINE OF BASIS FOR NET OPERATING EXPENDITURE IMPACT ASSUMPTIONS**

	Expenditure Item	Net 2009 Expenditure 000's \$		Potential Impact	Expenditure Per	
		Residential	Non-Resid.		Capita	Employee
1.10	Planning and Zoning	5,301.4	2,658.7	The Town's Planning Department is sized to accommodate a high rate of growth which is continuing. It is assumed that intensification will introduce additional staffing requirements, offset by some operational economies of scale, in the result that per capita expenditures for Planning are expected to remain unchanged. A \$2.3 million transfer for the Tax Stabilization Reserve was made in 2009 to offset temporary reductions in planning and building fee revenue which is expected to be reinstated, pursuant to the growth forecast.	30.44	30.41
1.11	Corporate Revenue & Expenses	10,232.9	5,131.8	Although minor economies of scale are possible, it is assumed that 100% of the 2009 cost per capita will continue to apply to future growth.	58.75	58.69
	Total Expenditures	95,644.7	34,859.1		521.53	376.03

Sources: 2009 Operating Budget

549.11

398.67

2009 Population

174,180

2009 Employment

87,439

**TABLE G-5
TOWN OF OAKVILLE
OUTLINE OF BASIS FOR NET OPERATING REVENUE IMPACT ASSUMPTIONS**

	Revenue Item	Net 2009 Revenue 000's \$			Basis for Potential Impact	Revenue Per	
		Total	Residential 66.6%	Non-Resid. 33.4%		Capita \$	Employee \$
2.01	Activity Revenue	38,897.5	25,897.1	13,000.4	Netted in Table G-3.	-	-
2.02	Internal Recoveries	12,290.9	8,183.0	4,107.9	Expected to increase in direct proportion to growth as coverage is incorporated as part of operating department budgets	46.98	46.98
2.03	Grants	698.6	465.1	233.5	No Impact Anticipated	-	-
2.04	Other Revenue	3,752.2	2,498.1	1,254.1	Expected to increase in direct proportion to growth	14.34	14.34
2.05	Payments in lieu of taxes	2,403.0	-	2,403.0	Minor Impact Anticipated (i.e. 50% of current per capita rate)	-	13.74
2.06	General Provincial Grants	305.0	203.1	101.9	No Impact Anticipated	-	-
2.07	Local Improvement Collections	22.5	15.0	7.5	No Net Impact Anticipated	-	-

**TABLE G-5
TOWN OF OAKVILLE
OUTLINE OF BASIS FOR NET OPERATING REVENUE IMPACT ASSUMPTIONS**

	Revenue Item	Net 2009 Revenue 000's \$			Basis for Potential Impact	Revenue Per	
		Total	Residential	Non-Resid.		Capita	Employee
2.08	Subdivision Agreement Fees	407.3	271.2	136.1	No Net Change Involved. An anticipated increase is to be fully offset by a decline in Tax Stabilization Reserve Draw	-	-
2.09	POA Court Fines	530.0	352.9	177.1	Expected to increase in direct proportion to growth	2.03	2.03
2.10	Penalties and interest on taxes	2,430.0	1,617.8	812.2	Expected to increase in direct proportion to growth	9.29	9.29
2.11	Income from Investments	3,742.8	2,491.9	1,250.9	Expected to increase in direct proportion to growth	14.31	14.31
2.12	Supplementary Taxes	2,000.0	1,331.6	668.4	N/a. Full annual tax increase separately included	-	-
2.13	Manual Adjustments	500.0	332.9	167.1	No Impact Anticipated	-	-
2.14	Local Infrastructure Funding Levy	1,205.1	802.3	402.8	Expected to increase in direct proportion to growth	4.61	4.61
2.15	Other Service Fees	1.4	0.9	0.5	Minor item - no impact anticipated	0.01	0.01

**TABLE G-5
TOWN OF OAKVILLE
OUTLINE OF BASIS FOR NET OPERATING REVENUE IMPACT ASSUMPTIONS**

	Revenue Item	Net 2009 Revenue 000's \$			Basis for Potential Impact	Revenue Per	
		Total	Residential	Non-Resid.		Capita	Employee
2.16	Hydro Revenue	8,491.0	5,653.1	2,837.9	Expected to increase in direct proportion to growth	32.46	32.46
	Total Revenue		50,115.9	27,561.4		124.01	124.01
					Institutional Only	n/a	137.75

Sources: 2009 Operating Budget

287.72

315.21

2009 Population
2009 Employment

174,180
87,439

TABLE G-6
TOWN OF OAKVILLE
Fiscal Impact Summary for Residential Development

Financial Component	1 Low Density Residential	2 Medium Density Residential	3 High Density Residential
<u>Operating Expenditures</u>			
Occupancy (as per 2009 DC Study)	3.39	2.59	1.70
Occupancy X \$ 521.53 /capita	\$ 1,767.99	\$ 1,350.76	\$ 883.99
Sub-Total	\$ 1,767.99	\$ 1,350.76	\$ 883.99
<u>Capital Spending from Current Budget</u>			
25% of other operating expenditures	\$ 442.00	\$ 337.69	\$ 221.00
Total Annual Expenditure Increases	\$ 2,209.99	\$ 1,688.45	\$ 1,104.99
<u>Revenues</u>			
Assessment for 2009 Tax Purposes	\$ 440,000	\$ 310,000	\$ 230,000
2009 Tax Rate	0.365676%	0.365676%	0.365676%
Property Tax Revenue Increase	\$ 1,609	\$ 1,134	\$ 841
Non-Tax Revenue Occupancy (as per 2009 DC Study)	3.39	2.59	1.70
Occupancy X \$ 124.01 /capita	\$ 420.39	\$ 321.19	\$ 210.20
TOTAL ANNUAL REVENUE INCREASES	\$ 2,029.39	\$ 1,455.19	\$ 1,051.20
Annual Operating Surplus (Deficit)	\$ (180.60)	\$ (233.26)	\$ (53.79)

**TABLE G-7
TOWN OF OAKVILLE
Fiscal Impact Summary for Non-Residential Development**

Financial Component	1	2	3
	Industrial	Commercial	Institutional
<u>Operating Expenditures</u>			
Employees per net acre	15.3 ¹	38.1 ²	32.8 ²
X \$ 376.03 /employee	\$ 5,753.21	\$ 14,326.62	\$ 12,333.68
Sub-Total	\$ 5,753.21	\$ 14,326.62	\$ 12,333.68
<u>Capital Spending from Current Budget</u>			
25% of other operating expenditures	\$ 1,438.30	\$ 3,581.66	\$ 3,083.42
Total Annual Expenditures	\$ 7,191.51	\$ 17,908.28	\$ 15,417.10
<u>Revenues</u>			
Assessment for 2009 Tax Purposes (per net ac)	\$ 1,127,000	\$ 1,922,000	n/a
2009 Tax Rate	0.862958%	0.532607%	0.000000%
Property Tax Revenue Increase	\$ 9,725.54	\$ 10,236.71	n/a
Non-Tax Revenue Employees per net acre	15.3	38.1	32.8
employees X \$ 124.01 /employee	\$ 1,897.35	\$ 4,725.00	\$ 4,518.24 ³
TOTAL ANNUAL REVENUES	\$ 11,622.89	\$ 14,961.71	\$ 4,518.24
Annual Operating Surplus (Deficit)	\$ 4,431.38	\$ (2,946.57)	\$ (10,898.86)

¹ Based on Coverage of 25%.

² Based on Coverage of 30%.

³ Estimate for Payments-In-Lieu:

$$\begin{array}{rcl}
 \$ & 137.75 & \times & 32.8 & = & \$ & 4,518.24 \\
 \text{(non-tax revenue/emp.)} & & & \text{(emp. /net acre)} & & &
 \end{array}$$

**TABLE G-8
TOWN OF OAKVILLE
BROAD ESTIMATE OF FISCAL IMPACT OF GROWTH 2021-2031**

	Annual Surplus (Deficit) 2009\$	Number of Units/Net Acres	Total Impact \$ Surplus/ (Deficit)
1. Residential Development (per unit)			
1.1 Low Density	\$ (180.60)	2,475	\$ (446,985)
1.2 Medium Density	\$ (233.26)	1,756	\$ (409,605)
1.3 High Density	\$ (53.79)	8,415	\$ (452,643)
1.4 Total Residential		12,646	(1,309,232)
2. Non-Residential Development (per net acre)			
2.1 Industrial	\$ 4,431.38	157.7	\$ 698,829
2.2 Commercial	\$ (2,946.57)	120.7	\$ (355,651)
2.3 Institutional	\$ (10,898.86)	36.3	\$ (395,629)
2.4 Total Non-Residential		314.7	\$ (52,451)
3. Population Adjustment Factor ¹			\$ 991,295
4. Grand Total Impact			\$ (370,388)

Notes:

1. Residential Development Type	2021-2031 Units
Low Density	2,475
Medium Density	1,756
High Density	8,415
Total	12,645

2. Non-Residential Development Type	2021-2031 Employees	2021-2031 Assessment Adjustment ¹	2021-2031 Net Ac*
Industrial	3,619	2,413	157.7
Commercial	3,392	4,598	120.7
Institutional	1,189	1,189	36.3
Total	8,200	8,200	314.7

¹ Reduction in expenditures attributable to the difference between gross and net 2021-31 population increase. i.e. 27,200 gross vs. 25,300 net = 93%. See Table G-8a.

² Approximately one third of industrial employees are assessed as commercial.

APPENDIX H

BPE 2007 VS. SUSTAINABLE HALTON TAX IMPACTS

**TABLE H-1
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE REGION OF HALTON**

Development Type	2015-2021			Fiscal Impact	
	2007 BPE	Sustainable Halton	Difference	Annual Surplus/ (Deficit)	Total Impact
<u>Residential Dwellings</u>					
Low Density	14,619	15,661	1,041	\$ (402)	\$ (418,809)
Medium Density	7,208	6,977	(231)	\$ (256)	\$ 59,268
High Density	7,383	10,371	2,987	\$ (78)	\$ (233,216)
Total	29,211	33,008	3,797		\$ (592,757)
Net Population	75,200	79,408	4,208		
<u>Non-Residential Employment</u>					
Industrial	17,860	19,184	1,325		
Commercial	17,896	23,593	5,697		
Institutional	4,845	5,142	297		
Total	40,601	47,920	7,319		
<u>Non-Residential Land Area(Net Ha) ¹</u>					
			<u>Net Ha</u>	<u>Net Ac</u>	
Industrial			35	86	\$ 6,370
Commercial			60	148	\$ 716
Institutional			4	10	\$ (7,400)
Total			99	245	\$ 583,956
<u>Non-Residential Floor Area ¹</u>					
Industrial			1,125,906		
Commercial			2,278,822		
Institutional			118,839		
Total			3,523,566		
2015-2021 Fiscal impact					\$ (8,801)

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows:
 Industrial 850 sq.ft. per employee & 30% coverage
 Commercial 400 sq.ft. per employee & 35% coverage
 Institutional 400 sq.ft. per employee & 30% coverage

**TABLE H-2
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE TOWN OF MILTON**

Development Type	2015-2021			Fiscal Impact	
	2007 BPE	Sustainable Halton	Difference	Annual Surplus/ (Deficit)	Total Impact
<u>Residential Dwellings</u>					
Low Density	9,851	9,560	(291)	\$ (1,157)	\$ 337,008
Medium Density	1,866	4,183	2,317	\$ (825)	\$ (1,912,510)
High Density	585	2,466	1,881	\$ (591)	\$ (1,111,462)
Total	12,302	16,209	3,908		\$ (2,686,964)
Net Population	39,500	45,153	5,653		
<u>Non-Residential Employment</u>					
Industrial	4,087	7,694	3,607		
Commercial	7,109	11,832	4,724		
Institutional	1,406	2,774	1,368		
Total	12,601	22,300	9,699		
<u>Non-Residential Land Area(Net Ha) ¹</u>					
			<u>Net Ha</u>	<u>Net Ac</u>	
Industrial			95	235	\$ 103 \$ 24,259
Commercial			50	124	\$ (11,406) \$ (1,409,214)
Institutional			17	42	\$ (13,897) \$ (583,771)
Total			162	400	\$ (1,968,726)
<u>Non-Residential Floor Area ¹</u>					
Industrial			3,066,060		
Commercial			1,889,453		
Institutional			547,107		
Total			5,502,620		
2015-2021 Fiscal Impact					\$ (4,655,690)

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows:
 Industrial 850 sq.ft. per employee & 30% coverage
 Commercial 400 sq.ft. per employee & 35% coverage
 Institutional 400 sq.ft. per employee & 30% coverage

**TABLE H-3
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE TOWN OF HALTON HILLS**

Development Type	2015-2021			Fiscal Impact	
	2007 BPE	Sustainable Halton	Difference	Annual Surplus/ (Deficit)	Total Impact
<u>Residential Dwellings</u>					
Low Density	540	739	199	\$ (125)	\$ (24,829)
Medium Density	560	540	(20)	\$ (117)	\$ 2,380
High Density	590	1,033	443	\$ 131	\$ 58,063
Total	1,690	2,312	622		\$ 35,614
Net Population	3,500	4,105	605		
<u>Non-Residential Employment</u>					
Industrial	1,631	2,013	382		
Commercial	2,048	2,361	312		
Institutional	121	86	(35)		
Total	3,800	4,460	660		
<u>Non-Residential Land Area(Net Ha) ¹</u>					
			<u>Net Ha</u>	<u>Net Ac</u>	
Industrial			10	25	\$ 3,699 \$ 91,392
Commercial			3	7	\$ 602 \$ 4,463
Institutional			0	0	\$ (7,988) \$ -
Total			13	32	\$ 95,855
<u>Non-Residential Floor Area ¹</u>					
Industrial			324,894		
Commercial			124,984		
Institutional			(14,014)		
Total			435,864		
2015-2021 Fiscal Impact					\$ 131,469

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows:

Industrial 850 sq.ft. per employee & 30% coverage
Commercial 400 sq.ft. per employee & 35% coverage
Institutional 400 sq.ft. per employee & 30% coverage

**TABLE H-4
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE CITY OF BURLINGTON**

Development Type	2015-2021			Fiscal Impact	
	2007 BPE	Sustainable Halton	Difference	Annual Surplus/ (Deficit)	Total Impact
Residential Dwellings					
Low Density	479	641	162	\$ (78)	\$ (12,704)
Medium Density	446	175	(271)	\$ 92	\$ (24,834)
High Density	1,715	2,763	1,048	\$ 233	\$ 243,699
Total	2,641	3,580	939		\$ 206,161
Net Population	2,700	4,655	1,955		
Non-Residential Employment					
Industrial	2,940	1,163	(1,777)		
Commercial	1,427	2,810	1,383		
Institutional	1,032	227	(806)		
Total	5,400	4,200	(1,200)		
Non-Residential Land Area(Net Ha) ¹					
			Net Ha	Net Ac	
Industrial			(47)	(116)	\$ 2,686 \$ (311,950)
Commercial			15	37	\$ (2,155) \$ (79,892)
Institutional			(10)	(25)	\$ (10,813) \$ 267,193
Total			(42)	(104)	\$ (124,648)
Non-Residential Floor Area ¹					
Industrial			(1,510,765)		
Commercial			553,349		
Institutional			(322,362)		
Total			(1,279,778)		
				2015-2021 Fiscal Impact	\$ 81,513

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows:
 Industrial 850 sq.ft. per employee & 30% coverage
 Commercial 400 sq.ft. per employee & 35% coverage
 Institutional 400 sq.ft. per employee & 30% coverage

**TABLE H-5
SUSTAINABLE HALTON DEVELOPMENT ASSUMPTIONS Re:
THE TOWN OF OAKVILLE**

Development Type	2015-2021			Fiscal Impact	
	2007 BPE	Sustainable Halton	Difference	Annual Surplus/ (Deficit)	Total Impact
<u>Residential Dwellings</u>					
Low Density	3,749	4,720	971	\$ (181)	\$ (175,428)
Medium Density	4,337	2,079	(2,258)	\$ (233)	\$ 526,594
High Density	4,493	4,108	(385)	\$ (54)	\$ 20,721
Total	12,578	10,907	(1,671)		\$ 371,886
Net Population	29,500	25,495	(4,005)		
<u>Non-Residential Employment</u>					
Industrial	9,202	8,314	(887)		
Commercial	7,312	6,590	(722)		
Institutional	2,285	2,056	(230)		
Total	18,800	16,960	(1,840)		
<u>Non-Residential Land Area(Net Ha) ¹</u>					
			<u>Net Ha</u>	<u>Net Ac</u>	
Industrial			(23)	(57)	\$ 4,431 \$ (251,849)
Commercial			(8)	(20)	\$ (2,947) \$ 58,248
Institutional			(3)	(7)	\$ (10,899) \$ 80,793
Total			(34)	(84)	\$ (112,808)
<u>Non-Residential Floor Area ¹</u>					
Industrial			(754,283)		
Commercial			(288,965)		
Institutional			(91,892)		
Total			(1,135,139)		
2015-2021 Fiscal Impact					\$ 259,079

Note : Totals reflect rounding.

The number of employees are converted to floor area and land area as follows:

Industrial 850 sq.ft. per employee & 30% coverage

Commercial 400 sq.ft. per employee & 35% coverage

Institutional 400 sq.ft. per employee & 30% coverage

