



Long-Term Fiscal Impact Assessment of Growth, 2021-2041

Township of Springwater

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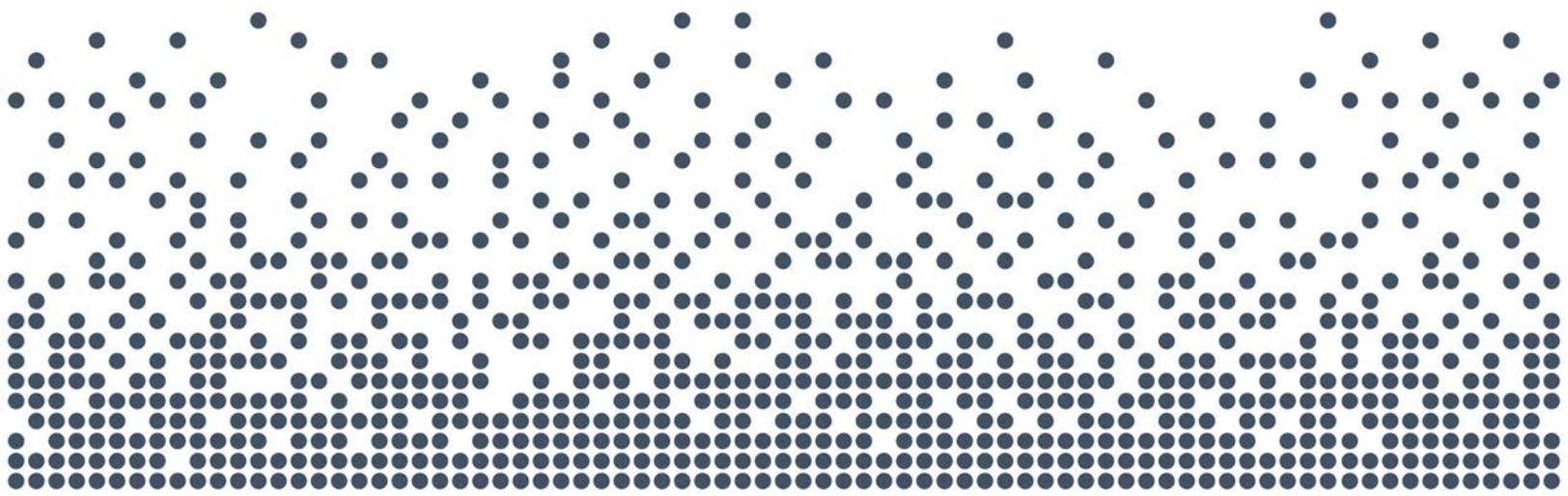
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
cu.m.	Cubic metres
D.C.	Development Charges
D.C.A.	Development Charges Act
I.O.	Infrastructure Ontario
L.P.A.T.	Local Planning Appeals Tribunal
O.C.I.F.	Ontario Community Infrastructure Fund
O.S.I.F.A.	Ontario Strategic Infrastructure Financing Authority



Executive Summary



Executive Summary

The Township of Springwater is anticipated to experience significant population and employment growth over the next twenty years as a result of development of the Midhurst Secondary Plan Area and, to a lesser extent, other areas of the Township. The current (2020) population of the Township is approximately 23,000 and is anticipated to grow to approximately 48,800 by 2041. This represents an increase of 112%.

The purpose of this long-range financial plan is to identify key financial pressures as the Township plans for continued growth and to make recommendations to assist the Township in managing growth over the planning period. The methodology used in the analysis considers acceptable fiscal thresholds for debt and taxes and ensures that “growth pays for growth to the greatest extent possible”. The results summarize the type of growth along with estimated timing of costs required for servicing growth and asset replacement, as well as providing recommendations for review of existing financing options.

Growth Forecast

Between 2021 and 2041, Springwater’s population and employment base is forecasted to increase by approximately 25,800 persons and 3,600 employees. Of this amount, approximately 18,400 persons and 2,000 employees are anticipated in the Midhurst Secondary Plan Area.

To accommodate future population growth, the Township is forecasted to require approximately 8,600 new households (approximately 6,200 in the Midhurst Secondary Plan Area). Approximately 78% of these additional housing units are anticipated to be low density along with 20% medium density and 2% high density. Of the future employment growth within the Township, 75% will be focused on commercial and institutional uses. Steady employment growth in the industrial sector is also anticipated with the remaining 25% of future employment anticipated in this sector.

Property Tax Assessment Growth

As a result of the additional population and employment growth, the Township will receive additional assessment arising from the development of residential and non-residential buildings. The total weighted assessment is anticipated to increase from



approximately \$3.95 billion in 2020 to \$8.36 billion by 2041. Of the anticipated increase, the Midhurst Secondary Plan area growth represents approximately 65% of the additional weighted assessment.

Water and Wastewater Services

As part of this long-range financial plan process, Watson undertook a study to update the water and wastewater rates to 2030. For the purposes of this Long-range Financial Plan, the analysis was extended to 2041 in order to provide commentary on the impacts of the capital spending program and operating forecast on the user rates.

Similar to the growth in population and employment, significant water and wastewater customer growth is anticipated, especially in the Midhurst Secondary Plan Area. The following observations can be made from the water and wastewater analysis:

- The 2021 to 2041 capital spending program for water and wastewater is \$94.33 million and \$195.59 million (inflated), respectively;
- The capital forecast includes the capital infrastructure required for the Midhurst Secondary Plan Area (identified in the Midhurst Secondary Plan Environmental Assessment);
- The capital infrastructure required for growth in Midhurst (\$64.88 million for water and \$157.92 million for wastewater) is anticipated to be funded by the developing landowners. The remaining growth-related works are to be funded through development charges and growth-related debt;
- The non-growth-related capital requirements over the forecast period are anticipated to be funded by a combination of reserves and debt;
- Total debt requirements over the forecast period for water and wastewater are \$444,000 (growth-related) and \$6.19 million (non-growth related), respectively;
- Most operating costs were inflated at 2% over the forecast period. Additional operating expenditures related to new treatment plants and distribution/collection infrastructure in the Midhurst Secondary Plan area have been forecasted based on anticipated increases in operating costs;
- Based on a cost per customer analysis, the existing customers in the Township would be subsidizing the new Midhurst customers in the early half of the forecast, however subsequent to 2036 for water and 2031 for wastewater, the additional new Midhurst customers assist in keeping the rates lower;



- Lifecycle replacement costs for new infrastructure were also considered, however due to the long useful lives of water and wastewater assets, the effects on the analysis of costs per customer were marginal;
- Water rates are forecasted to increase by 2% for 2021 and 2022 then by 3% annually for the remainder of the forecast period; and
- Wastewater rates are forecasted to increase by 5% annually until 2031, then increase by 1% annually thereafter.

Tax-Supported Operating Analysis

An analysis was undertaken to examine the potential impact of growth on the Township's tax supported operating budget. The existing operating costs and revenues were examined on a per capita and per employee basis for most services. Each service was assessed to determine how the operating costs/revenues are likely to be impacted by development to provide the growth-related impacts on a per capita and per employee basis.

Operating expenditures were analyzed on a per acre basis for parks and a per kilometre of roads basis for public works as these expenditures are generally related to acres/kilometres more than population and employment in the Township. Additional operating expenditures were assumed based on the anticipated growth in roads and acres of parks.

The total annual incremental operating budget expenditures as a result of growth were then provided on an annualized basis. Based on this analysis, the total operating expenditures are anticipated to increase from \$18.72 million in 2021 to \$51.66 million in 2041 (an increase of 176%). Of these incremental expenditures, 69% are attributable to the growth in Midhurst.

A similar analysis was undertaken for non-tax revenues where an additional \$1.74 million (uninflated) in revenues is anticipated by 2041, with 67% of this revenue attributable to Midhurst growth.

Tax-Supported Capital Expenditures

An assessment of the required capital works over the 2021-2041 period was undertaken. Significant capital expenditures are required throughout the forecast period



to accommodate growth as well as the repair and replacement of existing assets. The following observations can be made from this analysis:

- The total 21-year capital forecast results in total capital spending requirements of \$461.53 million (inflated \$) of which approximately \$344.93 million are growth-related expenditures and \$116.60 million are non-growth/non-D.C. capital expenditures;
- The growth-related works in the Midhurst area related to roads and parks (\$157.48 million) are anticipated to be funded by the developing landowners. The balance of growth-related works are recoverable through development charges, donations, grants/subsidies, etc.;
- The non-growth-related works are to be funded through reserves/reserve funds, taxes, and debt;

Lifecycle Replacement Costs for New Infrastructure

When new growth-related infrastructure is assumed, the Township would need to allocate funds, on an annual basis, to replace infrastructure at the end of its useful life. These annual contributions/lifecycle expenditures increase to approximately \$9.44 million on an annual basis by 2041. These costs need to be considered to understand the full impact of development.

Forecast Impact of Development – Scenario #1 (Base)

The base scenario was prepared using the capital financing assumptions provided in the Township's current capital budget and existing policies. Based on an assessment of the operating costs, capital financing, and reserve fund balances, the following observations can be made:

- Under the base scenario, due to the limited D.C. reserve funds, all growth-related projects are required to be debt-funded by 2025. As a result of significant debt charges, the tax-supported D.C. reserve fund would fall into a deficit in 2026. In several years, the debt charges exceed D.C. revenues, and as such, these shortfalls would need to be funded temporarily through the tax base. \$11.22 million of growth-related expenditures would need to temporarily fund the D.C. revenue shortfalls over the forecast period.



- The weighted average assessment increases by 109% over the forecast period, whereas the general tax levy requirement increases by 205%;
- The tax implications of future growth provides for an annual tax rate increase in the 2.0% range, with the increase over the first 10 years at an average of 4.4%. Growth in the latter half of the forecast will be generating additional tax revenues to assist in funding required expenditures.
- When lifecycle replacement costs for new infrastructure are factored into the analysis, the average annual tax rate increase would increase from 2.0% to 2.9%;
- The Township's debt capacity is projected to well exceed the Provincial limit of 25% between 2025 and 2034. As a result, additional analysis was undertaken through Scenario #2 to address this debt capacity issue.

Forecast Impact of Development – Scenario #2

Scenario #2 examined the effects of having developer early payment/front-ending agreements for all roads, water, and wastewater projects across the entire Township.

- Developer assistance would reduce the requirements for debt funding by \$126 million, relative to the base scenario;
- There is less reliance on growth-related debt to fund the capital program, which will have a positive impact on debt capacity;
- D.C. reserve fund balances for tax-supported services would no longer be in a deficit position, and there is no longer a need to fund growth-related debt charges through the tax base. D.C. reserve balances by the end of the forecast period are in a positive balance of \$47.71 million, compared to a deficit position of \$5.12 million in the base scenario. The surplus would be used to repay developers for front-ending agreements;
- The overall average increase in the tax rate would decrease from 2.0% to 1.8%;
- The 10-year annual average increase in the tax rate would decrease from 4.4% to 3.6% relative to the base scenario; and;
- The developer early payment/front-ending agreements provide the Township with the ability to keep its debt capacity below the 25% Provincial limit, however it is recommended that the Township not exceed 20%, to protect against economic downturns. The Township exceeds this 20% threshold between 2026 to 2030.



General Conclusions

- In the first half of the forecast, Midhurst development will have an upward pressure on the tax rates as it is generating more expenditures than revenue. In the latter half of the forecast, the opposite is true;
- Due to the significant growth-related debt charges, tax-based revenues are needed to fund the D.C. shortfalls. If the shortfalls were removed from the forecast, through proposed front-ending/prepayment agreements, then the higher tax rates in the 2026-2031 period would decrease, relative to the base scenario;
- After 2031, the additional tax revenues from Midhurst growth are assisting in keeping the tax rate increases relatively steady over the latter half of the forecast period; and
- If the lifecycle reserve fund costs were included in the forecast, then the tax rate for 2041 would be 19% higher.

Future Policy Directions

Based on the analysis presented in this report, the Township is expected to face significant financial pressures as a result of growth. Given that debt capacity limits are breached under the base scenario, it is recommended that the Township consider the following to assist with financing the growth-related costs.

- Continue to require Midhurst developer contributions towards roads, water, wastewater, and basic parkland development;
- Require development in all areas of the Township (including Midhurst) to prepay D.C.s or front-end projects for roads, water, and wastewater services;
- Consider additional agreements with developers to fund other assets; and/or
- Delay capital expenditures and/or growth in certain areas.

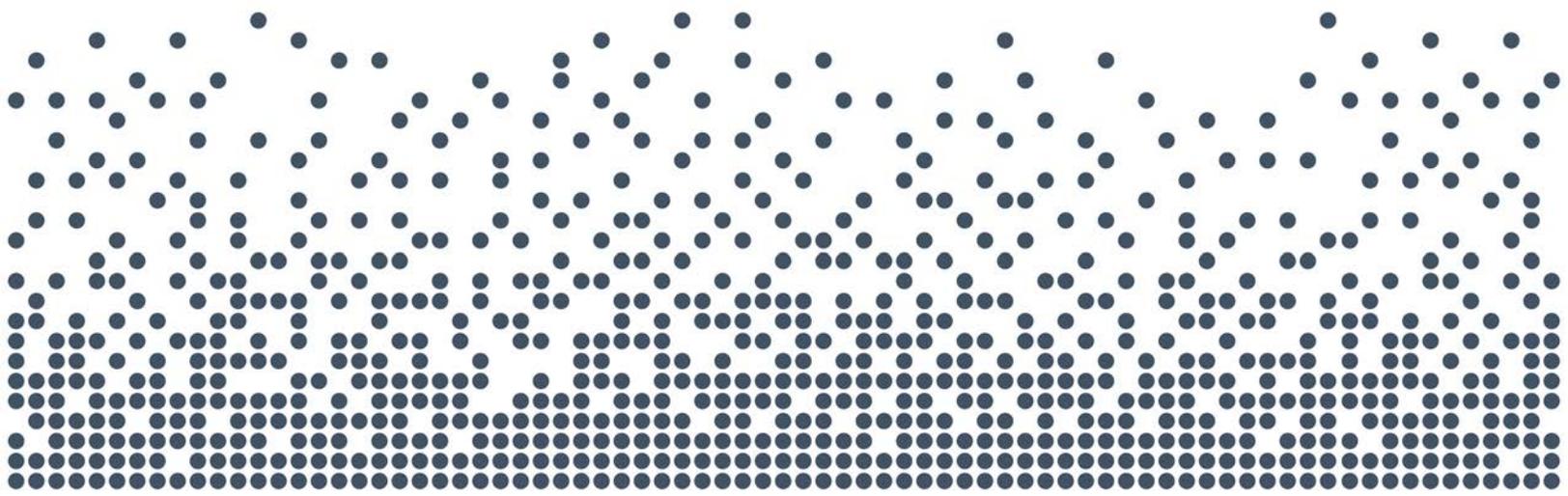
Recommendations for Council's Consideration

Based on the analysis presented in this Long-range Financial Plan, it is recommended that Council consider the following:

- Update the Township's D.C. Background Study to accelerate the timing of collection of D.C.s to time of agreement from the time of the first building permit issuance.



- Update the Township's D.C. Background Study to remove the 10% mandatory deduction for Parks and Recreation, Library, and Growth studies.
- Require development in all areas of the Township (including Midhurst) to prepay D.C.s or front-end projects for roads, water, and wastewater services to minimize debt issuances for the Township.
- Pass a policy that provides for a maximum debt capacity limit of 20% to ensure the Township mitigates financial risk



Report



Chapter 1

Introduction



1. Introduction

1.1 Background

The Township of Springwater is expected to experience significant growth over the next two decades, with the majority of the development occurring in the Midhurst Secondary Plan area. The current (2020) population of the Township is approximately 23,000 and is anticipated to grow to approximately 48,800 by 2041. This represents an increase of 112%.

The Township wants to ensure that the significant amount of growth in the community is well planned over various planning factors, including land-use planning, infrastructure planning, and financial planning. This comprehensive long-term financial plan will articulate, in financial terms, the results Council intends to achieve over the next twenty-one years. This review is required as the Township recognizes the current pressures related to aging infrastructure, the economy, increasing service expectations from citizens and the significant growth forecast. The Township has undertaken this long-term financial plan to ensure the financial viability of growth.

Watson & Associates Economists Ltd. (Watson) has been retained by the Township to assist in the financial evaluation of the anticipated growth and resulting capital and operating needs. This study seeks to update the analysis in the Long-Range Financial Plan completed in 2016 by Hemson Consulting. The study provided herein will address the following elements:

- capital infrastructure needs and timing for all tax-supported Township services;
- capital infrastructure needs and timing for rate-supported services (based on the most recent water and wastewater rate study);
- capital financing;
- operating costs for infrastructure and services to accommodate new population and employment;
- potential impact on taxpayers over the planning horizon;
- comment on impacts of growth on the Township's debt capacity; and
- provide conclusions for staff and Council.



Due to the significant amount of growth anticipated to occur in the Midhurst Secondary Plan area, this report, where appropriate, presents the information in two separate tables; information related to the Midhurst Secondary Plan area and information related to all other growth anticipated in the Township. This information allows the report to highlight the financial impacts of the Midhurst Secondary Plan area separate from the remainder of the Township. Table 1-1 summarizes the anticipated growth for the Midhurst Secondary Plan area and the remainder of the Township.

Table 1-1
Township of Springwater
Growth Forecast Summary (2021-2041)

Development Location	Residential		Non-Residential	
	Population Increase	Housing Unit Increase	Gross Floor Area Increase (sq.ft.)	Employment Increase
Midhurst Secondary Plan Area	18,365	6,211	1,404,800	1,995
Remainder of Township	7,398	2,401	1,356,200	1,604
Total (2021-2041)	25,763	8,612	2,761,000	3,599



Chapter 2

Financial Impact Assessment



2. Financial Impact Assessment

2.1 Overview of Financial Evaluation

The approach to this financial evaluation has included a review of the following documents/information:

- The Township's current capital forecast (2021-2030);
- The 2018 Development Charges background study;
- The 2020 Water and Wastewater Rate Study;
- The Midhurst Secondary Plan Environment Assessment,
- The Township's asset management data for roads and facilities;
- The Township's 2021 operating budget; and
- The Township's current financial policies, tax rates, and debt capacity.

This information was reviewed, analyzed, and incorporated into the analysis to ensure that the anticipated growth within the Township is financially viable with regard to Township policies and provincial debt limits.

Figure 2-1 provides a schematic overview of the analysis to be undertaken herein, which is described as follows:

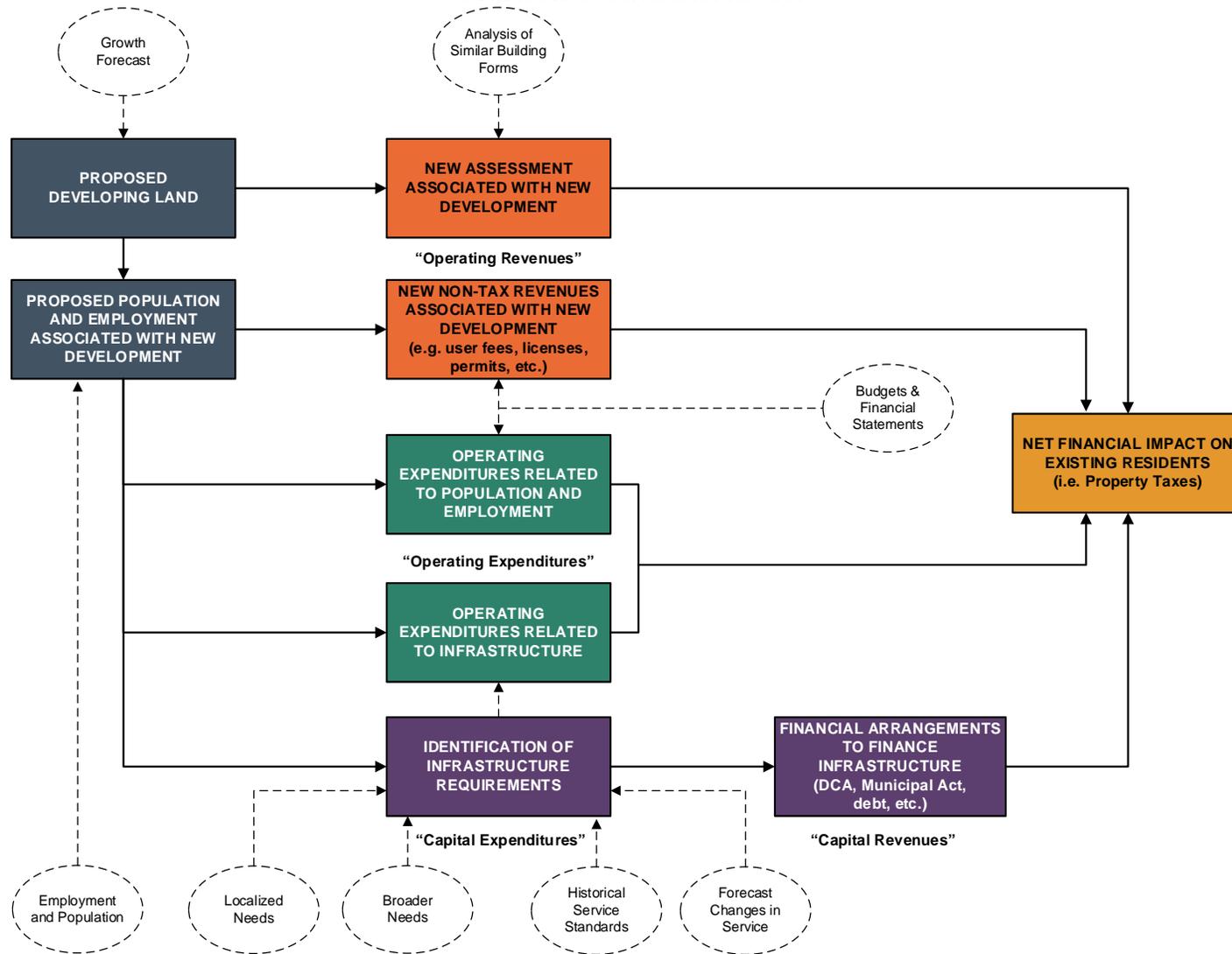
- **Blue Boxes** – denote the anticipated development within the Township of Springwater to the year 2041. The lower box denotes the long-range forecast that is detailed in Chapter 3.
- **Purple Boxes** – denote the capital infrastructure needs to service the anticipated development. The capital requirements to support the servicing needs (roads, fire, parks, and recreation, etc.) were developed and validated with input from various departmental staff, the ten-year capital forecast, the Midhurst Secondary Plan Environmental Assessment, the 2018 Development Charges Background Study, and the 2020 Water & Wastewater Rate Study. The resultant capital needs are detailed in Appendix A and are summarized in subsequent sections of this chapter. Financing methods for funding the infrastructure are discussed in Chapter 6. For the purpose of this analysis, any unfunded capital infrastructure is generally assumed to be funded from property taxes (either by direct contributions or by debenturing).



- **Green Boxes** – denote the additional operating expenditures anticipated over time. These costs have been assessed on two different bases: operating costs related to infrastructure and operating costs related to population/employment. The former identifies the specific operating costs anticipated to be incurred as additional infrastructure (i.e., roads, parks, etc.) is constructed. The latter identifies program expenditures which are linked to population and employment growth.
- **Orange Boxes** – denote anticipated operating revenues commensurate with growth. The upper box identifies the additional assessment anticipated as residential, commercial, and industrial building activity occurs over the forecast period. This new assessment gives rise to additional property tax revenue. The lower box identifies non-tax revenues such as user fees, permits, licences, etc., which are anticipated to grow in concert with population and employment growth.
- **Gold Box** – denotes the overall financial impact on property taxes over the forecast period. It is this impact that will be reviewed with notation of the impacts of the significant growth anticipated to occur in Midhurst, which is discussed further in Chapter 7.



Figure 2-1
Overview of Financial Model





2.2 Structure of Subsequent Chapters

The report is structured to discuss each component of the financial impact analysis methodology noted above. Operating and capital impacts for water and wastewater are provided separately from tax-supported services. As the reader will see in subsequent chapters, although water and wastewater are capital intensive services, developing landowners are providing the initial capital expenditures which minimizes the impact on debt. As a result, the tax-supported analysis is provided in more detail.

The remaining chapters of the report are provided as follows:

- Chapter 3 provides a summary of the anticipated growth in population, housing, employment, and assessment in the Township over the forecast period;
- Chapter 4 builds on the Township's 2020 water and wastewater rate study to identify capital and operating impacts of growth on rates;
- Chapter 5 provides an analysis of operating impacts resulting from the anticipated growth;
- Chapter 6 discusses the capital needs and anticipated financing methods;
- Chapter 7 combines the assessment growth, operating, and capital impacts to provide an overall impact on taxes; and
- Chapter 8 concludes the analysis and provides observations.

The report chapters are supported by Appendices which provide additional detail to support the calculations and analysis.



Chapter 3

Forecast Population, Housing, Employment, and Assessment Growth within the Township



3. Forecast Population, Housing, Employment, and Assessment Growth within the Township

This chapter summarizes the forecasted population, housing, employment, and gross floor area (G.F.A.) for the Township of Springwater by development area, over the 2021 to 2041 forecast period. The residential and non-residential forecast herein was prepared by Watson in conjunction with Township staff, based on the following information:

- Discussions with Township staff regarding the growth outlook and phasing of residential/non-residential development by development area;
- Review of the Midhurst Environmental Study Report, 2020, completed by Ainley Group; and
- Review of the Township of Springwater population, housing, and employment forecast prepared as part of the 2018 Development Charges Background Study.

3.1 Growth Forecast – 2021 to 2041

Table 3-1A summarizes the Township-wide population, housing, non-residential and employment growth forecast from 2021 to 2041. Table 3-1B summarizes the growth forecast for all areas other than Midhurst, while Table 3-1C summarizes the growth forecast for the Midhurst area only. Note that Table 3-1A is a summation of Tables 3-1B and 3-1C.

3.1.1 Population and Housing Growth, 2021 to 2041

With regard to population and housing growth over the forecast period, the following observations are provided:

- The Township's population is forecasted to increase by 25,763 persons from 23,011 in 2020 to 48,774 in 2041. This is depicted graphically in Figure 3-1 below;
- The number of total housing units across the Township is forecasted to increase by 8,612 units over the 2021-2041 forecast period;



- New housing development is forecasted to mainly consist of low-density development, with 78% of new units categorized as low density, 20% medium density, and 2% high density;
- The majority of growth over the forecast period is expected to occur in the Midhurst area with 71% of the population growth and 72% of the housing unit growth anticipated to occur in Midhurst. Of the housing growth in Midhurst, 74% is anticipated to be low-density, 24% medium density, and 2% high-density. The proportionate share of housing growth (shown in five-year blocks) attributable to Midhurst compared to the remainder of the Township is shown graphically in Figure 3-2; and
- Growth in areas outside of Midhurst is anticipated to mainly occur in the forms of low-density development, with a minor amount of medium density and no high-density growth.



Figure 3-1
Township of Springwater
Population Forecast (2020-2041)

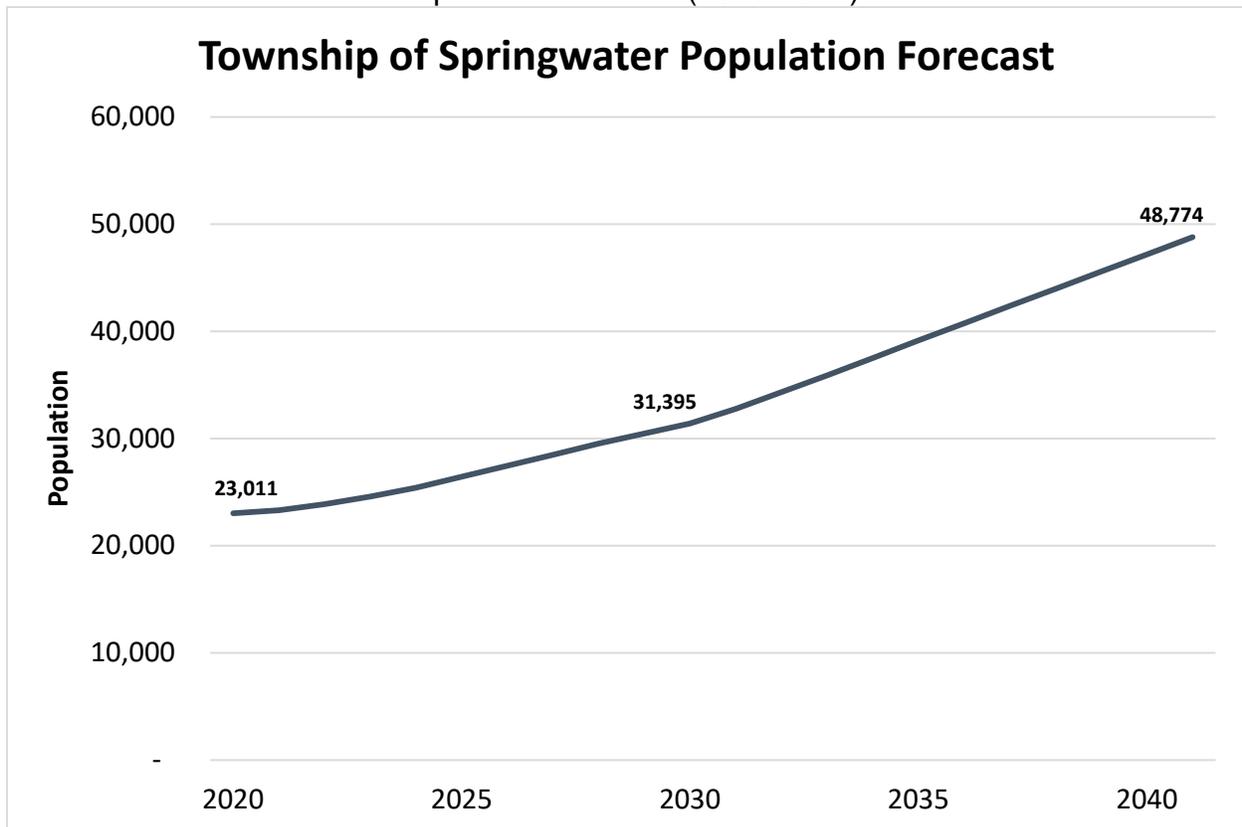
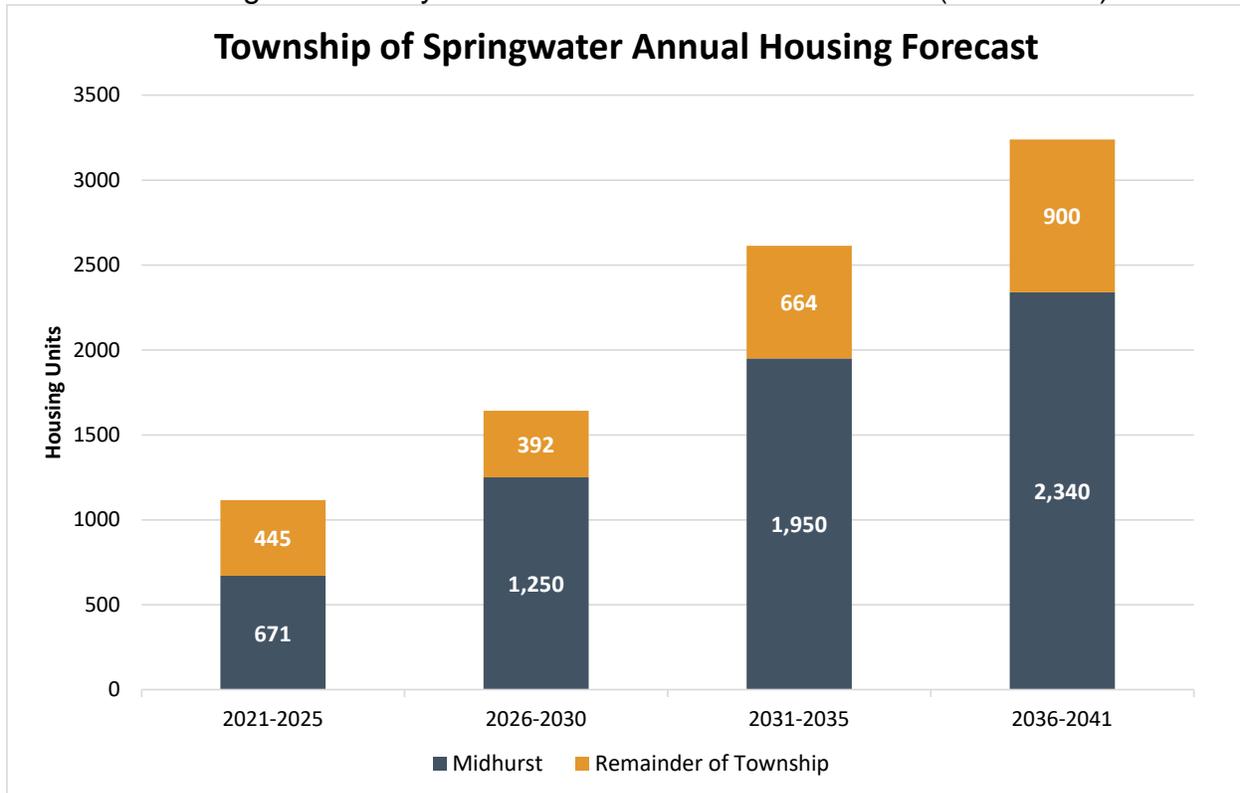




Figure 3-2
Township of Springwater
Housing Forecast by Five Year Increments – New Units (2021-2041)



3.1.2 Non-residential Growth, 2021 to 2041

As noted earlier, Tables 3-1A through 3-1C summarize the Township's employment growth forecast which is detailed by major employment sector from 2021 to 2041. The following observations are provided:

- The Township's employment base is forecasted to increase by 3,599 employees over the forecast period;
- Of this total, approximately 40% of employment is anticipated to occur within the commercial sector (both retail and non-retail), followed by the institutional sector at 35% of total employment growth; and
- Industrial employment comprising the remaining 25% of total employment growth for the Township.

Table 3-1 also summarizes the anticipated non-residential gross floor area (G.F.A.) growth between 2021 and 2041 in accordance with the employment forecast set out in



the table. Over this period, the Township is forecasted to add a total of 2.76 million sq.ft. of non-residential G.F.A.; 51% of this growth in G.F.A. is expected to occur in the Midhurst Secondary Plan Area. Anticipated non-residential G.F.A. growth has been derived based on the following assumptions regarding average square feet per employee (consistent with the Township's D.C. study growth forecast):

<u>Employment Sector</u>	<u>Average Sq.ft./Employee</u>
• Industrial	1,200
• Commercial	550
• Institutional	700

Based on the sq.ft. per employee assumptions provided above, approximately 40% of forecasted non-residential G.F.A. has been allocated to the industrial sector, 32% to the institutional sector, and the remaining 29% to the commercial sector.



**Table 3-1A
Township of Springwater
Growth Forecast (Residential & Non-Residential Development) – 2021 to 2041**

Residential - Dwelling Units

Type Of Units		Units Increment	Forecast of Residential Units to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Low Density		6,726	82	164	197	230	287	287	287	287	256	251	331	390	398	406	413	410	410	410	410	410	6,726
Medium Density		1,737	7	23	29	36	47	47	47	47	54	54	124	125	123	128	126	120	120	120	120	120	1,737
High Density		149	-	2	3	4	5	5	5	5	5	5	10	10	10	10	10	10	10	10	10	10	149
Total Residential	Units by Time Period		89	189	229	270	339	339	339	339	315	310	465	525	531	544	549	540	540	540	540	540	8,612
	Cumulative Units	8,612	89	278	507	777	1,116	1,455	1,794	2,133	2,448	2,758	3,223	3,748	4,279	4,823	5,372	5,912	6,452	6,992	7,532	8,072	8,612
	Population by Time Period		277	578	699	822	1,031	1,031	1,031	1,031	950	934	1,366	1,555	1,576	1,613	1,631	1,606	1,606	1,606	1,606	1,606	1,606
	Cumulative Population	25,763	277	855	1,554	2,376	3,407	4,438	5,469	6,500	7,450	8,384	9,750	11,305	12,881	14,494	16,125	17,731	19,338	20,944	22,550	24,157	25,763

Non-Residential Building Area (sq.ft.)

Type of Development		sq.ft. Increment	Forecast of Square Feet to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Commercial Use		794,700	7,400	14,400	17,900	21,400	31,900	31,900	31,900	31,900	53,000	53,000	55,200	49,000	44,100	46,200	42,700	43,800	43,800	43,800	43,800	43,800	794,700
Industrial Use		1,091,700	18,200	23,100	25,500	28,000	35,300	35,300	35,300	35,300	57,300	57,300	62,800	53,000	59,400	70,900	68,400	71,100	71,100	71,100	71,100	71,100	1,091,700
Institutional Use		874,600	7,400	15,500	19,600	23,600	35,800	35,800	35,800	35,800	59,600	59,600	61,900	55,200	48,700	50,300	46,200	47,300	47,300	47,300	47,300	47,300	874,600
Total	Time Period		33,000	53,000	63,000	73,000	103,000	103,000	103,000	103,000	169,900	169,900	179,900	157,200	152,200	167,400	157,300	162,200	162,200	162,200	162,200	162,200	2,761,000
	Cumulative	2,761,000	33,000	86,000	149,000	222,000	325,000	428,000	531,000	634,000	803,900	973,800	1,153,700	1,310,900	1,463,100	1,630,500	1,787,800	1,950,000	2,112,200	2,274,400	2,436,600	2,598,800	2,761,000

Employment

Type of Development				Forecast of Employment to be Added (Time Period)																			Total
				2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Commercial Use	794,700	550	1,437	13	26	32	38	58	58	58	58	96	96	100	89	80	84	77	79	79	79	79	1,437
Industrial Use	1,091,700	1,200	905	15	19	21	23	29	29	29	29	48	48	52	44	49	59	57	59	59	59	59	905
Institutional Use	874,600	700	1,257	11	23	28	34	52	52	52	52	85	85	89	79	69	72	66	68	68	68	68	1,257
New Employment	Time Period		39	68	81	95	139	139	139	139	229	229	241	212	198	215	200	206	206	206	206	206	3,599
	Cumulative	3,599	39	107	188	283	422	561	700	839	1,068	1,297	1,538	1,750	1,948	2,163	2,363	2,569	2,775	2,981	3,187	3,393	3,599

Population		Current Population (2020)	Forecast of Population to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Population Growth	Time Period		277	578	699	822	1,031	1,031	1,031	1,031	950	934	1,366	1,555	1,576	1,613	1,631	1,606	1,606	1,606	1,606	1,606	25,763
	Cumulative*	23,011	23,287	23,866	24,565	25,387	26,418	27,449	28,480	29,510	30,460	31,395	32,761	34,316	35,892	37,505	39,136	40,742	42,348	43,955	45,561	47,168	48,774

*Cumulative population includes existing population



**Table 3-1B
Township of Springwater (Excluding Midhurst Secondary Plan Area)
Growth Forecast (Residential & Non-Residential Development) – 2021 to 2041**

Residential - Dwelling Units

Type Of Units		Units Increment	Forecast of Residential Units to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Low Density		2,126	82	82	82	82	82	82	82	82	51	46	56	115	123	131	138	135	135	135	135	135	2,126
Medium Density		275	7	7	7	7	7	7	7	7	14	14	19	20	18	23	21	15	15	15	15	15	275
High Density		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential	Units by Time Period		89	89	89	89	89	89	89	89	65	60	75	135	141	154	159	150	150	150	150	150	2,401
	Cumulative Units	2,401	89	178	267	356	445	534	623	712	777	837	912	1,047	1,188	1,342	1,501	1,651	1,801	1,951	2,101	2,251	2,401
	Population by Time Period		277	277	277	277	277	277	277	277	196	180	224	413	433	471	488	464	464	464	464	464	464
	Cumulative Population	7,398	277	553	830	1,106	1,383	1,659	1,936	2,212	2,408	2,587	2,811	3,224	3,657	4,127	4,615	5,079	5,543	6,006	6,470	6,934	7,398

Non-Residential Building Area (sq.ft.)

Type of Development		sq.ft. Increment	Forecast of Square Feet to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Commercial Use		302,700	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	11,500	11,500	13,700	10,500	16,100	21,700	21,700	22,800	22,800	22,800	22,800	22,800	302,700
Industrial Use		748,900	18,200	18,200	18,200	18,200	18,200	18,200	18,200	18,200	28,400	28,400	33,900	26,100	39,900	53,800	53,800	56,500	56,500	56,500	56,500	56,500	748,900
Institutional Use		304,600	7,400	7,400	7,400	7,400	7,400	7,400	7,400	7,400	11,500	11,500	13,800	10,600	16,200	21,900	21,900	23,000	23,000	23,000	23,000	23,000	304,600
Total	Time Period		33,000	33,000	33,000	33,000	33,000	33,000	33,000	33,000	51,400	51,400	61,400	47,200	72,200	97,400	97,400	102,300	102,300	102,300	102,300	102,300	1,356,200
	Cumulative	1,356,200	33,000	66,000	99,000	132,000	165,000	198,000	231,000	264,000	315,400	366,800	428,200	475,400	547,600	645,000	742,400	844,700	947,000	1,049,300	1,151,600	1,253,900	1,356,200

Employment

Type of Development	Estimated sq.ft.	Estimated sq.ft. per Employee	Employment Increment	Forecast of Employment to be Added (Time Period)																			Total
				2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Commercial Use	302,700	550	543	13	13	13	13	13	13	13	13	21	21	25	19	29	39	39	41	41	41	41	543
Industrial Use	748,900	1,200	623	15	15	15	15	15	15	15	15	24	24	28	22	33	45	45	47	47	47	47	623
Institutional Use	304,600	700	438	11	11	11	11	11	11	11	11	16	16	20	15	23	31	31	33	33	33	33	438
New Employment	Time Period			39	39	39	39	39	39	39	39	61	61	73	56	85	115	115	121	121	121	121	1,604
	Cumulative	1,604		39	78	117	156	195	234	273	312	373	434	507	563	648	763	878	999	1,120	1,241	1,362	1,483

Population Growth

Population		Forecast of Population to be Added (Time Period)																			Total		
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040	2041
Population Growth	Time Period		277	277	277	277	277	277	277	277	196	180	224	413	433	471	488	464	464	464	464	464	7,398
	Cumulative		277	553	830	1,106	1,383	1,659	1,936	2,212	2,408	2,587	2,811	3,224	3,657	4,127	4,615	5,079	5,543	6,006	6,470	6,934	7,398



**Table 3-1C
Township of Springwater (Midhurst Secondary Plan Area)
Growth Forecast (Residential & Non-Residential Development) – 2021 to 2041**

Residential - Dwelling Units

Type Of Units		Units Increment	Forecast of Residential Units to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Low Density		4,600	-	82	115	148	205	205	205	205	205	205	275	275	275	275	275	275	275	275	275	275	4,600
Medium Density		1,462	-	16	22	29	40	40	40	40	40	40	105	105	105	105	105	105	105	105	105	105	1,462
High Density		149	-	2	3	4	5	5	5	5	5	10	10	10	10	10	10	10	10	10	10	10	149
Total Residential	Units by Time Period		-	100	140	181	250	250	250	250	250	390	390	390	390	390	390	390	390	390	390	390	6,211
	Cumulative Units	6,211	-	100	240	421	671	921	1,171	1,421	1,671	1,921	2,311	2,701	3,091	3,481	3,871	4,261	4,651	5,041	5,431	5,821	6,211
	Population by Time Period		-	302	422	546	754	754	754	754	754	754	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143
	Cumulative Population	18,365	-	302	724	1,270	2,024	2,779	3,533	4,287	5,042	5,796	6,939	8,082	9,224	10,367	11,509	12,652	13,795	14,937	16,080	17,223	18,365

Non-Residential Building Area (sq.ft.)

Type of Development		sq.ft. Increment	Forecast of Square Feet to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Commercial Use		492,000	-	7,000	10,500	14,000	24,500	24,500	24,500	24,500	41,500	41,500	41,500	38,500	28,000	24,500	21,000	21,000	21,000	21,000	21,000	21,000	492,000
Industrial Use		342,800	-	4,900	7,300	9,800	17,100	17,100	17,100	17,100	28,900	28,900	28,900	26,900	19,500	17,100	14,600	14,600	14,600	14,600	14,600	14,600	342,800
Institutional Use		570,000	-	8,100	12,200	16,200	28,400	28,400	28,400	28,400	48,100	48,100	48,100	44,600	32,500	28,400	24,300	24,300	24,300	24,300	24,300	24,300	570,000
Total	Time Period		-	20,000	30,000	40,000	70,000	70,000	70,000	70,000	118,500	118,500	118,500	110,000	80,000	70,000	59,900	59,900	59,900	59,900	59,900	59,900	1,404,800
	Cumulative	1,404,800	-	20,000	50,000	90,000	160,000	230,000	300,000	370,000	488,500	607,000	725,500	835,500	915,500	985,500	1,045,400	1,105,300	1,165,200	1,225,100	1,285,000	1,344,900	1,404,800

Employment

Type of Development				Forecast of Employment to be Added (Time Period)																			Total
				2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	
Commercial Use	492,000	550	894	-	13	19	25	45	45	45	45	75	75	75	70	51	45	38	38	38	38	38	894
Industrial Use	342,800	1,200	282	-	4	6	8	14	14	14	14	24	24	24	22	16	14	12	12	12	12	12	282
Institutional Use	570,000	700	819	-	12	17	23	41	41	41	41	69	69	69	64	46	41	35	35	35	35	35	819
New Employment	Time Period			-	29	42	56	100	100	100	100	168	168	168	156	113	100	85	85	85	85	85	1,995
	Cumulative	1,995		-	29	71	127	227	327	427	527	695	863	1,031	1,187	1,300	1,400	1,485	1,570	1,655	1,740	1,825	1,910

Population			Forecast of Population to be Added (Time Period)																			Total	
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039		2040
Population Growth	Time Period		-	302	422	546	754	754	754	754	754	754	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	1,143	18,365
	Cumulative		-	302	724	1,270	2,024	2,779	3,533	4,287	5,042	5,796	6,939	8,082	9,224	10,367	11,509	12,652	13,795	14,937	16,080	17,223	18,365



3.2 Property Tax Assessment Growth Assumptions

As new development is constructed, the Township will receive additional assessment arising from the completion of residential and non-residential buildings. Tables 3-3A and 3-3B provide for the estimated new assessment to be generated from new construction on an annual basis. This estimated assessment was calculated based upon the following steps:

- Average current assessment by type of development was based on samples provided by Township staff and surveys of similar developments in other municipalities.
 - Midhurst Secondary Plan Area:
 - Assessed values for low and medium density residential units are based on a survey of current value assessments of homes in newer developments in Barrie.
 - Assessed values for high density residential development were also surveyed based on newer developments in Barrie, however, as the assessed values were slightly higher than the medium density assessment, it is assumed that the medium and high density assessed values are the same.
 - Non-residential assessed values are based on a survey of non-residential properties in Barrie. A 10% reduction was applied to commercial and institutional uses to reflect the difference in geography.
 - Outside of Midhurst:
 - Assessed values for low density and medium density residential units outside of the Midhurst Secondary Plan Area were based on average assessed values in the Township. Note, as there is no high-density development anticipated outside of Midhurst, an assessment assumption was not identified for the purposes of this analysis.
 - Non-residential assessed values are based on a survey of non-residential properties in Barrie. A 20% reduction was applied to commercial and institutional uses to reflect the difference in geography.



- The samples used are summarized in Table 3-2. Different assessment values have been assumed for the Midhurst Secondary Plan Area to reflect differences in the types of development, relative to the rest of the Township (i.e., smaller lot sizes anticipated in Midhurst).
- Average assessment per unit, by residential type, multiplied by the residential unit growth forecast (provided for in Table 3-1A), is calculated in Table 3-3A; and
- Average assessment per square foot, by non-residential type, multiplied by the non-residential growth in developed floor area (provided for in Table 3-1A) is calculated in Table 3-3B.

Table 3-4A provides for the anticipated new annual weighted assessment increment to be generated based on the assessment provided in Table 3-3 multiplied by the respective current tax ratios. Table 3-4A is a summation of Tables 3-4B and 3-4C. An adjustment to the total cumulative weighted assessment has been made to account for the decrease in existing assessment due to the development of existing vacant land.

Note: the assumed vacancy rate for new non-residential assessment is 5%.

The total weighted assessment is anticipated to increase from approximately \$3.95 billion to \$8.36 billion by 2041. Of the anticipated increase, the Midhurst Secondary Plan area growth represents approximately 65% of the additional weighted assessment.



Table 3-2
Township of Springwater
Market Value Assessment Summary

1A Residential - All Areas Other than Midhurst

Type Description	Number of Units	Average Assessment Value \$	Total Assessment \$
Low Density	2,126	\$ 600,000	\$ 1,275,600,000
Medium Density	275	\$ 220,000	\$ 60,500,000
High Density	-	N/A	\$ -
Total Residential	2,401		\$ 1,336,100,000

1B Residential - Midhurst Secondary Plan Area

Type Description	Number of Units	Average Assessment Value \$	Total Assessment \$
Low Density	4,600	\$ 465,000	\$ 2,139,000,000
Medium Density	1,462	\$ 300,000	\$ 438,600,000
High Density	149	\$ 300,000	\$ 44,700,000
Total Residential	6,211		\$ 2,622,300,000

2A Non-Residential - All Areas other than Midhurst

Type Description	Total sq.ft.	Average Assessment Value \$	Total Assessment \$
Commercial Use	302,700	\$ 192	\$ 58,118,400
Industrial Use	748,900	\$ 90	\$ 67,401,000
Institutional Use	304,600	\$ 192	\$ 58,483,200
Total Non-Residential	1,356,200		\$ 184,002,600

2B Non-Residential - Midhurst Secondary Plan Area

Type Description	Total sq.ft.	Average Assessment Value \$	Total Assessment \$
Commercial Use	492,000	\$ 216	\$ 106,272,000
Industrial Use	342,800	\$ 90	\$ 30,852,000
Institutional Use	570,000	\$ 216	\$ 123,120,000
Total Non-Residential	1,404,800		\$ 260,244,000



**Table 3-3A
Township of Springwater
Annual Assessment Increment – Residential**

1A. Residential - All Areas Other than Midhurst

Type of Units	Average Assessment per Unit	Total Assessment	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Low Density	\$ 600,000	1,275,600,000	55,800,000	49,200,000	49,200,000	49,200,000	49,200,000	49,200,000	49,200,000	49,200,000	49,200,000	30,600,000	27,600,000	33,600,000	69,000,000	73,800,000	78,600,000	82,800,000	81,000,000	81,000,000	81,000,000	81,000,000	81,000,000	81,000,000
Medium Density	\$ 220,000	60,500,000	1,540,000	1,540,000	1,540,000	1,540,000	1,540,000	1,540,000	1,540,000	1,540,000	1,540,000	3,080,000	3,080,000	4,180,000	4,400,000	3,960,000	5,060,000	4,620,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000	3,300,000
High Density	N/A	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential - Annual		\$ 1,336,100,000	\$ 57,340,000	\$ 50,740,000	\$ 50,740,000	\$ 50,740,000	\$ 50,740,000	\$ 50,740,000	\$ 50,740,000	\$ 50,740,000	\$ 50,740,000	\$ 33,680,000	\$ 30,680,000	\$ 37,780,000	\$ 73,400,000	\$ 77,760,000	\$ 83,660,000	\$ 87,420,000	\$ 84,300,000	\$ 84,300,000	\$ 84,300,000	\$ 84,300,000	\$ 84,300,000	\$ 84,300,000
Cumulative			\$ 57,340,000	\$ 50,740,000	\$ 101,480,000	\$ 152,220,000	\$ 202,960,000	\$ 253,700,000	\$ 304,440,000	\$ 355,180,000	\$ 405,920,000	\$ 439,600,000	\$ 470,280,000	\$ 508,060,000	\$ 581,460,000	\$ 659,220,000	\$ 742,880,000	\$ 830,300,000	\$ 914,600,000	\$ 998,900,000	\$ 1,083,200,000	\$ 1,167,500,000	\$ 1,251,800,000	\$ 1,336,100,000

1B. Residential - Midhurst Secondary Plan Area

Type of Units	Average Assessment per Unit	Total Assessment	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Low Density	\$ 465,000	2,139,000,000	-	-	38,130,000	53,475,000	68,820,000	95,325,000	95,325,000	95,325,000	95,325,000	95,325,000	95,325,000	127,875,000	127,875,000	127,875,000	127,875,000	127,875,000	127,875,000	127,875,000	127,875,000	127,875,000	127,875,000	127,875,000
Medium Density	\$ 300,000	438,600,000	-	-	4,800,000	6,600,000	8,700,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	12,000,000	31,500,000	31,500,000	31,500,000	31,500,000	31,500,000	31,500,000	31,500,000	31,500,000	31,500,000	31,500,000	31,500,000
High Density	\$ 300,000	44,700,000	-	-	600,000	900,000	1,200,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	1,500,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000	3,000,000
Total Residential - Annual		\$ 2,622,300,000	\$ -	\$ -	\$ 43,530,000	\$ 60,975,000	\$ 78,720,000	\$ 108,825,000	\$ 108,825,000	\$ 108,825,000	\$ 108,825,000	\$ 108,825,000	\$ 108,825,000	\$ 162,375,000										
Cumulative			\$ -	\$ -	\$ 43,530,000	\$ 104,505,000	\$ 183,225,000	\$ 292,050,000	\$ 400,875,000	\$ 509,700,000	\$ 618,525,000	\$ 727,350,000	\$ 836,175,000	\$ 998,550,000	\$ 1,160,925,000	\$ 1,323,300,000	\$ 1,485,675,000	\$ 1,648,050,000	\$ 1,810,425,000	\$ 1,972,800,000	\$ 2,135,175,000	\$ 2,297,550,000	\$ 2,459,925,000	\$ 2,622,300,000
Total Cumulative Residential			\$ 57,340,000	\$ 50,740,000	\$ 145,010,000	\$ 256,725,000	\$ 386,185,000	\$ 545,750,000	\$ 705,315,000	\$ 864,880,000	\$ 1,024,445,000	\$ 1,166,950,000	\$ 1,306,455,000	\$ 1,506,610,000	\$ 1,742,385,000	\$ 1,982,520,000	\$ 2,228,555,000	\$ 2,478,350,000	\$ 2,725,025,000	\$ 2,971,700,000	\$ 3,218,375,000	\$ 3,465,050,000	\$ 3,711,725,000	\$ 3,958,400,000

**Table 3-3B
Township of Springwater
Annual Assessment Increment – Non-Residential**

2A. Non-Residential - Excluding Midhurst Secondary Plan Area

Type of Development	Average Assessment per sq.ft.	Total Assessment	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Commercial Use	\$ 192	58,118,400	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	2,208,000	2,208,000	2,630,400	2,016,000	3,091,200	4,166,400	4,166,400	4,377,600	4,377,600	4,377,600	4,377,600	4,377,600	4,377,600
Industrial Use	\$ 90	67,401,000	1,638,000	1,638,000	1,638,000	1,638,000	1,638,000	1,638,000	1,638,000	1,638,000	1,638,000	2,556,000	2,556,000	3,051,000	2,349,000	3,591,000	4,842,000	4,842,000	5,085,000	5,085,000	5,085,000	5,085,000	5,085,000	5,085,000
Institutional Use	\$ 192	58,483,200	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	1,420,800	2,208,000	2,208,000	2,649,600	2,035,200	3,110,400	4,204,800	4,204,800	4,416,000	4,416,000	4,416,000	4,416,000	4,416,000	4,416,000
Total Non-Residential - Annual		\$ 184,002,600	\$ 4,479,600	\$ 4,479,600	\$ 4,479,600	\$ 4,479,600	\$ 4,479,600	\$ 4,479,600	\$ 4,479,600	\$ 4,479,600	\$ 4,479,600	\$ 6,972,000	\$ 6,972,000	\$ 8,331,000	\$ 6,400,200	\$ 9,792,600	\$ 13,213,200	\$ 13,213,200	\$ 13,878,600					
Cumulative			\$ 4,479,600	\$ 4,479,600	\$ 8,959,200	\$ 13,438,800	\$ 17,918,400	\$ 22,398,000	\$ 26,877,600	\$ 31,357,200	\$ 35,836,800	\$ 42,808,800	\$ 49,780,800	\$ 58,111,800	\$ 64,512,000	\$ 74,304,600	\$ 87,517,800	\$ 100,731,000	\$ 114,609,600	\$ 128,488,200	\$ 142,366,800	\$ 156,245,400	\$ 170,124,000	\$ 184,002,600

2B. Non-Residential - Midhurst Secondary Plan Area

Type of Development	Average Assessment per sq.ft.	Total Assessment	2020	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Commercial Use	\$ 216	106,272,000	-	-	1,512,000	2,268,000	3,024,000	5,292,000	5,292,000	5,292,000	5,292,000	8,964,000	8,964,000	8,964,000	8,316,000	6,048,000	5,292,000	4,536,000	4,536,000	4,536,000	4,536,000	4,536,000	4,536,000	4,536,000
Industrial Use	\$ 90	30,852,000	-	-	441,000	657,000	882,000	1,539,000	1,539,000	1,539,000	1,539,000	2,601,000	2,601,000	2,601,000	2,421,000	1,755,000	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000	1,314,000
Institutional Use	\$ 216	123,120,000	-	-	1,749,600	2,635,200	3,499,200	6,134,400	6,134,400	6,134,400	6,134,400	10,389,600	10,389,600	10,389,600	9,633,600	7,020,000	6,134,400	5,248,800	5,248,800	5,248,800	5,248,800	5,248,800	5,248,800	5,248,800
Total Non-Residential - Annual		\$ 260,244,000	\$ -	\$ -	\$ 3,702,600	\$ 5,560,200	\$ 7,405,200	\$ 12,965,400	\$ 12,965,400	\$ 12,965,400	\$ 12,965,400	\$ 21,954,600	\$ 21,954,600	\$ 21,954,600	\$ 20,370,600	\$ 14,823,000	\$ 12,965,400	\$ 11,098,800						
Cumulative			\$ -	\$ -	\$ 3,702,600	\$ 9,262,800	\$ 16,668,000	\$ 29,633,400	\$ 42,598,800	\$ 55,564,200	\$ 68,529,600	\$ 90,484,200	\$ 112,438,800	\$ 134,393,400	\$ 154,764,000	\$ 169,587,000	\$ 182,552,400	\$ 193,651,200	\$ 204,750,000	\$ 215,848,800	\$ 226,947,600	\$ 238,046,400	\$ 249,145,200	\$ 260,244,000
Total Cumulative Non-Residential			\$ 4,479,600	\$ 4,479,600	\$ 12,661,800	\$ 22,701,600	\$ 34,586,400	\$ 52,031,400	\$ 69,476,400	\$ 86,921,400	\$ 104,366,400	\$ 133,293,000	\$ 162,219,600	\$ 192,505,200	\$ 219,276,000	\$ 243,891,600	\$ 270,070,200	\$ 294,382,200	\$ 319,359,600	\$ 344,337,000	\$ 369,314,400	\$ 394,291,800	\$ 419,269,200	\$ 444,246,600



**Table 3-4A
Township of Springwater
Annual Weighted Assessment Increment
Total Weighted Assessment**

Type of Development	Total Assessment Increment	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Existing Weighted Assessment		3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	3,950,774,805	
Residential	2021-2041 Cumulative New		50,740,000	145,010,000	256,725,000	386,185,000	545,750,000	705,315,000	864,880,000	1,024,445,000	1,166,950,000	1,306,455,000	1,506,610,000	1,742,385,000	1,982,520,000	2,228,555,000	2,478,350,000	2,725,025,000	2,971,700,000	3,218,375,000	3,465,050,000	3,711,725,000	3,958,400,000
	Weighted 1.0000	3,958,400,000	50,740,000	145,010,000	256,725,000	386,185,000	545,750,000	705,315,000	864,880,000	1,024,445,000	1,166,950,000	1,306,455,000	1,506,610,000	1,742,385,000	1,982,520,000	2,228,555,000	2,478,350,000	2,725,025,000	2,971,700,000	3,218,375,000	3,465,050,000	3,711,725,000	3,958,400,000
Multi-Residential	2021-2041 (Cumulative)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weighted 1.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	2021-2041 Cumulative New		1,420,800	4,353,600	8,042,400	12,487,200	19,200,000	25,912,800	32,625,600	39,338,400	50,510,400	61,682,400	73,276,800	83,608,800	92,748,000	102,206,400	110,908,800	119,822,400	128,736,000	137,649,600	146,563,200	155,476,800	164,390,400
	Weighted																						
	Occupied 1.2521	195,541,409	1,690,033	5,178,581	9,566,387	14,853,451	22,838,287	30,823,122	38,807,958	46,792,794	60,081,822	73,370,850	87,162,321	99,452,174	110,323,198	121,573,909	131,925,362	142,528,037	153,130,711	163,733,386	174,336,060	184,938,735	195,541,409
	Vacant 0.8765	7,204,159	62,264	190,790	352,446	547,233	841,411	1,135,589	1,429,767	1,723,946	2,213,541	2,703,137	3,211,244	3,664,028	4,064,540	4,479,040	4,860,409	5,251,034	5,641,659	6,032,284	6,422,909	6,813,534	7,204,159
Total Weighted Assessment		1,752,298	5,369,371	9,918,833	15,400,683	23,679,697	31,958,712	40,237,726	48,516,740	62,295,364	76,073,988	90,373,565	103,116,202	114,387,738	126,052,949	136,785,772	147,779,071	158,772,371	169,765,670	180,758,970	191,752,269	202,745,569	
Industrial	2021-2041 Cumulative New		1,638,000	3,717,000	6,012,000	8,532,000	11,709,000	14,886,000	18,063,000	21,240,000	26,397,000	31,554,000	37,206,000	41,976,000	47,322,000	53,703,000	59,859,000	66,258,000	72,657,000	79,056,000	85,455,000	91,854,000	98,253,000
	Weighted																						
	Occupied 1.2521	116,871,363	1,948,391	4,421,350	7,151,238	10,148,764	13,927,786	17,706,809	21,485,832	25,264,855	31,399,076	37,533,297	44,256,317	49,930,204	56,289,239	63,879,401	71,201,927	78,813,500	86,425,072	94,036,645	101,648,218	109,259,790	116,871,363
	Vacant 0.8765	4,305,788	71,783	162,892	263,467	373,902	513,129	652,356	791,584	930,811	1,156,808	1,382,806	1,630,496	1,839,534	2,073,815	2,353,452	2,623,230	2,903,656	3,184,083	3,464,509	3,744,935	4,025,362	4,305,788
Total Weighted Assessment		2,020,174	4,584,241	7,414,705	10,522,666	14,440,915	18,359,165	22,277,415	26,195,665	32,555,884	38,916,103	45,886,814	51,769,738	58,363,054	66,232,853	73,825,156	81,717,156	89,609,155	97,501,154	105,393,153	113,285,152	121,177,151	
Institutional	2021-2041 Cumulative New		1,420,800	4,591,200	8,647,200	13,567,200	21,122,400	28,677,600	36,232,800	43,788,000	56,385,600	68,983,200	82,022,400	93,691,200	103,821,600	114,160,800	123,614,400	133,279,200	142,944,000	152,608,800	162,273,600	171,938,400	181,603,200
	Weighted																						
	Occupied 1.2521	216,015,933	1,690,033	5,461,205	10,285,793	16,138,104	25,124,970	34,111,836	43,098,702	52,085,567	67,070,338	82,055,109	97,565,160	111,445,129	123,495,180	135,793,597	147,038,598	158,534,821	170,031,043	181,527,266	193,023,488	204,519,711	216,015,933
	Vacant 0.8765	7,958,484	62,264	201,202	378,950	594,562	925,657	1,256,752	1,587,847	1,918,943	2,471,013	3,023,084	3,594,507	4,105,874	4,549,824	5,002,923	5,417,213	5,840,758	6,264,303	6,687,849	7,111,394	7,534,939	7,958,484
Total Weighted Assessment		1,752,298	5,662,408	10,664,744	16,732,666	26,050,627	35,368,588	44,686,549	54,004,510	69,541,351	85,078,193	101,159,667	115,551,003	128,045,003	140,796,521	152,455,811	164,375,579	176,295,347	188,215,114	200,134,882	212,054,650	223,974,417	
Assessment Adjustment for Existing Lands to be Built Upon		1,495,000	3,960,000	6,823,000	10,088,000	14,095,000	18,102,000	22,109,000	26,116,000	29,909,000	33,618,000	38,638,000	44,577,000	50,568,000	56,745,000	62,981,000	69,140,000	75,299,000	81,457,000	87,616,000	93,775,000	99,934,000	
Total Cumulative Weighted Assessment		4,005,544,575	4,107,440,826	4,228,675,087	4,369,527,820	4,546,601,045	4,723,674,270	4,900,747,495	5,077,820,720	5,252,208,404	5,423,680,888	5,656,166,851	5,919,019,749	6,183,522,601	6,455,667,128	6,729,210,545	7,000,531,611	7,271,852,677	7,543,174,744	7,814,495,810	8,085,816,876	8,357,137,943	
Annual % Increase		1.4%	2.5%	3.0%	3.3%	4.1%	3.9%	3.7%	3.6%	3.4%	3.3%	4.3%	4.6%	4.5%	4.4%	4.2%	4.0%	3.9%	3.7%	3.6%	3.5%	3.4%	

**Table 3-4B
Township of Springwater (Excluding Midhurst Secondary Plan Area)
Annual Weighted Assessment Increment
Total Weighted Assessment**

Type of Development	Total Assessment Increment	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Residential	2021-2041 Cumulative New		50,740,000	101,480,000	152,220,000	202,960,000	253,700,000	304,440,000	355,180,000	405,920,000	439,600,000	470,280,000	508,060,000	581,460,000	659,220,000	742,880,000	830,300,000	914,600,000	998,900,000	1,083,200,000	1,167,500,000	1,251,800,000	1,336,100,000
	Weighted 1.0000	1,336,100,000	50,740,000	101,480,000	152,220,000	202,960,000	253,700,000	304,440,000	355,180,000	405,920,000	439,600,000	470,280,000	508,060,000	581,460,000	659,220,000	742,880,000	830,300,000	914,600,000	998,900,000	1,083,200,000	1,167,500,000	1,251,800,000	1,336,100,000
Multi-Residential	2021-2041 (Cumulative)		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weighted 1.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	2021-2041 Cumulative New		1,420,800	2,841,600	4,262,400	5,683,200	7,104,000	8,524,800	9,945,600	11,366,400	13,574,400	15,782,400	18,412,800	20,428,800	23,520,000	27,686,400	31,852,800	36,230,400	40,608,000	44,985,600	49,363,200	53,740,800	58,118,400
	Weighted																						
	Occupied 1.2521	69,131,493	1,690,033	3,380,066	5,070,100	6,760,133	8,450,166	10,140,199	11,830,232	13,520,266	16,146,669	18,773,072	21,901,917	24,299,937	27,976,901	32,932,809	37,888,717	43,095,847	48,302,976	53,510,105	58,717,235	63,924,364	69,131,493
	Vacant 0.8765	2,546,950	62,264	124,529	186,793	249,058	311,322	373,586	435,851	498,115	594,877	691,640	806,913	895,261	1,030,728	1,213,314	1,395,901	1,587,742	1,779,584	1,971,426	2,163,267	2,355,109	2,546,950
Total Weighted Assessment		1,752,298	3,504,595	5,256,893	7,009,190	8,761,488	10,513,786	12,266,083	14,018,381	16,741,546	19,464,711	22,708,830	25,195,198	29,007,629	34,146,124	39,284,618	44,683,589	50,082,560	55,481,531	60,880,502	66,279,473	71,678,444	
Industrial	2021-2041 Cumulative New		1,638,000	3,276,000	4,914,000	6,552,000	8,190,000	9,828,000	11,466,000	13,104,000	15,660,000	18,216,000	21,267,000	23,616,000	27,207,000	32,049,000	36,891,000	41,976,000	47,061,000	52,146,000	57,231,000	62,316,000	67,401,000
	Weighted																						
	Occupied 1.2521	80,173,091	1,948,391	3,896,783	5,845,174	7,793,565	9,741,957	11,690,348	13,638,739	15,587,131	18,627,477	21,667,824	25,296,971	28,091,092	32,362,566	38,122,096	43,881,627	49,930,204	55,978,781	62,027,359	68,075,936	74,124,514	80,173,091
	Vacant 0.8765	2,953,746	71,783	143,566	215,349	287,131	358,914	430,697	502,480	574,263	686,276	798,288	931,994	1,034,935	1,192,305	1,404,499	1,616,692	1,839,534	2,062,377	2,285,219	2,508,062	2,730,904	2,953,746
Total Weighted Assessment		2,020,174	4,040,348	6,060,523	8,080,697	10,100,871	12,121,045	14,141,219	16,161,393	19,313,753	22,466,113	26,228,965	29,126,028	33,554,871	39,526								



Table 3-4C
Township of Springwater (Midhurst Secondary Plan Area)
Annual Weighted Assessment Increment
Total Weighted Assessment

Type of Development	Total Assessment Increment	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Residential	2021-2041 Cumulative New	-	43,530,000	104,505,000	183,225,000	292,050,000	400,875,000	509,700,000	618,525,000	727,350,000	836,175,000	998,550,000	1,160,925,000	1,323,300,000	1,485,675,000	1,648,050,000	1,810,425,000	1,972,800,000	2,135,175,000	2,297,550,000	2,459,925,000	2,622,300,000
	Weighted 1.0000	2,622,300,000	43,530,000	104,505,000	183,225,000	292,050,000	400,875,000	509,700,000	618,525,000	727,350,000	836,175,000	998,550,000	1,160,925,000	1,323,300,000	1,485,675,000	1,648,050,000	1,810,425,000	1,972,800,000	2,135,175,000	2,297,550,000	2,459,925,000	2,622,300,000
Multi-Residential	2021-2041 (Cumulative)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Weighted 1.0000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Commercial	2021-2041 Cumulative New	-	1,512,000	3,780,000	6,804,000	12,096,000	17,388,000	22,680,000	27,972,000	36,936,000	45,900,000	54,864,000	63,180,000	69,228,000	74,520,000	79,056,000	83,592,000	88,128,000	92,664,000	97,200,000	101,736,000	106,272,000
	Weighted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Occupied 1.2521	126,409,916	1,798,515	4,496,288	8,093,318	14,388,121	20,682,923	26,977,726	33,272,529	43,935,154	54,597,779	65,260,404	75,152,237	82,346,297	88,641,100	94,036,645	99,432,190	104,827,735	110,223,280	115,618,826	121,014,371	126,409,916
	Vacant 0.8765	4,657,209	66,261	165,653	298,175	530,089	762,003	993,917	1,225,830	1,618,664	2,011,498	2,404,331	2,768,767	3,033,812	3,265,726	3,464,509	3,663,292	3,862,076	4,060,859	4,259,642	4,458,425	4,657,209
Total Weighted Assessment		-	1,864,776	4,661,940	8,391,493	14,918,209	21,444,926	27,971,643	34,498,359	45,553,818	56,609,276	67,664,735	77,921,004	85,380,109	91,906,825	97,501,154	103,095,482	108,689,811	114,284,139	119,878,468	125,472,796	131,067,125
Industrial	2021-2041 Cumulative New	-	441,000	1,098,000	1,980,000	3,519,000	5,058,000	6,597,000	8,136,000	10,737,000	13,338,000	15,939,000	18,360,000	20,115,000	21,654,000	22,968,000	24,282,000	25,596,000	26,910,000	28,224,000	29,538,000	30,852,000
	Weighted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Occupied 1.2521	36,698,272	524,567	1,306,065	2,355,198	4,185,830	6,016,461	7,847,093	9,677,724	12,771,598	15,865,472	18,959,346	21,839,112	23,926,674	25,757,305	27,320,300	28,883,296	30,446,291	32,009,286	33,572,281	35,135,276	36,698,272
	Vacant 0.8765	1,352,042	19,326	48,118	86,770	154,215	221,659	289,103	356,548	470,533	584,518	698,502	804,599	881,509	948,954	1,006,538	1,064,122	1,121,706	1,179,290	1,236,874	1,294,458	1,352,042
Total Weighted Assessment		-	543,893	1,354,183	2,441,969	4,340,045	6,238,120	8,136,196	10,034,272	13,242,131	16,449,990	19,657,849	22,643,711	24,808,183	26,706,259	28,326,838	29,947,417	31,567,997	33,188,576	34,809,155	36,429,734	38,050,314
Institutional	2021-2041 Cumulative New	-	1,749,600	4,384,800	7,884,000	14,018,400	20,152,800	26,287,200	32,421,600	42,811,200	53,200,800	63,590,400	73,224,000	80,244,000	86,378,400	91,627,200	96,876,000	102,124,800	107,373,600	112,622,400	117,871,200	123,120,000
	Weighted	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
	Occupied 1.2521	146,450,513	2,081,139	5,215,694	9,377,971	16,674,804	23,971,637	31,268,469	38,565,302	50,923,669	63,282,037	75,640,405	87,099,515	95,449,764	102,746,596	108,990,013	115,233,430	121,476,846	127,720,263	133,963,679	140,207,096	146,450,513
	Vacant 0.8765	5,395,547	76,674	192,157	345,504	614,335	883,166	1,151,997	1,420,827	1,876,136	2,331,444	2,786,753	3,208,930	3,516,571	3,785,402	4,015,423	4,245,443	4,475,464	4,705,485	4,935,505	5,165,526	5,395,547
Total Weighted Assessment		-	2,157,812	5,407,851	9,723,476	17,289,139	24,854,802	32,420,466	39,986,129	52,799,805	65,613,481	78,427,158	90,308,446	98,966,335	106,531,998	113,005,436	119,478,873	125,952,310	132,425,747	138,899,185	145,372,622	151,846,059
Adjustment for Existing Vacant Lands to be Built Upon		-	970,000	2,338,000	4,108,000	6,620,000	9,132,000	11,644,000	14,156,000	16,878,000	19,600,000	23,408,000	27,180,000	30,822,000	34,421,000	37,976,000	41,531,000	45,086,000	48,640,000	52,195,000	55,750,000	59,305,000
Total Cumulative New Weighted Assessment		-	47,126,482	113,590,974	199,673,937	321,977,393	444,280,849	566,584,304	688,887,760	822,067,754	955,247,748	1,140,891,742	1,324,618,160	1,501,632,627	1,676,399,082	1,848,907,428	2,021,415,773	2,193,924,118	2,366,433,463	2,538,941,808	2,711,450,153	2,883,958,498



3.3 Observations

The following observations are provided regarding the forecasted residential and non-residential development within the Township over the 2021 to 2041 planning horizon:

- The Township's population is anticipated to increase steadily as the Midhurst Secondary Plan area develops over the forecast period;
- Population in the Township is anticipated to grow by 112% to 2041, primarily driven by the growth anticipated in the Midhurst Secondary Plan area;
- The Township's employment base is also forecasted to increase steadily but at a slower pace than residential population;
- Employment in the Township is anticipated to grow by 41% to 2041;

Steady population growth will also bring a steady increase in population-related employment (i.e., retail/non-retail commercial and institutional), which is forecasted to comprise approximately 75% of total employment growth over the next 21 years.



Chapter 4

Review of Water and Wastewater Services – Capital, Operating, and Rate Impact



4. Review of Water and Wastewater Services

As part of this long-range financial plan process, a study was conducted to review and update the water and wastewater rates. This study provided an analysis of the capital and operating forecasts, estimation of lifecycle cost requirements, and analysis of current volumes and customer profiles. The results of this analysis provided updated water and wastewater base charges and volume rates for customers within the Township. For this analysis, please refer to the 2020 Water & Wastewater Study on the Township's website. The rate study included a presentation of the analysis to 2030, however for the purposes of this study, the analysis has been extended to 2041. The detailed rate calculations to 2041 are provided in Appendix B. The following provides high-level commentary on the impacts of the capital spending program and the operating forecast on the user rates.

4.1 Growth and Forecast Volumes over the Forecast Period

Tables B-1 and B-16 in Appendix B provide the growth in water and wastewater customers by area over the forecast period, respectively. Similar to the growth forecast in Chapter 3, significant customer growth in the Midhurst Secondary Plan area is anticipated over the forecast period.

In 2019, the Township was servicing approximately 4,124 water customers and 1,852 wastewater customers. The annual customer and volume forecasts are provided in Appendix B. The analysis assumes that the Township will receive a half year's revenue from each new customer in the first year to account for occupancy of units throughout various times in the year. The average annual billable volume used for forecasting new residential customers is 180 cu.m. based on historic averages within the existing systems.

4.2 Water and Wastewater Capital Forecast

Water

The capital forecast provided for total expenditures of \$94.33 million (inflated) over the 2021-2041 forecast period. This includes all capital infrastructure required for the Midhurst Area (identified in the Midhurst Secondary Plan Environmental Assessment),



as well as the capital expenditures required throughout the rest of Springwater. The detailed capital forecast for 2021-2041 is provided in Appendix B (Table B-1 through Table B-4). With development charge contributions funding approximately \$1.24 million of these expenditures, \$444,000 is funded by growth-related debt and \$74.77 million is funded through developer contributions, a net amount of \$17.88 million was required to be funded from the water rates.

Wastewater

The needs for the wastewater system, however, are much more significant, with capital expenditures totalling \$195.59 million (inflated). D.C. contributions are anticipated to fund \$22.24 million of this work, while the required capital infrastructure in Midhurst, totalling \$157.92 million is anticipated to be funded by the developing landowners. The remaining \$15.43 million is required to be funded through wastewater rates, through a combination of reserve funding, and non-growth-related debt. The detailed capital forecast is provided in Appendix B (Table B-17 and Table B-18).

The table provided below provides a comparison of the capital budgets over the 2021-2041 forecast period.

Table 4-1
Township of Springwater
Capital Budget Summary (Inflated \$)

2021-2041 Capital Budget	Water	Wastewater	Total
Gross Cost	\$94,329,000	\$195,588,000	\$289,917,000
<u>Less:</u>			
D.C. Funding	\$1,242,450	\$22,240,880	\$23,483,330
Growth-Related Debt	\$444,000	-	\$444,000
Developer Contributions – Midhurst	\$64,881,000	\$157,919,000	\$222,800,000
Developer Contributions - Hillsdale	\$9,885,000		\$9,885,000
Net to be Funded by Utility Rates (Reserve/Debt Funding)	\$17,876,550	\$15,428,120	\$33,304,670



Summary of Debt Financing Required for Water and Wastewater

Debt financing requirements are minimal for water over the forecast period (\$444,000 in growth-related debt). For wastewater, the debt financing requirements are slightly more (\$6,185,120 in non-growth-related debt). These debt requirements will be incorporated into the analysis with respect to debt capacity impacts and considered in conjunction with tax-supported debt. This is discussed further in Chapter 7.

4.3 Water and Wastewater Operating Budget

The operating forecast provides for the day-to-day expenditures for running the water and wastewater systems and incorporates the impacts of the capital plan through reserve fund transfers and debt payments. For the most part, the forecast has provided for inflationary adjustments of 2% for most operating costs. Additional operating expenditures related to new treatment plants and distribution/collection infrastructure within the Midhurst area have been forecasted based on anticipated increases in operating costs. These operating costs are phased in over the forecast period for the water and wastewater treatment plants as additional customer growth in Midhurst is realized. Additional facility related costs are also assumed to increase over and above inflation, as a result of these new plants (i.e., maintenance costs, hydro costs, payment in lieu costs).

The Township has various miscellaneous revenue sources to contribute towards operating expenditures. These miscellaneous revenues, including late payment revenue, connection fees, etc., have been inflated by 2% for each year of the forecast period. Tables B-14 and B-24 provide for the detailed operating budgets for the water and wastewater systems, respectively.

4.4 Water and Wastewater Rate Forecast

The Township collects revenues for both water and wastewater services through volume rates as well as a monthly base charge. The base charge ensures the Township has a secure revenue stream which does not vary with volume usages. A 2% increase in the water base charge is required for 2021 and 2022. Subsequently, the annual increase will be 3% per year over the remainder of the forecast period (2023-2041). The wastewater base charge annual increase is 5% until 2031, then a 1%



annual increase for the remainder of the forecast period. The balance of the revenues (operating expenses less base charge revenues and miscellaneous revenues) required to fund the water and wastewater systems are recovered through volume rates. The volume rates are forecasted to increase at the same rates as the base charges.

The following table provides a summary of the rate forecast for water and wastewater over the 2021-2041 period. For a more detailed discussion on this analysis, please refer to the 2020 Water and Wastewater Rate Study.



**Table 4-2
Township of Springwater
Water Rate Forecast
2021-2030**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Monthly Base Rate	\$18.85	\$19.23	\$19.80	\$20.40	\$21.01	\$21.64	\$22.29	\$22.96	\$23.65	\$24.36
Block 1 Rate (0-15 cu.m./month)	\$1.73	\$1.76	\$1.82	\$1.87	\$1.93	\$1.98	\$2.04	\$2.11	\$2.17	\$2.23
Block 2 Rate (16-30 cu.m./month)	\$1.81	\$1.85	\$1.91	\$1.96	\$2.02	\$2.08	\$2.14	\$2.21	\$2.28	\$2.34
Block 3 Rate (31-45 cu.m./month)	\$2.27	\$2.31	\$2.38	\$2.45	\$2.53	\$2.60	\$2.68	\$2.76	\$2.85	\$2.93
Block 4 Rate (45+ cu.m./month)	\$3.18	\$3.24	\$3.34	\$3.44	\$3.54	\$3.65	\$3.75	\$3.87	\$3.98	\$4.10
% Increase - Base Rate	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%
% Increase - Volume Rate	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%
% Increase - Total Annual Bill	2%	2%	3%	3%	3%	3%	3%	3%	3%	3%

**Table 4-2 (Cont'd)
Water Rate Forecast
2031-2041**

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Monthly Base Rate	\$25.09	\$25.84	\$26.61	\$27.41	\$28.23	\$29.08	\$29.95	\$30.85	\$31.78	\$32.73	\$33.71
Block 1 Rate (0-15 cu.m./month)	\$2.30	\$2.37	\$2.44	\$2.51	\$2.59	\$2.67	\$2.75	\$2.83	\$2.91	\$3.00	\$3.09
Block 2 Rate (16-30 cu.m./month)	\$2.41	\$2.49	\$2.56	\$2.64	\$2.72	\$2.80	\$2.88	\$2.97	\$3.06	\$3.15	\$3.24
Block 3 Rate (31-45 cu.m./month)	\$3.02	\$3.11	\$3.20	\$3.30	\$3.40	\$3.50	\$3.60	\$3.71	\$3.82	\$3.94	\$4.06
Block 4 Rate (45+ cu.m./month)	\$4.23	\$4.35	\$4.48	\$4.62	\$4.76	\$4.90	\$5.05	\$5.20	\$5.35	\$5.51	\$5.68
% Increase - Base Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
% Increase - Volume Rate	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%
% Increase - Total Annual Bill	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%

**Table 4-3
Township of Springwater
Wastewater Rate Forecast
2021-2030**

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030
Monthly Base Rate	\$34.73	\$36.47	\$38.29	\$40.21	\$42.22	\$44.33	\$46.55	\$48.87	\$51.32	\$53.88
Constant Rate	\$2.45	\$2.57	\$2.70	\$2.84	\$2.98	\$3.13	\$3.29	\$3.45	\$3.62	\$3.80
% Increase - Base Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
% Increase - Volume Rate	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%
% Increase - Total Annual Bill	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%

**Table 4-3 (Cont'd)
Wastewater Rate Forecast
2031-2041**

Description	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Monthly Base Rate	\$56.58	\$57.14	\$57.72	\$58.29	\$58.88	\$59.46	\$60.06	\$60.66	\$61.27	\$61.88	\$62.50
Constant Rate	\$3.99	\$4.03	\$4.07	\$4.11	\$4.15	\$4.19	\$4.23	\$4.27	\$4.31	\$4.35	\$4.39
% Increase - Base Rate	5%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
% Increase - Volume Rate	5%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%
% Increase - Total Annual Bill	5%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%



4.5 Impacts of Midhurst Growth on the Cost per Customer

In order to analyze the effects of Midhurst growth on the overall costs per customer for water and wastewater, the incremental costs related only to Midhurst were isolated. These costs were then removed from the calculation of cost per customer for both water and wastewater. The impacts are shown in Figures 4-1 and 4-2. Note that the incremental costs for Midhurst are generally related to operating the two new water treatment plants, and one wastewater treatment plant in addition to the operating costs related to the distribution and collection infrastructure. The capital costs related to Midhurst are anticipated to be funded by the developing landowners, and hence, do not directly impact the calculations provided herein. However, as the Township assumes these new assets, the Township would immediately begin saving for the ultimate replacement of the asset at the end of its useful life. These annual replacement costs are added to the cost per customer in each of the following graphs.

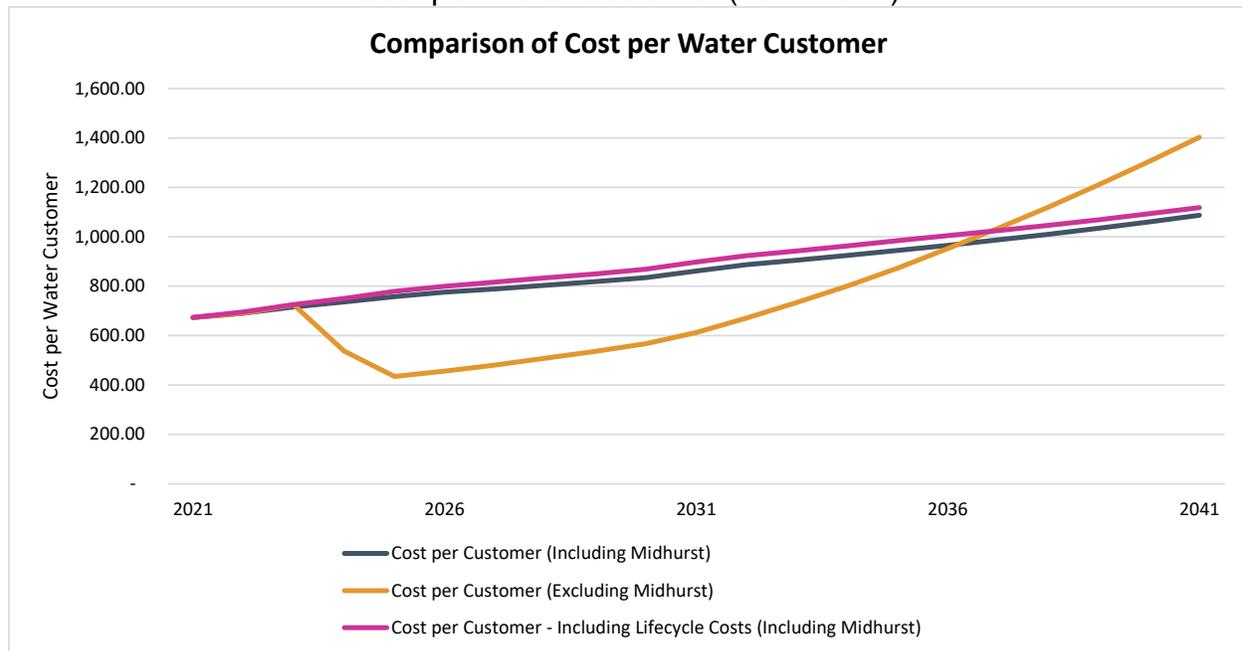
Water Services

Figure 4-1 graphically depicts the cost per water customer. The blue line identifies the base scenario under which the rates were calculated for the purposes of the rate study, and included the growth identified in the Midhurst Secondary Plan Area. The yellow line provides for the cost per water customer with the removal of the operating expenditures related to Midhurst. Note that these costs per customer were not “smoothed” for the purposes of this analysis. In the first half of the forecast, the existing customers in the Township are subsidizing the new Midhurst customers, however, subsequent to 2036, the additional new Midhurst customers are keeping rates lower.

In addition to the cost per customer, the lifecycle replacement costs for new infrastructure have been analysed. When these costs are included (magenta line), the cost per customer would only marginally increase. This is due to the fact that water assets generally have a long useful life (e.g., typically 80-100 years for water mains). This spreads out the replacement cost and reduces the required annual contribution from the Township.



Figure 4-1
Township of Springwater
Cost per Water Customer (2021-2041)



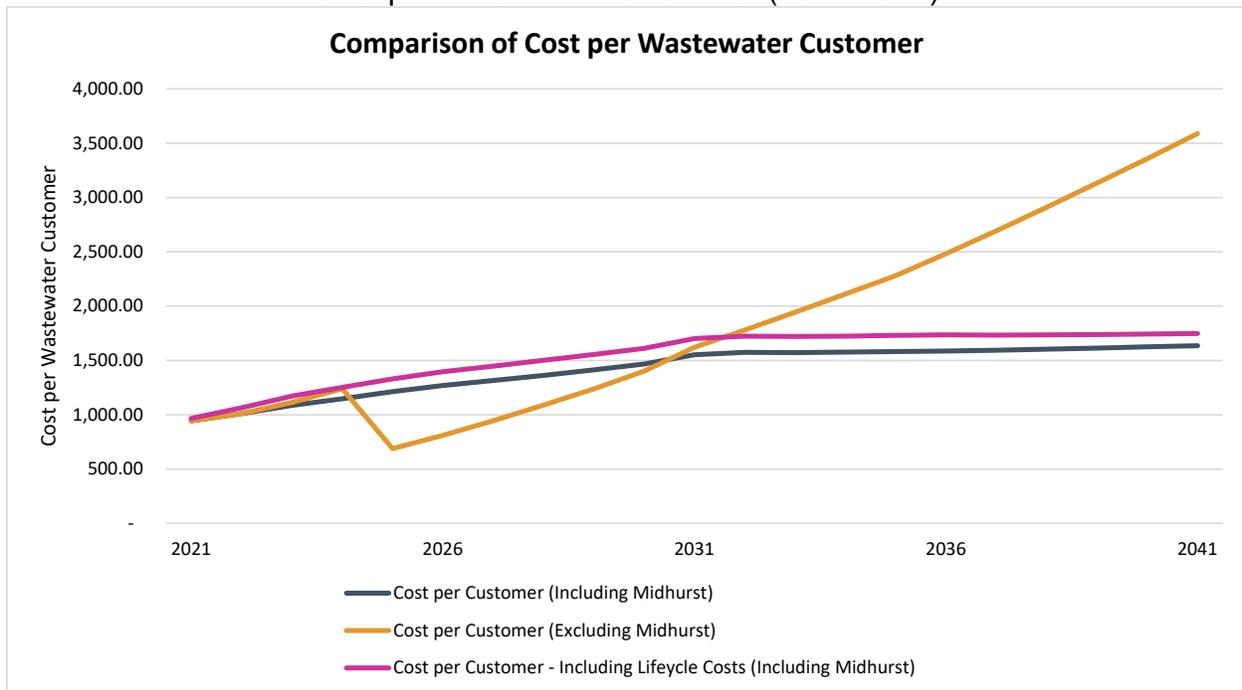
Wastewater Services

As with the water analysis, the costs per wastewater customer have also been depicted in Figure 4-2. Similar observations are made for wastewater as those seen for water, although the effects are more pronounced. The existing customers subsidize the new Midhurst customers; however, this occurs for a shorter period than for water (i.e., only until 2031 instead of 2036).

Similar to water, when lifecycle contributions are considered, the cost per customer only marginally increases due to longer useful life assumptions for wastewater assets.



Figure 4-2
Township of Springwater
Cost per Wastewater Customer (2021-2041)





Chapter 5

Tax-supported Operating Analysis



5. Tax-supported Operating Analysis

5.1 Impact on the Operating Budget

This section examines the potential impact of the growth on the Township's Tax-supported operating budget. This is done by examining the revenue and expenditure implications separately and then together with reference to net operating position.

5.1.1 Forecast Tax Supported Operating Expenditures for Springwater

The operating cost analysis was undertaken using the Township's detailed 2021 operating budget. These details have been summarized in Table 5-1.

Table 5-2 allocates the expenditures between residential and non-residential on a per capita and per employee basis. This is provided for all departments except parks and public works (including roads). Generally, the costs are allocated based on the current ratio of population to employment in the Township (i.e., 82% residential, 18% non-residential). For some recreation and library, expenditures have been allocated 95% to residential and 5% to non-residential to account for some level of utilization by the non-residential sector. The operating expenditures are modified by netting down Long-Term Debt and Transfers to Reserves/Reserve Funds. These are addressed separately in the analysis. Table 5-2 then assesses each of the service components in relation to the proposed development forecast to determine how the operating costs are likely to be impacted by development. These percentage allocations are used to calculate an average incremental operating cost.

Table 5-3 summarizes the expenditures related to population and employment as well as the adjustment to the base related to growth. The adjusted base then utilizes the per capita and per employee percentage to calculate the growth-related impacts on a per capita and per employee basis.

For parks and public works, the operating expenditures were analysed on a per acre basis (for parks) and a per kilometre of road basis (for public works) in Table 5-2. The analysis was undertaken in this manner as expenditures for these services are generally related to the acres of parkland and kilometres of roads, more than the population and employment in the Township.



The additional parkland to be added in the Township over the forecast period is based on discussions with staff and review of anticipated development. It is anticipated that there will be 84.09 acres of parkland added over the forecast period (41.12 acres in Midhurst and 42.97 in the rest of the Township). The additional kilometres of roads were estimated based on an assumed length of roadway to be built per unit. These assumptions are based on discussions with staff and experience in other municipalities. In total, there is an anticipated length of 187.42 km of roadway that will be constructed over the forecast period (146.78km in Midhurst, 40.63km in the remainder of the Township).

Table 5-4A provides for the forecast of public works and parks expenditures by multiplying the average cost per km or per acre by the growth-related incremental kilometres of roads and acres of parkland anticipated in the Township. Table 5-4A is a summation of Table 5-4B (all areas other than Midhurst), and Table 5-4C (Midhurst).

Finally, Table 5-5A provides for the per capita and per employee amounts multiplied by the assumed growth as provided in Table 3-1. The expenditures related to Public Works and Parks are also presented here based on the annual expenditures provided in Table 5-4, to provide for the annual incremental operating expenditures due to growth. The total annual incremental operating budget expenditures are provided on an annualized basis. Table 5-5A is a summation of Table 5-5B (all areas other than Midhurst) and Table 5-5C (Midhurst). Further to the above, Table 5-5A also provides an estimate of the additional Township employees anticipated as a result of growth. A review of current staffing levels and related salaries and benefits was undertaken. Based on the projected expenditures for salaries and benefits over the forecast period, additional staff members are identified in Table 5-5A. Note: The timing of the anticipated staffing requirements may be earlier or later depending on significant capital expenditures undertaken. For example, the completion of a recreation centre may require immediate staffing needs in advance of the per capita estimates provided.



Table 5-1
Township of Springwater
Summary of Consolidated Expenditures and Tax Rates

	2021 Operating Expenditures
1. Service Categories	
<u>Corporate Revenues</u>	
Long Term Debt	14,021
Subtotal	14,021
<u>Council</u>	
Salaries	210,699
Benefits	54,462
General Operations	25,271
Materials & Supplies	250
Special Projects/Events	4,000
Training, Development & Travel	32,000
Utilities (Heat, Hydro, Water, Telephone)	480
Technology & Minor Capital	3,600
Subtotal	330,762
<u>General Administration - CAO & HR, IT, Finance, Clerk, Election, License, By-law, Heritage, Cemetery</u>	
Salaries	1,648,840
Benefits	479,578
Fuel & Vehicle Expenses	7,000
General Operations	444,934
Legal Fees	48,500
Contractual Services/Consultants	170,900
Special Projects/Events	54,000
Training, Development & Travel	42,400
Utilities (Heat, Hydro, Water, Telephone)	3,130
Repairs & Maintenance	33,500
Technology & Minor Capital	363,531
Write-off's	65,000
Materials & Supplies	27,210
Transfers between Departments	(304,210)
Transfer to Reserves	67,160
Subtotal	3,151,473
<u>Fire Stations & Emergency Management</u>	
Salaries	483,652
Benefits	206,128



Table 5-1 (Cont'd)

	2021 Operating Expenditures
1. Service Categories	
Fuel & Vehicle Expenses	105,000
General Operations	547,427
Contractual Services/Consultants	63,224
Training, Development & Travel	45,000
Utilities (Heat, Hydro, Water, Telephone)	53,000
Repairs & Maintenance	71,000
Technology & Minor Capital	34,000
Materials & Supplies	32,500
Transfers between Departments	5,000
Transfer to Reserves	150,000
Subtotal	1,795,931
<u>Building</u>	
Salaries	539,584
Benefits	139,637
Fuel & Vehicle Expenses	8,000
General Operations	24,880
Legal Fees	2,500
Contractual Services/Consultants	20,000
Training, Development & Travel	6,500
Utilities (Heat, Hydro, Water, Telephone)	1,500
Repairs & Maintenance	5,350
Technology & Minor Capital	47,500
Materials & Supplies	8,800
Transfers between Departments	128,494
Transfer to Reserves	3,000
Subtotal	935,745
<u>Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater</u>	
Salaries	1,708,172
Benefits	642,540
Long Term Debt	798,792
Fuel & Vehicle Expenses	428,000
General Operations	763,377
Contractual Services/Consultants	1,080,100
Training, Development & Travel	29,500
Utilities (Heat, Hydro, Water, Telephone)	189,000
Repairs & Maintenance	(581,537)
Technology & Minor Capital	70,000
Materials & Supplies	595,900
Transfers between Departments	(27,000)



Table 5-1 (Cont'd)

	2021 Operating Expenditures
1. Service Categories	
Transfer to Reserves	200,000
Transfer to Capital	632,650
Capital Infrastructure (1%)	156,545
Subtotal	6,686,039
<u>Parks</u>	
Salaries	602,129
Benefits	149,618
Long Term Debt	127,144
Fuel & Vehicle Expenses	37,786
General Operations	52,746
Contractual Services/Consultants	90,911
Special Projects/Events	17,475
Training, Development & Travel	6,581
Utilities (Heat, Hydro, Water, Telephone)	147,423
Repairs & Maintenance	157,318
Technology & Minor Capital	138,436
Materials & Supplies	29,208
Transfers between Departments	(21,305)
Transfer to Reserves	78,523
Transfer to Capital	29,174
Subtotal	1,643,166
<u>Recreation</u>	
Salaries	127,129
Benefits	31,589
Long Term Debt	26,844
Fuel & Vehicle Expenses	7,978
General Operations	11,136
Contractual Services/Consultants	19,194
Special Projects/Events	3,689
Training, Development & Travel	1,390
Utilities (Heat, Hydro, Water, Telephone)	31,126
Repairs & Maintenance	33,215
Technology & Minor Capital	29,228
Materials & Supplies	6,167
Transfers between Departments	(4,498)
Transfer to Reserves	16,579
Transfer to Capital	6,160
Subtotal	346,925



Table 5-1 (Cont'd)

	2021 Operating Expenditures
1. Service Categories	
<u>Facilities</u>	
Salaries	597,342
Benefits	148,428
Long Term Debt	126,133
Fuel & Vehicle Expenses	37,486
General Operations	52,326
Contractual Services/Consultants	90,188
Special Projects/Events	17,336
Training, Development & Travel	6,529
Utilities (Heat, Hydro, Water, Telephone)	146,251
Repairs & Maintenance	156,067
Technology & Minor Capital	137,336
Materials & Supplies	28,976
Transfers between Departments	(21,136)
Transfer to Reserves	77,899
Transfer to Capital	28,942
Subtotal	1,630,102
<u>Planning, COA, Economic Development, CIP</u>	
Salaries	475,731
Benefits	138,279
Legal Fees	50,000
General Operations	26,300
Special Projects/Events	90,000
Training, Development & Travel	8,750
Utilities (Heat, Hydro, Water, Telephone)	115,740
Subtotal	904,800
<u>BIA</u>	
Contractual Services/Consultants	1,050
Special Projects/Events	7,500
General Operations	225
Technology & Minor Capital	15,000
Subtotal	23,775
<u>Conservation</u>	
Contractual Services/Consultants	289,458
Subtotal	289,458



Table 5-1 (Cont'd)

	2021 Operating Expenditures
1. Service Categories	
Library	
Salaries	534,764
Benefits	131,032
General Operations	51,573
Contractual Services/Consultants	16,550
Training, Development & Travel	5,500
Utilities (Heat, Hydro, Water, Telephone)	29,700
Repairs & Maintenance	16,000
Technology & Minor Capital	15,100
Materials & Supplies	63,500
Transfers between Departments	100
Subtotal	863,819
Policing	
Contractual Services/Consultants	2,597,498
Utilities (Heat, Hydro, Water, Telephone)	11,100
General Operations	35,480
Subtotal	2,644,078
Total Gross Expenditures	21,260,094

	General Levy		
	Taxable CVA	Tax Ratio	Weighted CVA
Calculation of Tax Rates			
<u>Weighted Assessment (000's)</u>			
1.0 Residential (RT, RH)	3,598,836,972	1.0000	3,598,836,972
1.1 Multi- Residential (MH)	6,231,400	1.0000	6,231,400
1.2 Commercial Occupied (CT, CH, XT)	116,451,777	1.2521	145,809,159
1.3 Commercial Vacant (CU, CX, CJ, XU)	12,036,100	0.8765	10,549,276
1.4 Industrial Occupied (IT, IH)	18,826,700	1.2521	23,572,893
1.5 Industrial New Construction (JT)	7,523,100	1.2521	9,419,666
1.6 Industrial Vacant (IK, IX)	7,603,600	0.8765	6,664,324
1.7 Industrial New Construction Vacant (JU)	2,033,500	0.8765	1,782,301
1.8 Pipelines (PT)	25,100,000	1.2966	32,544,667
1.9 Farmlands (FT)	441,514,469	0.2500	110,379,173
2.0 Managed Forests (TT)	19,939,800	0.2500	4,984,975
3.0 Total Weighted Assessment (000's)	4,256,097,418		3,950,774,805
3.01 Residential (RT, RH) Tax Rate			0.397562%
3.02 Multi- Residential (MH) Tax Rate			0.397562%
3.03 Commercial Occupied (CT, CH, XT) Tax Rate			0.497787%
3.04 Commercial Vacant (CU, CX, CJ, XU) Tax Rate			0.348451%
3.05 Industrial Occupied (IT, IH) Tax Rate			0.497787%
3.06 Industrial New Construction (JT) Tax Rate			0.497787%
3.07 Industrial Vacant (IK, IX) Tax Rate			0.348451%
3.08 Industrial New Construction Vacant (JU) Tax Rate			0.348451%
3.09 Pipelines (PT) Tax Rate			0.515479%
3.10 Farmlands (FT) Tax Rate			0.099391%
3.11 Managed Forests (TT) Tax Rate			0.099391%



**Table 5-2
Township of Springwater
Operating Expenditures Forecast Assumptions**

Service Categories	2021 Operating Expenditures	Total Facility Related Expenditures	Exp. per Linear km	Exp. per Acre	Total Pop./Emp. Expenditures	Population/Employment Related Expenditures (2021\$)				Growth-Related Adjustment to 2021 Base Expenditures				
						Per Capita		Per Employee		%	\$	%	\$	Recast %
						%	\$	%	\$					
Corporate Revenues														
Long Term Debt	14,021				14,021	82%	0.51	18%	0.51	0%	-			
Subtotal	14,021	-	-	-	14,021	82%	0.51	18%	0.51	0%	-	0%		
Council														
Salaries	210,699				210,699	82%	7.60	18%	7.60	25%	52,675			
Benefits	54,462				54,462	82%	1.96	18%	1.96	25%	13,616			
General Operations	25,271				25,271	82%	0.91	18%	0.91	25%	6,318			
Materials & Supplies	250				250	82%	0.01	18%	0.01	25%	63			
Special Projects/Events	4,000				4,000	82%	0.14	18%	0.14	25%	1,000			
Training, Development & Travel	32,000				32,000	82%	1.15	18%	1.15	25%	8,000			
Utilities (Heat, Hydro, Water, Telephone)	480				480	82%	0.02	18%	0.02	25%	120			
Technology & Minor Capital	3,600				3,600	82%	0.13	18%	0.13	25%	900			
Subtotal	330,762	-	-	-	330,762	82%	11.92	18%	11.92		82,691	25%		
General Administration - CAO & HR, IT, Finance, Clerks, Election, License, By-law, Heritage, Cemetery														
Salaries	1,648,840				1,648,840	82%	59.44	18%	59.44	75%	1,236,630			
Benefits	479,578				479,578	82%	17.29	18%	17.29	75%	359,684			
Fuel & Vehicle Expenses	7,000				7,000	82%	0.25	18%	0.25	75%	5,250			
General Operations	444,934				444,934	82%	16.04	18%	16.04	75%	333,701			
Legal Fees	48,500				48,500	82%	1.75	18%	1.75	75%	36,375			
Contractual Services/Consultants	170,900				170,900	82%	6.16	18%	6.16	75%	128,175			
Special Projects/Events	54,000				54,000	82%	1.95	18%	1.95	75%	40,500			
Training, Development & Travel	42,400				42,400	82%	1.53	18%	1.53	75%	31,800			
Utilities (Heat, Hydro, Water, Telephone)	3,130				3,130	82%	0.11	18%	0.11	75%	2,348			
Repairs & Maintenance	33,500				33,500	82%	1.21	18%	1.21	75%	25,125			
Technology & Minor Capital	363,531				363,531	82%	13.10	18%	13.10	75%	272,648			
Write-off's	65,000				65,000	82%	2.34	18%	2.34	75%	48,750			
Materials & Supplies	27,210				27,210	82%	0.98	18%	0.98	75%	20,408			
Transfers between Departments	(304,210)				(304,210)	82%	(10.97)	18%	(10.97)	75%	(228,158)			
Transfer to Reserves	67,160				67,160	82%	2.42	18%	2.42	0%	-			
Subtotal	3,151,473	-	-	-	3,151,473	82%	113.60	18%	113.60		2,313,235	73%		
Fire Stations & Emergency Management														
Salaries	483,652				483,652	82%	17.44	18%	17.44	250%	1,209,130			
Benefits	206,128				206,128	82%	7.43	18%	7.43	250%	515,320			
Fuel & Vehicle Expenses	105,000				105,000	82%	3.79	18%	3.79	100%	105,000			
General Operations	547,427				547,427	82%	19.73	18%	19.73	100%	547,427			
Contractual Services/Consultants	63,224				63,224	82%	2.28	18%	2.28	100%	63,224			
Training, Development & Travel	45,000				45,000	82%	1.62	18%	1.62	100%	45,000			
Utilities (Heat, Hydro, Water, Telephone)	53,000				53,000	82%	1.91	18%	1.91	100%	53,000			
Repairs & Maintenance	71,000				71,000	82%	2.56	18%	2.56	100%	71,000			
Technology & Minor Capital	34,000				34,000	82%	1.23	18%	1.23	100%	34,000			
Materials & Supplies	32,500				32,500	82%	1.17	18%	1.17	100%	32,500			
Transfers between Departments	5,000				5,000	82%	0.18	18%	0.18	100%	5,000			
Transfer to Reserves	150,000				150,000	82%	5.41	18%	5.41	0%	-			
Subtotal	1,795,931	-	-	-	1,795,931	82%	64.75	18%	64.75		2,680,601	149%		
Building														
Salaries	539,584				539,584	82%	19.45	18%	19.45	50%	269,792			
Benefits	139,637				139,637	82%	5.03	18%	5.03	50%	69,819			
Fuel & Vehicle Expenses	8,000				8,000	82%	0.29	18%	0.29	50%	4,000			
General Operations	24,880				24,880	82%	0.90	18%	0.90	50%	12,440			
Legal Fees	2,500				2,500	82%	0.09	18%	0.09	50%	1,250			
Contractual Services/Consultants	20,000				20,000	82%	0.72	18%	0.72	50%	10,000			
Training, Development & Travel	6,500				6,500	82%	0.23	18%	0.23	50%	3,250			
Utilities (Heat, Hydro, Water, Telephone)	1,500				1,500	82%	0.05	18%	0.05	50%	750			
Repairs & Maintenance	5,350				5,350	82%	0.19	18%	0.19	50%	2,675			
Technology & Minor Capital	47,500				47,500	82%	1.71	18%	1.71	50%	23,750			
Materials & Supplies	8,800				8,800	82%	0.32	18%	0.32	50%	4,400			
Transfers between Departments	128,494				128,494	82%	4.63	18%	4.63	50%	64,247			
Transfer to Reserves	3,000				3,000	82%	0.11	18%	0.11	50%	1,500			
Subtotal	935,745	-	-	-	935,745	82%	33.72	18%	33.72		467,873	50%		



Table 5-2 (Cont'd)

Service Categories	2021 Operating Expenditures	Total Facility Related Expenditures	Exp. per Linear km	Exp. per Acre	Total Pop./Emp. Expenditures	Population/Employment Related Expenditures (2021\$)				Growth-Related Adjustment to 2021 Base Expenditures			
						Per Capita		Per Employee		%	\$	%	Recast %
						%	\$	%	\$				
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater													
Salaries	1,708,172	1,708,172	2,007	-	-	82%	-	18%	-	100%	-		
Benefits	642,540	642,540	755	-	-	82%	-	18%	-	100%	-		
Long Term Debt	798,792	798,792	939	-	-	82%	-	18%	-	100%	-		
Fuel & Vehicle Expenses	428,000	428,000	503	-	-	82%	-	18%	-	100%	-		
General Operations	763,377	763,377	897	-	-	82%	-	18%	-	100%	-		
Contractual Services/Consultants	1,080,100	1,080,100	1,269	-	-	82%	-	18%	-	100%	-		
Training, Development & Travel	29,500	29,500	35	-	-	82%	-	18%	-	100%	-		
Utilities (Heat, Hydro, Water, Telephone)	189,000	189,000	222	-	-	82%	-	18%	-	100%	-		
Repairs & Maintenance	(581,537)	(581,537)	(683)	-	-	82%	-	18%	-	100%	-		
Technology & Minor Capital	70,000	70,000	82	-	-	82%	-	18%	-	100%	-		
Materials & Supplies	595,900	595,900	700	-	-	82%	-	18%	-	100%	-		
Transfers between Departments	(27,000)	(27,000)	(32)	-	-	82%	-	18%	-	100%	-		
Transfer to Reserves	200,000	200,000	-	-	-	82%	-	18%	-	100%	-		
Transfer to Capital	632,650	632,650	-	-	-	82%	-	18%	-	100%	-		
Subtotal	6,529,494	6,529,494	6,694	-	-	-	-	-	-	-	-		
Capital Infrastructure (1%)	156,545	-	-	-	-	82%	-	18%	-	100%	-		
Subtotal	156,545	-	-	-	-	-	-	-	-	-	-		
Parks													
Salaries	602,129	602,129	5,160	-	-	95%	-	5%	-	100%	-		
Benefits	149,618	149,618	1,282	-	-	95%	-	5%	-	100%	-		
Long Term Debt	127,144	127,144	1,090	-	-	95%	-	5%	-	100%	-		
Fuel & Vehicle Expenses	37,786	37,786	324	-	-	95%	-	5%	-	100%	-		
General Operations	52,746	52,746	452	-	-	95%	-	5%	-	100%	-		
Contractual Services/Consultants	90,911	90,911	779	-	-	95%	-	5%	-	100%	-		
Special Projects/Events	17,475	17,475	150	-	-	95%	-	5%	-	100%	-		
Training, Development & Travel	6,581	6,581	56	-	-	95%	-	5%	-	100%	-		
Utilities (Heat, Hydro, Water, Telephone)	147,423	147,423	1,263	-	-	95%	-	5%	-	100%	-		
Repairs & Maintenance	157,318	157,318	1,348	-	-	95%	-	5%	-	100%	-		
Technology & Minor Capital	138,436	138,436	1,186	-	-	95%	-	5%	-	100%	-		
Materials & Supplies	29,208	29,208	250	-	-	95%	-	5%	-	100%	-		
Transfers between Departments	(21,305)	(21,305)	(183)	-	-	95%	-	5%	-	100%	-		
Transfer to Reserves	78,523	78,523	-	-	-	95%	-	5%	-	100%	-		
Transfer to Capital	29,174	29,174	-	-	-	95%	-	5%	-	100%	-		
Subtotal	1,643,166	1,643,166	-	13,159	-	-	-	-	-	-	-		
Recreation													
Salaries	127,129	-	-	-	127,129	95%	5.32	5%	1.26	100%	127,129		
Benefits	31,589	-	-	-	31,589	95%	1.32	5%	0.31	100%	31,589		
Long Term Debt	26,844	-	-	-	26,844	95%	1.12	5%	0.27	100%	26,844		
Fuel & Vehicle Expenses	7,978	-	-	-	7,978	95%	0.33	5%	0.08	100%	7,978		
General Operations	11,136	-	-	-	11,136	95%	0.47	5%	0.11	100%	11,136		
Contractual Services/Consultants	19,194	-	-	-	19,194	95%	0.80	5%	0.19	100%	19,194		
Special Projects/Events	3,689	-	-	-	3,689	95%	0.15	5%	0.04	100%	3,689		
Training, Development & Travel	1,390	-	-	-	1,390	95%	0.06	5%	0.01	100%	1,390		
Utilities (Heat, Hydro, Water, Telephone)	31,126	-	-	-	31,126	95%	1.30	5%	0.31	100%	31,126		
Repairs & Maintenance	33,215	-	-	-	33,215	95%	1.39	5%	0.33	100%	33,215		
Technology & Minor Capital	29,228	-	-	-	29,228	95%	1.22	5%	0.29	100%	29,228		
Materials & Supplies	6,167	-	-	-	6,167	95%	0.26	5%	0.06	100%	6,167		
Transfers between Departments	(4,498)	-	-	-	(4,498)	95%	(0.19)	5%	(0.04)	100%	(4,498)		
Transfer to Reserves	16,579	-	-	-	16,579	95%	0.69	5%	0.16	0%	-		
Transfer to Capital	6,160	-	-	-	6,160	95%	0.26	5%	0.06	0%	-		
Subtotal	346,925	-	-	-	346,925	95%	14.50	5%	3.44	-	324,187		
93%													
Facilities													
Salaries	597,342	-	-	-	597,342	82%	21.53	18%	21.53	100%	597,342		
Benefits	148,428	-	-	-	148,428	82%	5.35	18%	5.35	100%	148,428		
Long Term Debt	126,133	-	-	-	126,133	82%	4.55	18%	4.55	100%	126,133		
Fuel & Vehicle Expenses	37,486	-	-	-	37,486	82%	1.35	18%	1.35	100%	37,486		
General Operations	52,326	-	-	-	52,326	82%	1.89	18%	1.89	100%	52,326		
Contractual Services/Consultants	90,188	-	-	-	90,188	82%	3.25	18%	3.25	100%	90,188		
Special Projects/Events	17,336	-	-	-	17,336	82%	0.62	18%	0.62	100%	17,336		
Training, Development & Travel	6,529	-	-	-	6,529	82%	0.24	18%	0.24	100%	6,529		
Utilities (Heat, Hydro, Water, Telephone)	146,251	-	-	-	146,251	82%	5.27	18%	5.27	100%	146,251		
Repairs & Maintenance	156,067	-	-	-	156,067	82%	5.63	18%	5.63	100%	156,067		
Technology & Minor Capital	137,336	-	-	-	137,336	82%	4.95	18%	4.95	100%	137,336		
Materials & Supplies	28,976	-	-	-	28,976	82%	1.04	18%	1.04	100%	28,976		
Transfers between Departments	(21,136)	-	-	-	(21,136)	82%	(0.76)	18%	(0.76)	100%	(21,136)		
Transfer to Reserves	77,899	-	-	-	77,899	82%	2.81	18%	2.81	0%	-		
Transfer to Capital	28,942	-	-	-	28,942	82%	1.04	18%	1.04	0%	-		
Subtotal	1,630,102	-	-	-	1,630,102	82%	58.76	18%	58.76	-	1,523,262		
93%													
Planning, COA, Economic Development, CIP													
Salaries	475,731	-	-	-	475,731	82%	17.15	18%	17.15	50%	237,866		
Benefits	138,279	-	-	-	138,279	82%	4.98	18%	4.98	50%	69,140		
Legal Fees	50,000	-	-	-	50,000	82%	1.80	18%	1.80	50%	25,000		
General Operations	26,300	-	-	-	26,300	82%	0.95	18%	0.95	50%	13,150		
Special Projects/Events	90,000	-	-	-	90,000	82%	3.24	18%	3.24	50%	45,000		
Training, Development & Travel	8,750	-	-	-	8,750	82%	0.32	18%	0.32	50%	4,375		
Utilities (Heat, Hydro, Water, Telephone)	115,740	-	-	-	115,740	82%	4.17	18%	4.17	50%	57,870		
Subtotal	904,800	-	-	-	904,800	82%	32.61	18%	32.61	-	452,400		
50%													



Table 5-2 (Cont'd)

Service Categories	2021 Operating Expenditures	Total Facility Related Expenditures	Exp. per Linear km	Exp. per Acre	Total Pop./Emp. Expenditures	Population/Employment Related Expenditures (2021\$)				Growth-Related Adjustment to 2020 Base Expenditures				
						Per Capita		Per Employee		%	\$	%	\$	Recast %
						%	\$	%	\$					
BIA														
Contractual Services/Consultants	1,050				1,050	82%	0.04	18%	0.04	0%		-		
Special Projects/Events	7,500				7,500	82%	0.27	18%	0.27	0%		-		
General Operations	225				225	82%	0.01	18%	0.01	0%		-		
Technology & Minor Capital	15,000				15,000	82%	0.54	18%	0.54	0%		-		
Subtotal	23,775	-	-	-	23,775	82%	0.86	18%	0.86			0%		
Conservation														
Contractual Services/Consultants	289,458				289,458	95%	12.11	5%	2.87	25%	72,365			
Subtotal	289,458	-	-	-	289,458	95%	12.11	5%	2.87		72,365	25%		
Library														
Salaries	534,764				534,764	95%	22.38	5%	5.30	100%	534,764			
Benefits	131,032				131,032	95%	5.48	5%	1.30	100%	131,032			
General Operations	51,573				51,573	95%	2.16	5%	0.51	100%	51,573			
Contractual Services/Consultants	16,550				16,550	95%	0.69	5%	0.16	100%	16,550			
Training, Development & Travel	5,500				5,500	95%	0.23	5%	0.05	100%	5,500			
Utilities (Heat, Hydro, Water, Telephone)	29,700				29,700	95%	1.24	5%	0.29	100%	29,700			
Repairs & Maintenance	16,000				16,000	95%	0.67	5%	0.16	100%	16,000			
Technology & Minor Capital	15,100				15,100	95%	0.63	5%	0.15	100%	15,100			
Materials & Supplies	63,500				63,500	95%	2.66	5%	0.63	100%	63,500			
Transfers between Departments	100				100	95%	-	5%	-	100%	100			
Subtotal	863,819	-	-	-	863,819	95%	36.14	5%	8.55		863,819	100%		
Policing														
Contractual Services/Consultants	2,597,498				2,597,498	82%	93.64	18%	93.64	161%	4,179,363			
Utilities (Heat, Hydro, Water, Telephone)	11,100				11,100	82%	0.40	18%	0.40	161%	17,860			
General Operations	35,480				35,480	82%	1.28	18%	1.28	161%	57,087			
Subtotal	2,644,078	-	-	-	2,644,078	82%	95.32	18%	95.32		4,254,310	161%		
Total Expenditures	21,260,094	8,172,660	6,694	13,159	12,930,889		474.80		426.91		13,034,741			
Transfer to Reserves	593,160													
Transfer to Capital Infrastructure	156,545													
Transfer to Capital	696,925													
Total Expenditures Net of Reserve & Capital Transfers	19,813,464													
Debt Charges*	1,092,935													
Total Expenditures Net of Reserve & Capital Transfers & Debt Charges	18,720,529													
*This figure includes other internal charges														
Population/Employment	2021													
Population	22,700													
Employment (excluding work at home & NFPOW)	5,040													



Table 5-3
Township of Springwater
Operating Expenditures
Residential/Non-Residential Allocation and Cost per Capita/per Employee

Service Category	2021 Pop./Emp. Related Exp.	Adjustment to the 2021 Base	Total Operating Expenditures 2021	Residential Share		Cost Per Capita	Non-Residential Share		Cost Per Employee
				%	\$		%	\$	
Corporate Revenues	14,021	0%	0	82%	0	0.00	18%	0	-
Council	330,762	25%	82,691	82%	67,645	2.98	18%	15,046	2.99
General Administration - CAO & HR, IT, Finance, Clerks, Election, License, By-law, Heritage, Cemetery	3,151,473	73%	2,313,235	82%	1,892,785	83.38	18%	420,450	83.42
Fire Stations & Emergency Management	1,795,931	149%	2,680,601	82%	2,193,811	96.65	18%	486,790	96.58
Building	935,745	50%	467,873	82%	382,714	16.86	18%	85,159	16.90
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater*	-	0%	-	82%	0	-	18%	-	-
Parks**	-	0%	-	95%	0	-	5%	-	-
Recreation	346,925	93%	324,187	95%	307,570	13.55	5%	16,617	3.30
Facilities	1,630,102	93%	1,523,262	82%	1,246,403	54.91	18%	276,859	54.93
Planning, COA, Economic Development, CIP	904,800	50%	452,400	82%	370,116	16.31	18%	82,284	16.32
BIA	23,775	0%	-	82%	0	-	18%	-	-
Conservation	289,458	25%	72,365	95%	68,723	3.03	5%	3,642	0.72
Library	863,819	100%	863,819	95%	820,361	36.14	5%	43,458	8.62
Policing	2,644,078	161%	4,254,310	82%	3,481,415	153.37	18%	772,895	153.34
Total	12,930,889		13,034,741		10,831,543	477.18		2,203,200	437.12

*Operating expenditures are calculated on a per kilometre of roads basis

**Operating expenditures are calculated on a per acre of parkland basis



**Table 5-4A
Township of Springwater
New Infrastructure Based Annual Operating Expenditure Forecast**

Service	Operating Assumption	Annual Operating Expenditures - Facility Base (2021\$)																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Transportation																						
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater (Expenditures per linear km of road)	6,694	-	-	-	-	16,501	138,995	273,350	360,781	408,995	456,447	503,139	551,144	626,612	701,779	786,665	834,417	882,480	929,344	976,376	1,023,047	1,069,718
Parks/Recreation																						
Parkland Development (Expenditure per acre)	13,159	17,558	120,307	184,687	184,687	184,687	676,320	694,854	786,222	794,676	945,547	964,731	964,731	978,063	978,063	1,094,793	1,106,498	1,106,498	1,106,498	1,106,498	1,106,498	1,106,498
Total		17,558	120,307	184,687	184,687	201,188	815,315	968,204	1,147,003	1,203,671	1,401,995	1,467,871	1,515,875	1,604,675	1,679,842	1,881,458	1,940,915	1,988,979	2,035,843	2,082,875	2,129,546	2,176,217

**Table 5-4B
Township of Springwater (Excluding Midhurst Secondary Plan Area)
New Infrastructure Based Annual Operating Expenditure Forecast**

Service	Operating Assumption	Annual Operating Expenditures - Facility Base (2021\$)																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Transportation																						
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater (Expenditures per linear km of road)	6,694	-	-	-	-	16,501	58,072	114,861	122,267	130,874	138,721	145,807	154,206	158,737	162,966	169,855	178,434	187,820	198,323	209,160	219,636	230,113
Parks/Recreation																						
Parkland Development (Expenditure per acre)	13,159	17,558	120,307	184,687	184,687	184,687	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443
Total		17,558	120,307	184,687	184,687	201,188	623,514	680,304	687,709	696,317	704,164	711,250	719,648	724,179	728,409	735,298	743,876	753,263	763,765	774,602	785,079	795,555

**Table 5-4C
Township of Springwater (Midhurst Secondary Plan Area)
New Infrastructure Based Annual Operating Expenditure Forecast**

Service	Operating Assumption	Annual Operating Expenditures - Facility Base (2021\$)																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Transportation																						
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater (Expenditures per linear km of road)	6,694	-	-	-	-	-	80,924	158,489	238,515	278,120	317,726	357,332	396,938	467,875	538,812	616,810	655,983	694,660	731,022	767,216	803,411	839,606
Parks/Recreation																						
Parkland Development (Expenditure per acre)	13,159	-	-	-	-	-	110,877	129,411	220,779	229,233	380,105	399,289	399,289	412,620	412,620	529,350	541,056	541,056	541,056	541,056	541,056	541,056
Total		-	-	-	-	-	191,801	287,900	459,294	507,354	697,831	756,621	796,227	880,495	951,433	1,146,161	1,197,039	1,235,716	1,272,077	1,308,272	1,344,467	1,380,661



**Table 5-5A
Township of Springwater
Operating Expenditure Summary**

CATEGORY	Expenditure Per Capita	Expenditure Per Employee	Cumulative Growth Expenditures (2021\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1. Expenditures																							
Corporate Revenues	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Council	2.98	2.99	941	2,867	5,192	7,926	11,414	14,902	18,390	21,878	25,393	28,861	33,654	38,922	44,210	49,660	55,117	60,520	65,923	71,326	76,729	82,132	87,535
General Administration - CAO & HR, IT, Finance, Clerks, Election, License, By-law, Heritage, Cemetery	83.38	83.42	26,310	80,201	145,238	221,710	319,264	416,819	514,373	611,926	710,235	807,224	941,242	1,088,609	1,236,512	1,388,961	1,541,599	1,692,726	1,843,852	1,994,978	2,146,105	2,297,230	2,448,357
Fire Stations & Emergency Management	96.65	96.58	30,493	92,952	168,331	256,962	370,027	483,090	596,154	709,218	823,144	935,542	1,090,862	1,261,659	1,433,078	1,609,765	1,786,672	1,961,826	2,136,980	2,312,134	2,487,287	2,662,442	2,837,595
Building	16.86	16.90	5,321	16,220	29,374	44,841	64,571	84,301	104,032	123,762	143,648	163,267	190,374	220,180	250,093	280,927	311,798	342,362	372,928	403,493	434,058	464,624	495,189
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater*	-	-	-	-	-	-	16,501	138,995	273,350	360,781	408,995	456,447	503,139	551,144	626,612	701,779	786,665	834,417	882,480	929,344	976,376	1,023,047	1,069,718
Parks**	-	-	17,558	120,307	184,687	184,687	184,687	676,320	694,854	786,222	794,676	945,547	964,731	964,731	978,063	978,063	1,094,793	1,106,498	1,106,498	1,106,498	1,106,498	1,106,498	1,106,498
Recreation	13.55	3.30	3,876	11,936	21,674	33,127	47,555	61,983	76,411	90,839	104,465	117,878	137,185	158,960	180,964	203,534	226,288	248,735	271,181	293,627	316,074	338,520	360,967
Facilities	54.91	54.93	17,326	52,816	95,646	146,005	210,249	274,493	338,736	402,979	467,719	531,589	619,846	716,894	814,295	914,689	1,015,208	1,114,730	1,214,254	1,313,776	1,413,299	1,512,822	1,612,345
Planning, COA, Economic Development, CIP	16.31	16.32	5,146	15,688	28,410	43,370	62,452	81,536	100,618	119,701	138,932	157,904	184,120	212,947	241,879	271,700	301,558	331,120	360,683	390,245	419,808	449,370	478,932
BIA	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conservation	3.03	0.72	866	2,667	4,843	7,403	10,627	13,850	17,074	20,298	23,341	26,336	30,649	35,515	40,432	45,474	50,559	55,575	60,591	65,606	70,622	75,638	80,653
Library	36.14	8.62	10,330	31,815	57,775	88,304	126,761	165,216	203,672	242,128	278,432	314,165	365,617	423,653	482,308	542,465	603,116	662,947	722,779	782,609	842,440	902,271	962,102
Policing	153.37	153.34	48,391	147,510	267,133	407,786	587,214	766,642	946,069	1,125,497	1,306,302	1,484,680	1,731,170	2,002,217	2,274,251	2,554,646	2,835,388	3,113,350	3,391,313	3,669,274	3,947,236	4,225,197	4,503,159
TOTAL EXPENDITURES (2021\$)	477.18	437.12	166,558	574,979	1,008,303	1,442,121	2,011,322	3,178,147	3,883,733	4,615,229	5,225,282	5,969,441	6,792,590	7,675,431	8,602,697	9,541,663	10,608,761	11,524,806	12,429,463	13,332,911	14,236,533	15,139,792	16,043,051
Change in Annual Expenditures			166,558	408,421	433,324	433,818	569,201	1,166,825	705,585	731,497	610,052	744,159	823,149	882,841	927,265	938,966	1,067,099	916,045	904,657	903,448	903,622	903,259	903,259
Cumulative			166,558	574,979	1,008,303	1,442,121	2,011,322	3,178,147	3,883,733	4,615,229	5,225,282	5,969,441	6,792,590	7,675,431	8,602,697	9,541,663	10,608,761	11,524,806	12,429,463	13,332,911	14,236,533	15,139,792	16,043,051
Inflation Factor (Operating - General)			1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	1.4859
TOTAL EXPENDITURES (Inflated\$)			166,558	586,478	1,049,039	1,530,391	2,177,120	3,508,932	4,373,714	5,301,448	6,122,250	7,134,034	8,280,129	9,543,434	10,910,299	12,343,158	13,998,035	15,510,872	17,062,989	18,669,294	20,333,274	22,055,818	23,839,129
Additional Township Employees Anticipated (Incremental)					1	1	2	6	2	4	1	7	1	4	4	4	3	6	5	2	4	2	8
Additional Township Employees Anticipated (Cumulative)					1	2	4	10	12	16	17	24	25	29	33	37	40	46	51	53	57	59	67

*Operating expenditures are calculated on a per kilometre of roads basis

**Operating expenditures are calculated on a per acre of parkland basis



**Table 5-5B
Township of Springwater (Excluding Midhurst Secondary Plan Area)
Operating Expenditure Summary**

CATEGORY	Expenditure Per Capita	Expenditure Per Employee	Cumulative Growth Expenditures (2021\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1. Expenditures																							
Corporate Revenues	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Council	2.98	2.99	941	1,881	2,822	3,762	4,703	5,644	6,584	7,525	8,290	9,009	9,893	11,289	12,835	14,581	16,378	18,122	19,866	21,610	23,353	25,097	26,841
General Administration - CAO & HR, IT, Finance, Clerks, Election, License, By-law, Heritage, Cemetery	83.38	83.42	26,310	52,621	78,931	105,242	131,552	157,861	184,172	210,482	231,874	251,946	276,675	315,753	358,956	407,788	458,060	506,821	555,581	604,341	653,102	701,863	750,623
Fire Stations & Emergency Management	96.65	96.58	30,493	60,986	91,479	121,972	152,465	182,959	213,451	243,944	268,733	291,993	320,649	365,941	416,009	472,600	530,858	587,365	643,872	700,379	756,885	813,392	869,898
Building	16.86	16.90	5,321	10,643	15,964	21,285	26,607	31,929	37,250	42,571	46,899	50,959	55,961	63,866	72,604	82,482	92,651	102,514	112,378	122,242	132,105	141,969	151,833
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater*	0.00	-	-	-	-	-	16,501	58,072	114,861	122,267	130,874	138,721	145,807	154,206	158,737	162,966	169,855	178,434	187,820	198,323	209,160	219,636	230,113
Parks**	0.00	-	17,558	120,307	184,687	184,687	184,687	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443	565,443
Recreation	13.55	3.30	3,876	7,751	11,627	15,503	19,379	23,254	27,130	31,006	33,856	36,492	39,762	45,539	51,687	58,444	65,433	72,117	78,800	85,482	92,166	98,849	105,531
Facilities	54.91	54.93	17,326	34,653	51,979	69,306	86,632	103,959	121,285	138,611	152,698	165,917	182,202	207,937	236,387	268,545	301,651	333,761	365,872	397,982	430,093	462,203	494,314
Planning, COA, Economic Development, CIP	16.31	16.32	5,146	10,293	15,440	20,587	25,733	30,880	36,026	41,173	45,357	49,284	54,121	61,766	70,217	79,769	89,603	99,142	108,680	118,218	127,757	137,295	146,833
BIA	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conservation	3.03	0.72	866	1,732	2,598	3,464	4,329	5,195	6,062	6,928	7,564	8,152	8,882	10,173	11,547	13,055	14,616	16,108	17,600	19,094	20,586	22,078	23,570
Library	36.14	8.62	10,330	20,659	30,990	41,320	51,650	61,979	72,309	82,639	90,231	97,252	105,959	121,356	137,741	155,740	174,362	192,165	209,967	227,770	245,572	263,375	281,178
Policing	153.37	153.34	48,391	96,783	145,174	193,565	241,956	290,349	338,740	387,131	426,472	463,388	508,865	580,742	660,199	750,010	842,470	932,148	1,021,826	1,111,503	1,201,181	1,290,859	1,380,537
TOTAL EXPENDITURES (2021\$)	477.18	437.12	166,558	418,309	631,691	780,693	946,194	1,517,523	1,723,313	1,879,719	2,008,291	2,128,556	2,274,219	2,504,010	2,752,361	3,031,423	3,321,380	3,604,139	3,887,705	4,172,386	4,457,402	4,742,059	5,026,713
Change in Annual Expenditures			166,558	251,751	213,382	149,002	165,501	571,329	205,790	156,407	128,572	120,265	145,663	229,791	248,351	279,062	289,957	282,760	283,566	284,681	285,016	284,656	284,654
Cumulative			166,558	418,309	631,691	780,693	946,194	1,517,523	1,723,313	1,879,719	2,008,291	2,128,556	2,274,219	2,504,010	2,752,361	3,031,423	3,321,380	3,604,139	3,887,705	4,172,386	4,457,402	4,742,059	5,026,713
Inflation Factor (Operating - General)			1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	1.4859
TOTAL EXPENDITURES (Inflated\$)			166,558	426,675	657,212	828,478	1,024,191	1,675,468	1,940,730	2,159,207	2,353,033	2,543,821	2,772,260	3,113,422	3,490,660	3,921,469	4,382,490	4,850,697	5,336,986	5,842,348	6,366,268	6,908,284	7,469,431

*Operating expenditures are calculated on a per kilometre of roads basis
 **Operating expenditures are calculated on a per acre of parkland basis



**Table 5-5C
Township of Springwater (Midhurst Secondary Plan Area)
Operating Expenditure Summary**

CATEGORY	Expenditure Per Capita	Expenditure Per Employee	Cumulative Growth Expenditures (2021\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
1. Expenditures																							
Corporate Revenues	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Council	2.98	2.99	-	986	2,370	4,164	6,711	9,258	11,805	14,352	17,103	19,853	23,761	27,632	31,375	35,079	38,738	42,397	46,057	49,717	53,376	57,035	60,694
General Administration - CAO & HR, IT, Finance, Clerks, Election, License, By-law, Heritage, Cemetery	83.38	83.42	-	27,580	66,307	116,469	187,712	258,956	330,200	401,444	478,361	555,277	664,567	772,856	877,557	981,174	1,083,540	1,185,905	1,288,271	1,390,637	1,493,003	1,595,368	1,697,734
Fire Stations & Emergency Management	96.65	96.58	-	31,966	76,852	134,991	217,561	300,132	382,703	465,274	554,411	643,550	770,213	895,717	1,017,069	1,137,166	1,255,813	1,374,461	1,493,108	1,611,755	1,730,403	1,849,050	1,967,697
Building	16.86	16.90	-	5,578	13,410	23,555	37,964	52,373	66,782	81,191	96,750	112,309	134,413	156,314	177,489	198,445	219,147	239,848	260,550	281,252	301,954	322,655	343,357
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater*	0.00	-	-	-	-	-	-	80,924	158,489	238,515	278,120	317,726	357,332	396,938	467,875	538,812	616,810	655,983	694,660	731,022	767,216	803,411	839,606
Parks**	0.00	-	-	-	-	-	-	110,877	129,411	220,779	229,233	380,105	399,289	399,289	412,620	412,620	529,350	541,056	541,056	541,056	541,056	541,056	541,056
Recreation	13.55	3.30	-	4,185	10,047	17,625	28,177	38,729	49,281	59,833	70,610	81,386	97,423	113,421	129,277	145,090	160,855	176,618	192,382	208,145	223,909	239,672	255,436
Facilities	54.91	54.93	-	18,163	43,666	76,700	123,617	170,534	217,451	264,368	315,020	365,673	437,645	508,957	577,908	646,144	713,557	780,969	848,382	915,794	983,207	1,050,619	1,118,032
Planning, COA, Economic Development, CIP	16.31	16.32	-	5,395	12,971	22,783	36,719	50,656	64,592	78,528	93,573	108,620	129,999	151,181	171,662	191,931	211,955	231,978	252,003	272,027	292,051	312,075	332,098
BIA	0.00	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Conservation	3.03	0.72	-	935	2,245	3,938	6,296	8,654	11,012	13,370	15,777	18,183	21,767	25,342	28,885	32,419	35,943	39,466	42,990	46,514	50,037	53,560	57,083
Library	36.14	8.62	-	11,156	26,785	46,985	75,111	103,237	131,363	159,489	188,201	216,913	259,657	302,298	344,567	386,725	428,754	470,781	512,810	554,839	596,868	638,895	680,924
Policing	153.37	153.34	-	50,728	121,959	214,221	345,257	476,293	607,330	738,366	879,829	1,021,293	1,222,305	1,421,475	1,614,052	1,804,636	1,992,920	2,181,203	2,369,487	2,557,771	2,746,055	2,934,337	3,122,621
TOTAL EXPENDITURES (2021\$)	477.18	437.12	-	156,672	376,612	661,431	1,065,125	1,660,623	2,160,419	2,735,509	3,216,989	3,840,888	4,518,371	5,171,420	5,850,336	6,510,242	7,287,383	7,920,665	8,541,756	9,160,528	9,779,135	10,397,733	11,016,337
Change in Annual Expenditures			-	156,672	219,940	284,819	403,694	595,498	499,796	575,090	481,480	623,899	677,483	653,049	678,916	659,905	777,141	633,282	621,091	618,773	618,607	618,598	618,605
Cumulative			-	156,672	376,612	661,431	1,065,125	1,660,623	2,160,419	2,735,509	3,216,989	3,840,888	4,518,371	5,171,420	5,850,336	6,510,242	7,287,383	7,920,665	8,541,756	9,160,528	9,779,135	10,397,733	11,016,337
Inflation Factor (Operating - General)			1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	1.4859
TOTAL EXPENDITURES (Inflated\$)			-	159,805	391,827	701,916	1,152,926	1,833,462	2,432,983	3,142,240	3,769,215	4,590,217	5,507,869	6,430,011	7,419,641	8,421,692	9,615,547	10,660,172	11,726,000	12,826,951	13,967,013	15,147,533	16,369,698

*Operating expenditures are calculated on a per kilometre of roads basis
 **Operating expenditures are calculated on a per acre of parkland basis



5.2 Non-Tax Revenue Analysis

The non-tax revenue analysis is presented in a similar format to the expenditures in Section 5.1. Table 5-6 sets out the non-tax revenues for the Township, as provided in the 2021 operating budget, with taxation amounts and transfers from reserves and D.C.s netted from the analysis.

Table 5-7 distinguishes the revenues by service for those related to acres of parkland and those being of a general nature and therefore, related to population and employment. Transfers from reserves have been eliminated (will be considered later in the analysis) and the residual amounts are assessed as to their applicability to growth. Note, public works revenues generally follow population and employment rather than the number of kilometres of roadway in the municipality. As a result, public works revenues are provided on a population to employment basis.

Table 5-8 assesses the non-tax revenues as to those which may be directly affected by growth. The costs are then allocated between population and employment to provide a per capita and per employee revenue. The assumptions regarding sources of non-tax revenues are based on 2021 revenue levels and have been allocated between population and employment.

Table 5-9A provides for non-tax revenues for parks, similar to Table 5-4A above for expenditures.

Table 5-10A then summarizes the overall forecast of non-tax revenues by adding the incremental expenditures related to parks with those related to population and employment growth to provide an annual forecast of incremental non-tax revenues. Table 5-10A is a summation of Table 5-10B (all areas other than Midhurst) and 5-10C (Midhurst Secondary Plan Area).



Table 5-6
Township of Springwater
Summary of Consolidated Operating Revenues

Service Categories	2021 Operating Revenues
Corporate Revenues	
Taxation	16,020,730
User Fees/Charges	399,021
Grants & Contributions	387,481
Investment & Interest Income	150,000
Municipal Tax Assistance	74,000
Subtotal	17,031,232
Council	
Grants & Contributions	12,000
Subtotal	12,000
General Administration - CAO & HR, IT, Finance, Clerk, Election, License, By-law, Heritage, Cemetery	
User Fees/Charges	112,750
Grants & Contributions	4,000
Transfers from Reserves	184,300
Subtotal	301,050
Fire Stations & Emergency Management	
User Fees/Charges	193,753
Transfers from Reserves	34,270
Transfers from Development Charges	47,500
Subtotal	275,523
Building	
User Fees/Charges	630,000
Transfers from Reserves	305,745
Subtotal	935,745
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater	
User Fees/Charges	156,000
Misc.	121,694
Grants & Contributions	502,128
Subtotal	779,822



Table 5-6 (Cont'd)

Service Categories	2021 Operating Revenues
Parks	
User Fees/Charges	228,731
Rental Revenue	37,344
Grants & Contributions	53,332
CRA Fund	9,078
Transfers from Reserves	126,082
Transfers from Development Charges	3,404
Subtotal	457,970
Recreation	
User Fees/Charges	48,292
Rental Revenue	7,884
Grants & Contributions	11,260
CRA Fund	1,917
Transfers from Reserves	26,620
Transfers from Development Charges	719
Subtotal	96,692
Facilities	
User Fees/Charges	226,912
Rental Revenue	37,047
Grants & Contributions	52,908
CRA Fund	9,006
Transfers from Reserves	125,079
Transfers from Development Charges	3,377
Subtotal	454,329
Planning, COA, Economic Development, CIP	
User Fees/Charges	57,000
Committee of Adj.	50,000
Grants & Contributions	50,000
Transfers from Reserves	84,525
Transfers from Development Charges	51,975
Subtotal	293,500
BIA	
BIA Levy	21,060
Transfers from Reserves	2,715
Subtotal	23,775



Table 5-6 (Cont'd)

Service Categories	2021 Operating Revenues
Library	
User Fees/Charges	20,000
Grants & Contributions	38,500
Transfers from Reserve Funds	13,173
Transfers from Development Charges	47,250
Subtotal	118,923
Policing	
POA Revenue	58,980
Grants & Contributions	239,102
Transfers from Reserves	170,000
Subtotal	468,082
Total Revenues	21,248,643
Less Taxation	16,020,730
Total Revenues Net of Taxes	5,227,913
Transfers from Development Charges	154,225
Transfers from Reserves	1,072,509
Total Revenues Net of Reserve Transfers	4,155,404



**Table 5-7
Township of Springwater
Operating Revenues Forecast Assumptions**

Service Categories	2021 Operating Revenues	Facility Related Revenues (2021\$)			Population/ Employment Revenues	Population/Employment Related Revenues (2021\$)		Growth-Related Adjustment to 2021 Base Revenues			
		Total Revenues	Rev. per Linear km	Rev. per Acre		Per Capita	Per Employee	%	\$	Recast %	
Corporate Revenues											
User Fees/Charges	399,021				399,021	82%	14.38	18%	14.38	0%	-
Grants & Contributions	387,481				387,481	82%	13.97	18%	13.97	0%	-
Investment & Interest Income	150,000				150,000	82%	5.41	18%	5.41	0%	-
Municipal Tax Assistance	74,000				74,000	82%	2.67	18%	2.67	0%	-
Subtotal	1,010,502	-	-	-	1,010,502	82%	36.43	18%	36.43		0%
Council											
Grants & Contributions	12,000				12,000	82%	0.43	18%	0.43	0%	-
Subtotal	12,000	-	-	-	12,000	82%	0.43	18%	0.43		0%
Clerk, Election, License, By-law, Heritage, Cemetery											
User Fees/Charges	112,750				112,750	82%	4.06	18%	4.06	50%	56,375
Grants & Contributions	4,000				4,000	82%	0.14	18%	0.14	25%	1,000
Transfers from Reserves	184,300				184,300	82%	6.64	18%	6.64	0%	-
Subtotal	301,050	-	-	-	301,050	82%	10.84	18%	10.84		57,375
Fire Stations & Emergency Management											
User Fees/Charges	193,753				193,753	82%	6.98	18%	6.98	50%	96,877
Transfers from Development Charges	47,500				47,500	82%	1.71	18%	1.71	0%	-
Subtotal	241,253	-	-	-	241,253	82%	8.69	18%	8.69		96,877
Building											
User Fees/Charges	630,000				630,000	82%	22.71	18%	22.71	50%	315,000
Transfers from Reserves	305,745				305,745	82%	11.02	18%	11.02	50%	152,873
Subtotal	935,745	-	-	-	935,745	82%	33.73	18%	33.73		467,873
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater											
User Fees/Charges	156,000				156,000	82%	5.62	18%	5.62	100%	156,000
Misc.	121,694				121,694	82%	4.39	18%	4.39	100%	121,694
Grants & Contributions	502,128				502,128	82%	18.10	18%	18.10	0%	-
Subtotal	779,822	-	-	-	779,822	82%	28.11	18%	28.11		277,694
Parks											
User Fees/Charges	228,731	228,731		1,960	-	95%	-	5%	-	100%	-
Rental Revenue	37,344	37,344		320	-	95%	-	5%	-	100%	-
Grants & Contributions	53,332	53,332		457	-	95%	-	5%	-	100%	-
CRA Fund	9,078	9,078		78	-	95%	-	5%	-	0%	-
Transfers from Reserves	126,082	126,082		-	-	95%	-	5%	-	0%	-
Transfers from Development Charges	3,404	3,404		-	-	95%	-	5%	-	0%	-
Subtotal	457,970	457,970	-	2,815	-	-	-	-	-	-	0%
Recreation											
User Fees/Charges	48,292				48,292	95%	2.02	5%	0.48	100%	48,292
Rental Revenue	7,884				7,884	95%	0.33	5%	0.08	100%	7,884
Grants & Contributions	11,260				11,260	95%	0.47	5%	0.11	100%	11,260
CRA Fund	1,917				1,917	95%	0.08	5%	0.02	0%	-
Transfers from Reserves	26,620				26,620	95%	1.11	5%	0.26	0%	-
Transfers from Development Charges	719				719	95%	0.03	5%	0.01	0%	-
Subtotal	96,692	-	-	-	96,692	95%	4.04	5%	0.96		67,437
Facilities											
User Fees/Charges	226,912				226,912	82%	8.18	18%	8.18	100%	226,912
Rental Revenue	37,047				37,047	82%	1.34	18%	1.34	100%	37,047
Grants & Contributions	52,908				52,908	82%	1.91	18%	1.91	100%	52,908
CRA Fund	9,006				9,006	82%	0.32	18%	0.32	0%	-
Transfers from Reserves	125,079				125,079	82%	4.51	18%	4.51	0%	-
Transfers from Development Charges	3,377				3,377	82%	0.12	18%	0.12	0%	-
Subtotal	454,329	-	-	-	454,329	82%	16.38	18%	16.38		316,867
Planning, COA, Economic Development, CIP											
User Fees/Charges	57,000				57,000	82%	2.05	18%	2.05	50%	28,500
Committee of Adj.	50,000				50,000	82%	1.80	18%	1.80	50%	25,000
Grants & Contributions	50,000				50,000	82%	1.80	18%	1.80	0%	-
Transfers from Reserves	84,525				84,525	82%	3.05	18%	3.05	0%	-
Transfers from Development Charges	51,975				51,975	82%	1.87	18%	1.87	0%	-
Subtotal	293,500	-	-	-	293,500	82%	10.57	18%	10.57		53,500
BIA											
BIA Levy	21,060				21,060	82%	0.76	18%	0.76	0%	-
Transfers from Reserves	2,715				2,715	82%	0.10	18%	0.10	0%	-
Subtotal	23,775	-	-	-	23,775	82%	0.86	18%	0.86		0%
Library											
User Fees/Charges	20,000				20,000	95%	0.84	5%	0.20	100%	20,000
Grants & Contributions	38,500				38,500	95%	1.61	5%	0.38	0%	-
Transfers from Reserve Funds	13,173				13,173	95%	0.55	5%	0.13	0%	-
Transfers from Development Charges	47,250				47,250	95%	1.98	5%	0.47	0%	-
Subtotal	118,923	-	-	-	118,923	95%	4.98	5%	1.18		20,000



Table 5-7 (Cont'd)

Service Categories	2021 Operating Revenues	Facility Related Revenues (2021\$)			Population/ Employment Revenues	Population/Employment Related Revenues (2021\$)				Growth-Related Adjustment to 2021 Base Revenues		
		Total Revenues	Rev. per Linear km	Rev. per Acre		Per Capita		Per Employee		%	\$	Recast %
						%	\$	%	\$			
Policing												
POA Revenue	58,980				58,980	82%	2.13	18%	2.13	100%	58,980	
Grants & Contributions	239,102				239,102	82%	8.62	18%	8.62	0%	-	
Transfers from Reserves	170,000				170,000	82%	6.13	18%	6.13	0%	-	
Subtotal	468,082	-	-	-	468,082	82%	16.88	18%	16.88		58,980	13%
Total Revenues	5,193,643	457,970		2,815	4,184,652	82%	151.52	18%	147.72		1,032,298	
Less Transfers from Reserves and D.C.s	1,226,734											
Less Non-Recurring Revenues	204,128											
Total Revenues Net of Transfers	3,762,781											

Population/Employment	2021
Population	22,700
Employment	5,040

Table 5-8
Township of Springwater
Operating Revenues – Residential/Non-Residential Allocation and Revenue per Capita and per Employee

Service Category	2021 Pop./Emp. Related Rev.	Adjustment to the 2021 Base	Total Operating Revenues 2021	Residential Share		Revenue Per Capita	Non-Residential Share		Revenue Per Employee
				%	\$		%	\$	
Corporate Revenues	1,010,502	0%	-	82%	-	-	18%	-	-
Council	12,000	0%	-	82%	-	-	18%	-	-
General Administration - CAO & HR, IT, Finance, Clerk, Election, License, By-law, Heritage, Cemetery	301,050	19%	57,375	82%	46,895	2.07	18%	10,480	2.08
Fire Stations & Emergency Management	241,253	40%	96,877	82%	79,210	3.49	18%	17,667	3.51
Building	935,745	50%	467,873	82%	382,828	16.87	18%	85,045	16.87
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater	779,822	36%	277,694	82%	227,221	10.01	18%	50,473	10.01
Parks*	-	0%	-	95%	-	-	5%	-	-
Recreation	96,692	70%	67,437	95%	63,959	2.82	5%	3,478	0.69
Facilities	454,329	70%	316,867	82%	259,321	11.42	18%	57,546	11.42
Planning, COA, Economic Development, CIP	293,500	18%	53,500	82%	43,736	1.93	18%	9,764	1.94
BIA	23,775	0%	-	82%	-	-	18%	-	-
Library	118,923	17%	20,000	95%	19,011	0.84	5%	989	0.20
Policing	468,082	13%	58,980	82%	48,281	2.13	18%	10,699	2.12
Total	4,735,673		1,416,602		1,170,462	51.58		246,141	48.84

*Operating revenues are calculated on a per acre of parkland basis



Table 5-9A
Township of Springwater
New Infrastructure Based Annual Operating Revenue Forecast

Service	Operating Assumption	Annual Operating Revenues - Infrastructure Base (2021\$)																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Parks/Recreation																						
Parkland Development	2,815	3,756	25,737	39,510	39,510	39,510	144,686	148,651	168,197	170,006	202,282	206,386	206,386	209,238	209,238	234,210	236,714	236,714	236,714	236,714	236,714	236,714
Total		3,756	25,737	39,510	39,510	39,510	144,686	148,651	168,197	170,006	202,282	206,386	206,386	209,238	209,238	234,210	236,714	236,714	236,714	236,714	236,714	236,714

Table 5-9B
Township of Springwater (Excluding Midhurst Secondary Plan Area)
New Infrastructure Based Annual Operating Revenue Forecast

Service	Operating Assumption	Annual Operating Revenues - Infrastructure Base (2021\$)																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Parks/Recreation																						
Parkland Development	2,815	3,756	25,737	39,510	39,510	39,510	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966
Total		3,756	25,737	39,510	39,510	39,510	120,966															

Table 5-9C
Township of Springwater (Midhurst Secondary Plan Area)
New Infrastructure Based Annual Operating Revenue Forecast

Service	Operating Assumption	Annual Operating Revenues - Infrastructure Base (2021\$)																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Parks/Recreation																						
Parkland Development	2,815	-	-	-	-	-	23,720	27,685	47,232	49,040	81,316	85,420	85,420	88,272	88,272	113,244	115,748	115,748	115,748	115,748	115,748	115,748
Total		-	-	-	-	-	23,720	27,685	47,232	49,040	81,316	85,420	85,420	88,272	88,272	113,244	115,748	115,748	115,748	115,748	115,748	115,748



**Table 5-10A
Township of Springwater
Non-Tax Operating Revenue Summary**

CATEGORY	Revenue Per Capita	Revenue Per Employee	Cumulative Growth Revenue (2021\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2. Revenues																							
Corporate Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Council	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
General Administration - CAO & HR, IT, Finance, Clerk, Election, License, By-law, Heritage, Cemetery	2.07	2.08	653	1,992	3,607	5,507	7,930	10,353	12,776	15,199	17,642	20,052	23,381	27,042	30,715	34,502	38,293	42,047	45,801	49,554	53,308	57,061	60,816
Fire Stations & Emergency Management	3.49	3.51	1,102	3,359	6,083	9,285	13,371	17,457	21,543	25,629	29,748	33,811	39,425	45,598	51,791	58,177	64,569	70,899	77,228	83,557	89,887	96,216	102,545
Building	16.87	16.87	5,323	16,226	29,384	44,855	64,592	84,329	104,066	123,802	143,691	163,312	190,426	220,241	250,164	281,007	311,888	342,463	373,038	403,613	434,189	464,764	495,339
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater	10.01	10.01	3,158	9,628	17,435	26,616	38,326	50,038	61,748	73,459	85,261	96,903	112,991	130,683	148,437	166,739	185,062	203,204	221,346	239,489	257,631	275,773	293,915
Parks*	-	-	3,756	25,737	39,510	39,510	39,510	144,686	148,651	168,197	170,006	202,282	206,386	206,386	209,238	209,238	234,210	236,714	236,714	236,714	236,714	236,714	236,714
Recreation	2.82	0.69	807	2,485	4,512	6,895	9,898	15,905	18,908	21,745	24,537	28,556	33,089	37,668	42,366	47,102	51,775	56,447	61,119	65,791	70,463	75,135	
Facilities	11.42	11.42	3,603	10,984	19,891	30,365	43,725	57,086	70,446	83,807	97,271	110,553	128,907	149,090	169,346	190,224	211,129	231,827	252,525	273,222	293,921	314,618	335,316
Planning, COA, Economic Development, CIP	1.93	1.94	610	1,858	3,364	5,134	7,394	9,653	11,913	14,172	16,450	18,696	21,801	25,214	28,639	32,170	35,705	39,205	42,705	46,205	49,705	53,204	56,705
BIA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Library	0.84	0.20	240	739	1,343	2,053	2,946	3,840	4,734	5,628	6,472	7,301	8,498	9,846	11,210	12,608	14,018	15,408	16,799	18,189	19,579	20,971	22,361
Policing	2.13	2.12	672	2,048	3,709	5,661	8,152	10,641	13,132	15,623	18,132	20,607	24,028	27,790	31,566	35,459	39,356	43,213	47,072	50,931	54,788	58,647	62,505
TOTAL REVENUES (2021\$)	51.58	48.84	19,924	75,056	128,838	175,881	235,844	400,984	464,914	544,424	606,418	698,054	784,399	874,979	968,774	1,062,490	1,181,332	1,276,755	1,369,675	1,462,593	1,555,513	1,648,431	1,741,351
Change in Annual Revenues			19,924	55,132	53,782	47,043	59,963	165,139	63,930	79,510	61,994	91,636	86,345	90,580	93,795	93,716	118,842	95,423	92,920	92,918	92,920	92,918	92,920
Cumulative			19,924	75,056	128,838	175,881	235,844	400,984	464,914	544,424	606,418	698,054	784,399	874,979	968,774	1,062,490	1,181,332	1,276,755	1,369,675	1,462,593	1,555,513	1,648,431	1,741,351
Inflation Factor (Operating - General)			1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	1.4859
TOTAL REVENUES (Inflated\$)			19,924	76,557	134,043	186,647	255,285	442,718	523,568	625,372	710,515	834,239	956,178	1,087,926	1,228,639	1,374,444	1,558,742	1,718,344	1,880,270	2,047,983	2,221,656	2,401,453	2,587,556

*Operating revenues are calculated on a per acre of parkland basis

**Table 5-10B
Township of Springwater (Excluding Midhurst Secondary Plan Area)
Non-Tax Operating Revenue Summary**

CATEGORY	Revenue Per Capita	Revenue Per Employee	Cumulative Growth Revenue (2021\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2. Revenues																							
Corporate Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Council	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Administration - CAO & HR, IT, Finance, Clerk, Election, License, By-law, Heritage, Cemetery	2.07	2.08	653	1,307	1,960	2,614	3,268	3,921	4,575	5,228	5,760	6,259	6,874	7,844	8,917	10,131	11,380	12,591	13,803	15,014	16,226	17,438	18,649
Fire Stations & Emergency Management	3.49	3.51	1,102	2,204	3,306	4,408	5,509	6,611	7,714	8,816	9,712	10,553	11,590	13,227	15,036	17,082	19,189	21,232	23,275	25,318	27,362	29,404	31,448
Building	16.87	16.87	5,323	10,646	15,969	21,292	26,615	31,938	37,261	42,583	46,912	50,972	55,975	63,881	72,621	82,500	92,671	102,535	112,399	122,265	132,129	141,993	151,858
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater	10.01	10.01	3,158	6,317	9,475	12,634	15,792	18,950	22,109	25,267	27,836	30,244	33,213	37,905	43,090	48,953	54,987	60,840	66,693	72,547	78,401	84,254	90,107
Parks*	-	-	3,756	25,737	39,510	39,510	39,510	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966	120,966
Recreation	2.82	0.69	807	1,614	2,420	3,227	4,034	4,840	5,647	6,453	7,047	7,596	8,277	9,479	10,759	12,165	13,621	15,012	16,403	17,794	19,186	20,577	21,968
Facilities	11.42	11.42	3,603	7,207	10,810	14,414	18,017	21,620	25,224	28,827	31,756	34,505	37,892	43,243	49,160	55,847	62,733	69,411	76,088	82,766	89,444	96,121	102,799
Planning, COA, Economic Development, CIP	1.93	1.94	610	1,218	1,828	2,438	3,046	3,656	4,266	4,875	5,371	5,836	6,409	7,314	8,315	9,446	10,610	11,740	12,870	14,000	15,129	16,259	17,389
BIA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Library	0.84	0.20	240	481	720	960	1,200	1,441	1,681	1,920	2,098	2,260	2,462	2,821	3,202	3,620	4,053	4,466	4,880	5,293	5,707	6,121	6,535
Policing	2.13	2.12	672	1,343	2,015	2,687	3,358	4,030	4,702	5,373	5,920	6,431	7,062	8,060	9,163	10,409	11,691	12,936	14,180	15,425	16,668	17,913	19,157
TOTAL REVENUES (2021\$)	51.58	48.84	19,924	58,074	88,013	104,184	120,349	217,973	234,145	250,308	263,378	275,622	290,720	314,740	341,229	371,119	401,901	431,729	461,557	491,388	521,218	551,046	580,876
Change in Annual Revenues			19,924	38,150	29,939	16,171	16,165	97,623	16,172	16,163	13,070	12,244	15,098	24,020	26,489	29,890	30,782	29,828	29,828	29,831	29,830	29,828	29,830
Cumulative			19,924	58,074	88,013	104,184	120,349	217,973	234,145	250,308	263,378	275,622	290,720	314,740	341,229	371,119	401,901	431,729	461,557	491,388	521,218	551,046	580,876
Inflation Factor (Operating - General)			1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	1.4859
TOTAL REVENUES (Inflated\$)			19,924	59,236	91,569	110,561	130,270	240,659	263,685	287,525	308,589	329,393	354,385	391,339	432,760	480,081	530,299	581,050	633,618	688,061	744,427	802,769	863,150

*Operating revenues are calculated on a per acre of parkland basis



**Table 5-10C
Township of Springwater (Midhurst Secondary Plan Area)
Non-Tax Operating Revenue Summary**

CATEGORY	Revenue Per Capita	Revenue Per Employee	Cumulative Growth Revenue (2021\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2. Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Corporate Revenues	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Council	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
General Administration - CAO & HR, IT, Finance, Clerk, Election, License, By-law, Heritage, Cemetery	2.07	2.08	-	685	1,647	2,892	4,662	6,432	8,201	9,971	11,882	13,793	16,507	19,198	21,798	24,371	26,914	29,456	31,997	34,540	37,082	39,624	42,166
Fire Stations & Emergency Management	3.49	3.51	-	1,155	2,776	4,878	7,861	10,845	13,829	16,813	20,035	23,258	27,836	32,370	36,755	41,094	45,380	49,667	53,953	58,239	62,526	66,812	71,097
Building	16.87	16.87	-	5,580	13,415	23,563	37,977	52,391	66,804	81,218	96,780	112,341	134,451	156,360	177,543	198,506	219,217	239,928	260,638	281,349	302,060	322,770	343,481
Public Works, Streetlights, Drainage, Drains, Willow Creek, Stormwater	10.01	10.01	-	3,311	7,960	13,982	22,534	31,087	39,639	48,192	57,425	66,659	79,778	92,778	105,347	117,786	130,075	142,364	154,653	166,941	179,230	191,519	203,808
Parks*	-	-	-	-	-	-	-	23,720	27,685	47,232	49,040	81,316	85,420	85,420	88,272	88,272	113,244	115,748	115,748	115,748	115,748	115,748	115,748
Recreation	2.82	0.69	-	871	2,091	3,669	5,865	8,062	10,258	12,454	14,698	16,940	20,279	23,609	26,909	30,200	33,482	36,762	40,043	43,325	46,605	49,886	53,168
Facilities	11.42	11.42	-	3,777	9,081	15,951	25,708	35,465	45,223	54,980	65,514	76,047	91,016	105,847	120,186	134,377	148,397	162,416	176,437	190,457	204,477	218,496	232,516
Planning, COA, Economic Development, CIP	1.93	1.94	-	638	1,536	2,697	4,347	5,997	7,647	9,297	11,079	12,861	15,392	17,900	20,325	22,724	25,094	27,465	29,835	32,205	34,576	36,945	39,315
BIA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Library	0.84	0.20	-	259	622	1,092	1,745	2,399	3,053	3,706	4,374	5,042	6,035	7,025	8,008	8,988	9,965	10,942	11,919	12,895	13,872	14,849	15,826
Policing	2.13	2.12	-	704	1,694	2,974	4,793	6,611	8,430	10,249	12,212	14,176	16,966	19,730	22,403	25,049	27,663	30,277	32,892	35,506	38,120	40,734	43,347
TOTAL REVENUES (2021\$)	51.58	48.84	-	16,980	40,822	71,698	115,492	183,009	230,769	294,112	343,039	422,433	493,680	560,237	627,546	691,367	779,431	845,025	908,115	971,205	1,034,296	1,097,383	1,160,472
Change in Annual Revenues	-	-	-	16,980	23,842	30,876	43,794	67,517	47,760	63,342	48,928	79,394	71,247	66,557	67,309	63,821	88,064	65,594	63,090	63,090	63,091	63,087	63,089
Cumulative	-	-	-	16,980	40,822	71,698	115,492	183,009	230,769	294,112	343,039	422,433	493,680	560,237	627,546	691,367	779,431	845,025	908,115	971,205	1,034,296	1,097,383	1,160,472
Inflation Factor (Operating - General)	-	-	1.0000	1.0200	1.0404	1.0612	1.0824	1.1041	1.1262	1.1487	1.1717	1.1951	1.2190	1.2434	1.2682	1.2936	1.3195	1.3459	1.3728	1.4002	1.4282	1.4568	1.4859
TOTAL REVENUES (Inflated\$)	-	-	-	17,320	42,471	76,086	125,012	202,057	259,883	337,842	401,925	504,847	601,793	696,584	795,880	894,357	1,028,443	1,137,293	1,246,648	1,359,922	1,477,230	1,598,681	1,724,401

*Operating revenues are calculated on a per acre of parkland basis



Chapter 6

Tax-supported Capital Expenditures and Financing



6. Tax-supported Capital Expenditures and Financing

6.1 Capital Requirements

As part of the process for this financial evaluation, a review of the Township's current ten-year tax-supported capital forecast was undertaken along with various sources mentioned in Section 2.1 in order to identify future infrastructure needs to service new growth over the first 10-year period. Provisions for additional growth capital required for the second half of the forecast period were included based on the assumption that a similar amount of capital would be required. Note that water and wastewater capital needs were analysed separately and discussed in section 4.2 of this report.

As the financial evaluation extends over a twenty-one-year forecast period, consideration was also given to existing infrastructure which may require replacement, maintenance, or upgrades; therefore, adjustments to the capital forecast were made to include provisions for asset replacement of existing infrastructure in the 21-year capital forecast. Evolving from this process is a list of capital requirements which is provided in Appendix A. Note: although not included in the capital requirements shown below and in Appendix A, consideration has been given to the repair/replacement of new infrastructure due to growth. The associated costs and their impacts to the Township are discussed in further detail in section 6.4.

The following section provides for a discussion of capital cost financing alternatives that were considered in identifying the financing assumptions. Section 6.3 then discusses the assumed financing sources for the Township's capital forecast.

6.2 Summary of Capital Cost Financing Alternatives

Historically, the powers which municipalities have had to raise alternative revenues to taxation to fund capital services have been restrictive. Over recent years, legislative reforms have been introduced. Some of these have expanded municipal powers (e.g., Bill 26 introduced in 1996 provided for expanded powers for imposing fees and charges), while others appear to restrict them (Bill 98 in 1997 providing amendments to the *Development Charges Act*).



The Province passed a new *Municipal Act* which came into force on January 1, 2003. Part XII of the Act and O.Reg. 584/06 govern a municipality's ability to impose fees and charges. In contrast to the previous *Municipal Act*, this Act provides municipalities with broadly defined powers and does not differentiate between fees for operating and capital purposes.

Under s.484 of *Municipal Act, 2001*, the *Local Improvement Act* was repealed with the in-force date of the *Municipal Act* (January 1, 2003). The municipal powers granted under the *Local Improvement Act* are now contained in O.Reg. 390/02.

The methods of capital cost recovery available to municipalities are provided as follows:

Recovery Methods	Section Reference
• <i>Development Charges Act, 1997</i>	6.2.1
• <i>Municipal Act</i>	6.2.2
○ Fees and Charges	
○ Sewer and Water Area Charges	
○ Connection Fees	
○ Local Improvements	
• Historical Grant Funding	6.2.3
• Debenture Financing	6.2.4
• Infrastructure Ontario	6.2.5

6.2.1 *Development Charges Act, 1997*

In November 1996, the Ontario Government introduced Bill 98, a new *Development Charges Act* (D.C.A.). The Province's stated intentions were to "create new construction jobs and make home ownership more affordable" by reducing the charges and to "make municipal Council decisions more accountable and more cost effective." The basis for this Act is to allow municipalities to recover the growth-related capital cost of infrastructure necessary to accommodate new growth within the municipality. Generally, the Act provided the following changes to the former Act:

- Replace those sections of the 1989 Act that govern municipal development charges (D.C.s);



- Limit services which can be financed from development charges, specifically excluding parkland acquisition, administration buildings, and cultural, entertainment, tourism, solid waste management and hospital facilities;
- Ensure that the level of service used in the calculation of capital costs will not exceed the average level of service over the previous decade. Level of service is to be measured from both a quality and quantity perspective;
- Provide that uncommitted excess capacity available in existing municipal facilities and benefits to existing residents are removed from the calculation of the charge;
- Ensure that the development charge revenues collected by municipalities are spent only on those capital costs identified in the calculation of the development charge;
- Require municipalities to contribute funds (e.g. taxes, user charges or other non-development charge revenues) to the financing of certain projects primarily funded from development charges. The municipal contribution is 10 percent for services such as recreation, parkland development, libraries, etc.;
- Permit (but apparently not require) municipalities to grant developers credits for the direct provision of services identified in the development charge calculation and, when credits are granted, require the municipality to reimburse the developer for the costs the municipality would have incurred if the project had been financed from the development charge reserve fund;
- Set out provisions for front-end financing capital projects (limited to essential services) required to service new development; and
- Set out provisions for appeals and complaints.

In late 2015, the Province approved further amendments to the D.C.A through Bill 73 – Smart Growth for Our Communities Act. The following provides a general listing of the changes to the Act:

- Sections 59.1(1) and (2) of the Act prohibit municipalities from imposing additional payments or requiring construction of a service not authorized under the D.C.A.;
- Revisions to the transit calculation methodology (i.e. instead of using a historical level of service calculation, the methodology prescribes a forward-looking service standard based on ridership). Further, the 10% mandatory deduction for Transit services was removed;
- Waste diversion services are now a D.C.-eligible service;



- Municipalities must examine the use of area-rating, but it is not mandatory to impose;
- Municipalities must ensure the background study is available at least 60 days prior to by-law passage; and
- An asset management plan is required for all growth-related projects identified in the study.

Most recently, a number of amendments to the D.C.A. were made through the *More Homes, More Choice Act, 2019* and the *COVID-19 Economic Recovery Act, 2020*. The following provides the changes to the Act through the amending legislation:

1. Changes to Eligible Services – The D.C. has been refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, transit, ambulance, waste diversion, parks and recreation, public libraries, long-term care, public health, child care services, housing services, Provincial Offences Act services, services related to emergency preparedness, and airports (but only in the Regional Municipality of Waterloo);
2. Mandatory 10% Deduction – this deduction is removed for all services that remain eligible in the D.C.;
3. Community Benefits Charge – this charge has been introduced to include formerly eligible D.C. services that are not included in the above listing of eligible services, in addition to parkland dedication and bonus zoning contributions.
4. Timing of Collection:
 - a. D.C. Rate Freeze – For developments proceeding through site plan or zoning by-law amendment, the D.C. rate is frozen at the time the application is submitted. The D.C. remains frozen for two years after the application is approved. Should the D.C. study be updated to increase water and wastewater D.C. rates during this period, the Township would not be able to collect for this increase.
 - b. D.C. Instalment Payments – For rental housing and institutional development D.C.s are paid over 5 years and for non-profit housing, D.C.s are paid over 20 years. This provides a delay in receipt of D.C. revenues which will need to be cash-flowed by the municipality.



5. Mandatory Exemption (additional units) – For existing dwellings, one additional dwelling unit could be constructed within the existing dwelling. This additional dwelling unit is exempt from D.C.s. With the changes to the Act, one additional dwelling unit may be constructed within a new residential dwelling, which would be exempt from D.C.s. Further, one ancillary dwelling unit may be constructed on the same property as a new unit. This ancillary dwelling would be exempt from D.C.s. As these new additional units are exempt from D.C.s, no D.C. revenue may be collected for these units, however, each additional unit provides additional population which requires capacity in the water and wastewater treatment plants. As a result, consideration for these additional units should be made during the D.C. study process to ensure all capacity available to growth is allocated appropriately.

6.2.2 *Municipal Act, 2001*

Part XII of the *Municipal Act* provides municipalities with broad powers to impose fees and charges via passage of a by-law. These powers, as presented in s.391(1), include imposing fees or charges:

- “for services or activities provided or done by or on behalf of it;
- for costs payable by it for services or activities provided or done by or on behalf of any other municipality or local board; and
- for the use of its property including property under its control.”

Restrictions are provided to ensure that the form of the charge is not akin to a poll tax. Any charges not paid under this authority may be added to the tax roll and collected in a like manner. The fees and charges imposed under this part are not appealable to the Local Planning Appeal Tribunal (LPAT, formerly known as the O.M.B.).

Section 221 of the previous *Municipal Act* permitted municipalities to impose charges, by by-law, on owners or occupants of land who would or might derive benefit from the construction of sewage (storm and sanitary) or water works being authorized (in a specific benefit area). For a by-law imposed under this section of the previous Act:

- A variety of different means could be used to establish the rate and recovery of the costs and could be imposed by a number of methods at the discretion of Council (i.e. lot size, frontage, number of benefiting properties, etc.);



- Rates could be imposed with respect to costs of major capital works, even though an immediate benefit was not enjoyed;
- Non-abutting owners could be charged;
- Recovery was authorized against existing works, where a new water or sewer main was added to such works, "notwithstanding that the capital costs of existing works has in whole or in part been paid;"
- Charges on individual parcels could be deferred;
- Exemptions could be established;
- Repayment was secured; and
- LPAT approval was not required.

The *Municipal Act*, 2001 contains no specific provisions similar to the previous s.221, however, capital cost recovery through fees and charges is embraced within s.391. The *Municipal Act*, 2001 also maintains the ability of municipalities to impose capital charges for water and sewer services on landowners not receiving an immediate benefit from the works. Under s.391(2) of the Act, "a fee or charge imposed under subsection (1) for capital costs related to sewage or water services or activities may be imposed on persons not receiving an immediate benefit from the services or activities but who will receive a benefit at some later point in time." Also, capital charges imposed under s.391 are not appealable to the LPAT on the grounds that the charges are "unfair or unjust."

Section 222 of the previous *Municipal Act* permitted municipalities to pass a by-law requiring buildings to connect to the municipality's sewer and water systems, charging the owner for the cost of constructing services from the mains to the property line. Under the new *Municipal Act*, this power still exists under Part II, General Municipal Powers (s.9 (3) b of the *Municipal Act*). Enforcement and penalties for this use of power are contained in s.427 (1) of the *Municipal Act*.

Under the previous *Local Improvement Act*:

- A variety of different types of works could be undertaken, such as watermain, storm and sanitary sewer projects, supply of electrical light or power, bridge construction, sidewalks, road widening and paving;
- Council could pass a by-law for undertaking such work on petition of a majority of benefiting taxpayers, on a 2/3 vote of Council and on sanitary grounds, based on the recommendation of the Minister of Health. The by-law was required to go to



the LPAT, which might hold hearings and alter the by-law, particularly if there were objections;

- The entire cost of a work was assessed only upon the lots abutting directly on the work, according to the extent of their respective frontages, using an equal special rate per metre of frontage; and
- As noted, this Act was repealed as of April 1, 2003; however, O.Reg. 119/03, made under the Municipal Act, 2001, was enacted on April 19, 2003 which restored many of the previous *Local Improvement Act* provisions.

6.2.3 Historical Grant Funding

Federal Infrastructure Funding

Phase 1 (April 1, 2016 to March 31, 2018)

Funding was provided by the Government of Canada to expressly help municipalities with repair and rehabilitation projects. Funding was mainly provided through the Clean Water and Wastewater Fund (C.W.W.F.) and Public Transit Infrastructure Fund (P.T.I.F.) in Federal Phase 1 projects. The C.W.W.F. was announced in Ontario on September 15, 2016. The Fund is \$1.1 billion for water, wastewater, and storm water systems in Ontario. The federal government provided \$569 million and Ontario and municipal governments provided \$275 million each. More specifically, the Township of Springwater received approximately \$340,000 under the C.W.W.F.

Over 1,300 water, wastewater, and storm water projects have been approved in Ontario through the C.W.W.F. In Ontario, P.T.I.F. accounted for nearly \$1.5 billion of the national total of \$3.4 billion. The program was allocated by ridership numbers from the Canadian Urban Transit Association. The Association of Municipalities of Ontario (A.M.O.) understands that \$1 billion of Ontario's share has been approved.

Phase 2: Next Steps

The federal government announced Phase 2 of its infrastructure funding plan with a total of \$180 billion spent over 11 years. In addition to the balance of funding for previous green, social, and public transit infrastructure funds (\$20 billion each, including Phase 1), the government has added \$10.1 billion for trade and transportation infrastructure and \$2 billion for rural and northern communities. This funding must be implemented by agreements with each Province and Territory.



In Phase 2, Ontario will be eligible for \$11.8 billion including \$8.3 billion for transit, \$2.8 billion for green infrastructure, \$407 million for community, culture, and recreation and \$250 million for rural and northern communities.

Federal Gas Tax

The federal Gas Tax is a permanent source of funding provided up front, twice-a-year, to Provinces and Territories, who in turn flow this funding to their municipalities to support local infrastructure priorities. Municipalities can pool, bank, and borrow against this funding, providing significant financial flexibility. Every year, the federal Gas Tax provides over \$2 billion and supports approximately 2,500 projects in communities across Canada. Each municipality selects how best to direct the funds with the flexibility provided to make strategic investments across 18 different project categories. The Township's recent allocations as well as future allocations through federal Gas Tax funding are as follows:

- 2019 and 2020: \$578,178;
- 2021 and 2022: \$604,459; and
- 2023: \$630,740.

Ontario Government

The Province has taken steps to increase municipal infrastructure funding. The Ontario Community Infrastructure Fund (O.C.I.F.) was increased in 2016 with formula-based support growing to \$200 million, and application funding growing to \$100 million annually by 2018/2019. As well, \$15 million annually will go to the new Connecting Links program to help pay for the construction and repair costs of municipal roads that connect communities to provincial highways. This is on top of the Building Ontario Up investment of \$130 billion in public infrastructure over 10 years starting in 2015. The Township of Springwater's funding allocations through O.C.I.F. for 2019 to 2021 are as follows:

- 2019: \$747,350;
- 2020: \$741,961; and
- 2021: \$741,961.



6.2.4 Debenture Financing

Although it is not a direct method of minimizing the overall cost to the taxpayer, debentures are used by municipalities to assist in cash flowing large capital expenditures.

The Ministry of Municipal Affairs regulates the level of debt incurred by Ontario municipalities, through its powers established under the *Municipal Act*. Ontario Regulations 403/02 provides the current rules respecting municipal debt and financial obligations. Through the rules established under these regulations, a municipality's debt capacity is capped at a level where no more than 25% of the municipality's own purpose revenues may be allotted for servicing the debt (i.e., debt charges). Hence, proper management of capital spending and the level of debt issued annually must be monitored and evaluated over the longer-term period.

6.2.5 Infrastructure Ontario

Infrastructure Ontario (I.O.) is an arms-length crown corporation, which has been set up as a tool to offer low-cost and longer-term financing to assist municipalities in renewing their infrastructure (this corporation has merged the former O.S.I.F.A. into its operations). I.O. combines the infrastructure renewal needs of municipalities into an infrastructure investment "pool." I.O. will raise investment capital to finance loans to the public sector by selling a new investment product called Infrastructure Renewal Bonds to individual and institutional investors.

I.O. provides access to infrastructure capital that would not otherwise be available to smaller borrowers. Larger borrowers receive a longer term on their loans than they could obtain in the financial markets and can also benefit from significant savings on transaction costs such as legal costs and underwriting commissions. Under the I.O. approach, all borrowers receive the same low interest rate. I.O. will enter into a financial agreement with each municipality subject to technical and credit reviews, for a loan up to the maximum amount of the loan request.

The first round of the former O.S.I.F.A.'s 2004/2005 infrastructure renewal program was focused on municipal priorities of clean water infrastructure, sewage treatment facilities, municipal roads and bridges, public transit and waste management infrastructure. The focus of the program was expanded in 2005/2006 somewhat to include:



- clean water infrastructure;
- sewage infrastructure;
- waste management infrastructure;
- municipal roads and bridges;
- public transit;
- municipal long-term care homes;
- renewal of municipal social housing and culture; and
- tourism and recreation infrastructure.

With the merging of O.S.I.F.A. and I.O., the program was broadened in late 2006 to also include municipal administrative buildings, local police and fire stations, emergency vehicles and equipment, ferries, docks, and municipal airports.

To be eligible to receive these loans, municipalities must submit a formal application along with pertinent financial information. Allotments are prioritized and distributed based upon the Province's assessment of need.

6.3 Capital Expenditures and Financing for Springwater

Significant capital expenditures are required throughout the forecast period to accommodate growth and for replacement/repair of existing assets. The following table provides a summary of the capital expenditures for tax-supported services separated by department (the detailed capital plan is provided in Appendix A). The table depicts capital expenditures related to Midhurst versus the remainder of the Township. Costs directly attributable to Midhurst (i.e., new roads within the Secondary Plan Area) were attributed entirely to Midhurst, whereas general growth-related costs such as new public works vehicles were allocated based on the proportionate share of growth in each area. Note, these capital expenditures do not include the costs associated with infrastructure internal to the subdivisions (e.g., internal roads, sidewalks, etc.).



**Table 6-1
Township of Springwater
Summary of Tax-supported Capital Forecast**

Tax-Supported Services	Forecast of Expenditures (Inflated \$)						
	2021-2030			2031-2041			2021-2041
	Midhurst	Remainder of Township	Sub-total	Midhurst	Remainder of Township	Sub-total	Total
Municipal Buildings (Growth Related)	32,738,921	16,690,867	49,429,788	31,304,900	11,837,068	43,141,969	92,571,757
Municipal Building (Repair/Replacement Projects)	-	2,312,281	2,312,281	-	2,606,958	2,606,958	4,919,239
Fleet & Equipment (Growth Related Projects)	2,684,687	3,445,318	6,130,005	6,772,623	2,728,226	9,500,848	15,630,853
Fleet & Equipment (Repair/Replacement Projects)	-	16,751,085	16,751,085	-	20,967,694	20,967,694	37,718,779
Roads & Related Infrastructure (Growth Related Projects)	115,584,615	6,499,553	122,084,168	91,251,620	12,476,726	103,728,347	225,812,515
Roads & Related Infrastructure (Repair/Replacement Projects)	-	31,238,626	31,238,626	-	39,973,354	39,973,354	71,211,980
Parks & Recreation (Growth-Related Projects)	1,490,939	2,681,623	4,172,563	4,531,849	2,211,482	6,743,331	10,915,894
Parks & Recreation (Repair/Replacement Projects)	-	422,912	422,912	-	1,246,114	1,246,114	1,669,026
Information Technology (Repair/Replacement Projects)	-	210,141	210,141	-	868,754	868,754	1,078,895
Total	152,499,163	80,252,407	232,751,569	133,860,992	94,916,376	228,777,368	461,528,937

The multi-purpose complex scheduled for completion in 2025, is a significant component of the expenditures related to municipal buildings, at a cost of \$35,000,000. As this project has growth and non-growth components, the funding sources for this project will consist of a combination of D.C.s, growth-related debt, non-growth-related debt, and reserve funding, where possible.

The growth-related roads capital program also comprises a large share of the capital expenditures. A significant portion of the capital spending program is related to the Phase 1 and 2 roads in the Midhurst Secondary Plan Area (\$155.55 million over the forecast period in inflated dollars). These amounts are anticipated to be funded by the developing landowners. Other costs include the development of Craig Road (\$16.4 million from 2021-2023). This project is 100% growth-related and will be funded through D.C.s/growth-related debt.

Ongoing repair and replacement projects are required over the forecast period in order to address aging infrastructure and ongoing replacement needs of the Township. The total cost of these non-growth-related projects over the forecast period is \$116.60 million (inflated \$). These projects will need to be funded through property taxes.

The total 21-year capital forecast for tax-supported services, as provided in Appendix A and summarized above, results in total capital spending requirements of \$461.53 million (inflated \$) of which approximately \$344.93 million are growth-related expenditures and \$116.60 million are non-growth/non-D.C. capital expenditures. The growth-related amounts are recoverable through Development Charges, and other sources (i.e., direct developer contributions, donations, grants/subsidies, etc.). The balance of the capital expenditures are to be funded through reserves/reserve funds, taxes, and debt.



Note, the rate-supported capital expenditures related to water and wastewater infrastructure were detailed in the 2020 water and wastewater rate study. Further discussion on rate-supported services was provided in Chapter 4.

The options available to Springwater for financing capital infrastructure are somewhat limited. The primary basis for recovery for future capital expenditures would be the *Development Charges Act*; however, the Act does place some limitations on Springwater's ability to recoup all of the growth-related capital costs. With respect to roads, water, wastewater, and parks costs related to the development of Midhurst, these costs are assumed to be fully funded by the developing landowners. Based on the analysis provided in this report, in order to assist the Township in the funding of the growth-related capital expenditures required to allow development to proceed, it is envisioned that the Township may need to pursue additional developer agreements. These agreements would provide for the developing landowner to either construct the works and receive a D.C. credit at the time of taking out their building permits or alternatively, accelerating the timing of payment. Accelerated payments may be achieved by:

1. Amending the payment timing within the D.C. by-law to receive the roads, water, and wastewater D.C.s at the time of subdivision approval;
2. Entering into an accelerated payment agreement (Section 27 of the D.C.A.) for payments to be made earlier than subdivision agreement (credit given for these payments); or
3. Front-ending agreements where the developing landowner pays for the works and funds are flowed back as other developments pay D.C.s.

The following subsection summarizes the magnitude of the potential long-term development charges to be paid by future development. A further discussion on the requirement of accelerated payments/credits is provided in the analysis in Chapter 7.

The funding sources for the tax-supported capital expenditures required throughout the forecast are provided in more detail in Chapter 7. Through the analysis discussed in Chapter 7, debt capacity issues arise due to the required capital expenditures. Given this, alternative financing options were reviewed for funding the capital program.



6.3.1 Development Charges

As noted above, the *Development Charges Act* does place some limitations on the Township of Springwater's ability to recoup all of the growth-related capital costs resulting from mandatory deductions for:

- ineligible services and capital items including parkland acquisition, cultural or entertainment facilities (except library), facility space for the general administration of the municipality, computer equipment and rolling stock with an average life of six years or less;
- imposed ceiling based upon 10-year average level of service standards (quality and quantity); and
- statutory exemptions related to housing intensification, local government, and industrial expansions.

Table 6-2 provides a summary of the current D.C. rates in effect and Table 6-3 provides the anticipated D.C. revenue, by service, over the forecast period based on the growth identified in Chapter 3. Note: for Indoor and Outdoor Recreation Services, Library Services, and Administration Studies, an adjustment has been made to the D.C. rates in 2022 to account for the removal of the 10% mandatory deduction, as per the updated D.C.A. legislation (amended by Bill 197). The D.C. rates for these services were recalculated to account for the removal of this deduction and indexed to 2022. These updated rates are used for the remainder of the forecast period.



Table 6-2
Township of Springwater
Current D.C. Rates

Service	RESIDENTIAL				NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Multiple Unit Dwellings	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	per sq.ft. of GFA
Services Related to a Highway	4,659	3,593	2,638	1,844	1.98
Fire Protection Services	1,826	1,409	1,034	722	0.78
Indoor and Outdoor Recreation Services	5,580	4,304	3,161	2,209	0.80
Library Services	896	691	507	355	0.13
Administration Studies	211	162	120	84	0.09
Total General Services	13,172	10,159	7,460	5,214	3.78
Area-Specific					
<u>Elmvale</u>					
Water	2,012	1,552	1,140	796	0.81
Wastewater	8,008	6,175	4,535	3,169	3.24
<u>Hillsdale</u>					
Water	70	55	40	28	0.02
<u>Anten Mills</u>					
Water	1,850	1,426	1,048	731	0.00
<u>Midhurst</u>					
Water	21	21	21	21	0.01
<u>Centre Vespra</u>					
Water	1,752	1,752	1,752	1,752	0.00
Wastewater	1,511	1,511	1,511	1,511	0.00



Table 6-3
Township of Springwater
D.C. Revenue from Growth

Growth Units/GFA																						
Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	82	164	197	230	287	287	287	287	256	251	331	390	398	406	413	410	410	410	410	410	410	6,726
Medium	7	23	29	36	47	47	47	47	54	54	124	125	123	128	126	120	120	120	120	120	120	1,737
High	-	2	3	4	5	5	5	5	5	5	10	10	10	10	10	10	10	10	10	10	10	149
Total Residential Growth	89	189	229	270	339	339	339	339	315	310	465	525	531	544	549	540	540	540	540	540	540	8,612
Commercial	7,400	14,400	17,900	21,400	31,900	31,900	31,900	31,900	53,000	53,000	55,200	49,000	44,100	46,200	42,700	43,800	43,800	43,800	43,800	43,800	43,800	794,700
Industrial	18,200	23,100	25,500	28,000	35,300	35,300	35,300	35,300	57,300	57,300	62,800	53,000	59,400	70,900	68,400	71,100	71,100	71,100	71,100	71,100	71,100	1,091,700
Institutional	7,400	15,500	19,600	23,600	35,800	35,800	35,800	35,800	59,600	59,600	61,900	55,200	48,700	50,300	46,200	47,300	47,300	47,300	47,300	47,300	47,300	874,600
Total Non-Residential Growth	33,000	53,000	63,000	73,000	103,000	103,000	103,000	103,000	169,900	169,900	179,900	157,200	152,200	167,400	157,300	162,200	162,200	162,200	162,200	162,200	162,200	2,761,000

DC Revenue Services Related to a Highway (\$)																						
Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	382,038	779,358	954,903	1,137,159	1,447,356	1,476,303	1,505,829	1,535,946	1,397,443	1,397,552	1,879,847	2,259,224	2,351,678	2,446,927	2,538,897	2,570,864	2,622,282	2,674,727	2,728,222	2,782,786	2,838,442	39,707,780
Medium	25,151	84,292	108,407	137,265	182,791	186,447	190,176	193,980	227,328	231,874	543,101	558,430	560,486	594,935	597,352	580,285	591,890	603,728	615,803	628,119	640,681	8,082,520
High	-	4,572	6,995	9,513	12,129	12,371	12,619	12,871	13,128	13,391	27,318	27,864	28,421	28,990	29,570	30,161	30,764	31,379	32,007	32,647	33,300	430,009
Total Residential Growth	407,189	868,221	1,070,304	1,283,936	1,642,276	1,675,121	1,708,624	1,742,796	1,637,899	1,642,817	2,450,265	2,845,518	2,940,585	3,070,851	3,165,819	3,181,310	3,244,936	3,309,835	3,376,031	3,443,552	3,512,423	48,220,309
Commercial	14,650	29,079	36,869	44,960	68,360	69,728	71,122	72,545	122,939	125,398	133,215	120,618	110,727	118,320	111,543	116,705	119,039	121,420	123,848	126,325	128,852	1,986,265
Industrial	36,032	46,647	52,524	58,826	75,646	77,159	78,703	80,277	132,914	135,572	151,557	130,464	149,143	181,577	178,678	189,446	193,235	197,100	201,042	205,063	209,164	2,760,767
Institutional	14,650	31,300	40,371	49,582	76,718	78,252	79,817	81,414	138,249	141,014	149,385	135,880	122,277	128,820	120,686	126,031	128,552	131,123	133,745	136,420	139,148	2,183,433
Total Non-Residential Growth	65,332	107,026	129,764	153,369	220,725	225,139	229,642	234,235	394,102	401,984	434,156	386,962	382,147	428,717	410,908	432,182	440,826	449,642	458,635	467,808	477,164	6,930,465
Grand Total	472,521	975,247	1,200,068	1,437,305	1,863,001	1,900,261	1,938,266	1,977,031	2,032,001	2,044,801	2,884,422	3,232,480	3,322,731	3,499,569	3,576,727	3,613,492	3,685,762	3,759,477	3,834,666	3,911,360	3,989,587	55,150,774

DC Revenue Fire Protection Services (\$)																						
Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	149,732	305,453	374,255	445,686	567,262	578,607	590,179	601,983	547,699	547,742	736,768	885,457	921,692	959,023	995,069	1,007,598	1,027,750	1,048,305	1,069,271	1,090,656	1,112,469	15,562,654
Medium	9,863	33,055	42,512	53,829	71,682	73,116	74,578	76,069	89,147	90,930	212,978	218,989	219,795	233,305	234,252	227,559	232,111	236,753	241,488	246,318	251,244	3,169,572
High	-	1,791	2,740	3,727	4,752	4,847	4,944	5,043	5,144	5,246	10,703	10,917	11,135	11,358	11,585	11,817	12,053	12,294	12,540	12,791	13,047	168,473
Total Residential Growth	159,595	340,300	419,507	503,242	643,695	656,569	669,701	683,095	641,990	643,918	960,448	1,115,363	1,152,623	1,203,685	1,240,906	1,246,974	1,271,913	1,297,352	1,323,299	1,349,765	1,376,760	18,900,699
Commercial	5,761	11,435	14,499	17,680	26,882	27,420	27,968	28,528	48,345	49,312	52,386	47,432	43,543	46,528	43,864	45,893	46,811	47,748	48,702	49,677	50,670	781,084
Industrial	14,169	18,344	20,654	23,133	29,747	30,342	30,949	31,568	52,267	53,313	59,598	51,304	58,649	71,404	70,264	74,498	75,988	77,508	79,058	80,639	82,252	1,085,651
Institutional	5,761	12,309	15,876	19,498	30,169	30,772	31,388	32,015	54,365	55,453	58,744	53,434	48,084	50,658	47,459	49,561	50,552	51,563	52,594	53,646	54,719	858,619
Total Non-Residential Growth	25,691	42,087	51,029	60,311	86,798	88,534	90,305	92,111	154,978	158,077	170,729	152,170	150,276	168,590	161,587	169,952	173,351	176,819	180,355	183,962	187,641	2,725,354
Grand Total	185,286	382,387	470,536	563,553	730,494	745,104	760,006	775,206	796,967	801,995	1,131,177	1,267,532	1,302,899	1,372,275	1,402,493	1,416,926	1,445,265	1,474,170	1,503,654	1,533,727	1,564,401	21,626,053

DC Revenue Indoor and Outdoor Recreation Services (\$)																						
Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	457,560	1,011,317	1,239,110	1,475,610	1,878,131	1,915,693	1,954,007	1,993,087	1,813,362	1,813,504	2,439,343	2,931,634	3,051,605	3,175,203	3,294,547	3,336,028	3,402,748	3,470,803	3,540,219	3,611,024	3,683,244	51,487,782
Medium	30,128	109,373	140,663	178,108	237,180	241,924	246,763	251,698	294,968	300,868	704,699	724,590	727,256	771,956	775,092	752,947	768,006	783,366	799,033	815,014	831,314	10,484,945
High	-	5,932	9,076	12,344	15,738	16,053	16,374	16,702	17,036	17,377	35,448	36,157	36,880	37,618	38,370	39,138	39,920	40,719	41,533	42,364	43,211	557,991
Total Residential Growth	487,688	1,126,622	1,388,849	1,666,062	2,131,050	2,173,671	2,217,144	2,261,487	2,125,367	2,131,748	3,179,491	3,692,381	3,815,742	3,984,777	4,108,009	4,128,112	4,210,674	4,294,888	4,380,786	4,468,401	4,557,769	62,530,718
Commercial	5,919	12,731	16,142	19,684	29,929	30,527	31,138	31,761	53,824	54,901	58,323	52,808	48,477	51,802	48,835	51,095	52,117	53,159	54,222	55,307	56,413	869,112
Industrial	14,558	20,423	22,995	25,755	33,119	33,781	34,458	35,146	58,191	59,355	66,353	57,118	65,296	79,495	78,227	82,941	84,600	86,292	88,018	89,778	91,574	1,207,474
Institutional	5,919	13,703	17,675	21,708	33,588	34,260	34,945	35,644	60,527	61,737	65,402	59,489	53,534	56,399	52,838	55,178	56,281	57,407	58,555	59,726	60,921	955,434
Total Non-Residential Growth	26,397	46,857	56,812	67,146	96,636	98,568	100,540	102,550	172,542	175,992	190,078	169,416	167,308	187,697	179,900	189,214	192,998	196,858	200,795	204,811	208,997	3,032,020
Grand Total	514,085	1,173,479	1,445,661	1,733,208	2,227,685	2,272,239	2,317,684	2,364,037	2,297,908	2,307,741	3,369,569	3,861,797	3,983,050	4,172,474	4,287,909	4,317,326	4,403,672	4				



Table 6-3 (Cont'd)

DC Revenue Water Services - Elmvale (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total	
Low	61,440	63,900	65,820	67,800	69,150	70,530	71,940	73,380	44,910	45,810	46,728	26,480	21,608	16,530	8,430	-	-	-	-	-	-	-	754,456
Medium	11,046	11,487	11,830	12,187	12,432	12,684	12,936	13,195	26,922	27,454	28,000	20,400	16,648	16,984	12,990	-	-	-	-	-	-	-	247,195
High	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Growth	72,486	75,387	77,650	79,987	81,582	83,214	84,876	86,575	71,832	73,264	74,728	46,880	38,256	33,514	21,420	-	-	-	-	-	-	-	1,001,651
Non-Residential	17,796	18,508	19,063	19,635	20,028	20,428	20,837	21,253	38,333	39,099	39,881	19,575	19,966	20,366	20,773	21,188	21,612	22,044	22,485	22,935	23,394	489,197	
Total Non-Residential Growth	17,796	18,508	19,063	19,635	20,028	20,428	20,837	21,253	38,333	39,099	39,881	19,575	19,966	20,366	20,773	21,188	21,612	22,044	22,485	22,935	23,394	489,197	
Grand Total	90,282	93,895	96,713	99,622	101,610	103,642	105,713	107,828	110,165	112,363	114,609	66,455	58,222	53,880	42,193	21,188	21,612	22,044	22,485	22,935	23,394	1,490,848	

DC Revenue Wastewater Services - Elmvale (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total	
Low	244,170	253,950	261,570	269,430	274,830	280,320	285,930	291,660	178,488	182,052	185,688	105,220	85,856	65,682	33,498	-	-	-	-	-	-	-	2,998,344
Medium	43,939	45,696	47,068	48,482	49,455	50,442	51,450	52,479	107,058	109,200	111,384	81,150	66,216	67,544	51,672	-	-	-	-	-	-	-	983,235
High	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Growth	288,109	299,646	308,638	317,912	324,285	330,762	337,380	344,139	285,546	291,252	297,072	186,370	152,072	133,226	85,170	-	-	-	-	-	-	-	3,981,579
Non-Residential	71,409	74,265	76,493	78,788	80,364	81,971	83,610	85,282	153,815	156,892	160,030	78,547	80,117	81,720	83,354	85,021	86,722	88,456	90,225	92,030	93,870	1,962,981	
Total Non-Residential Growth	71,409	74,265	76,493	78,788	80,364	81,971	83,610	85,282	153,815	156,892	160,030	78,547	80,117	81,720	83,354	85,021	86,722	88,456	90,225	92,030	93,870	1,962,981	
Grand Total	359,518	373,911	385,131	396,700	404,649	412,733	420,990	429,421	439,361	448,144	457,102	264,917	232,189	214,946	168,524	85,021	86,722	88,456	90,225	92,030	93,870	5,944,560	

DC Revenue Water Services - Hillsdale (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	-	-	-	-	-	-	-	-	-	-	920	1,880	2,880	3,920	5,000	5,100	5,200	5,300	5,400	5,500	5,600	46,700
Medium	-	-	-	-	-	-	-	-	-	-	345	700	710	1,080	1,095	1,110	1,125	1,155	1,185	1,215	1,245	10,965
High	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Growth	-	1,265	2,580	3,590	5,000	6,095	6,210	6,325	6,455	6,585	6,715	6,845	57,665									
Non-Residential	-	-	-	-	-	-	-	-	-	-	264	672	1,371	2,098	2,140	2,328	2,375	2,422	2,471	2,520	2,571	21,233
Total Non-Residential Growth	-	264	672	1,371	2,098	2,140	2,328	2,375	2,422	2,471	2,520	2,571	21,233									
Grand Total	-	1,529	3,252	4,961	7,098	8,235	8,538	8,700	8,877	9,056	9,235	9,416	78,898									

DC Revenue Water Services - Anten Mills (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Medium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Growth	-																					
Non-Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential Growth	-																					
Grand Total	-																					

DC Revenue Water Services - Midhurst (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	-	1,886	2,760	3,700	5,330	5,535	5,740	5,945	6,150	6,355	8,800	9,075	9,350	9,625	9,900	10,175	10,450	10,725	11,000	11,275	11,550	155,326
Medium	-	368	528	725	1,040	1,080	1,120	1,160	1,200	1,240	3,360	3,465	3,570	3,675	3,780	3,885	3,990	4,095	4,200	4,305	4,410	51,196
High	-	46	72	100	130	135	140	145	150	155	320	330	340	350	360	370	380	390	400	410	420	5,143
Total Residential Growth	-	2,300	3,360	4,525	6,500	6,750	7,000	7,250	7,500	7,750	12,480	12,870	13,260	13,650	14,040	14,430	14,820	15,210	15,600	15,990	16,380	211,665
Non-Residential	-	784	808	832	848	865	883	900	1,500	1,530	1,561	1,479	1,097	979	856	873	891	908	927	945	964	20,431
Total Non-Residential Growth	-	784	808	832	848	865	883	900	1,500	1,530	1,561	1,479	1,097	979	856	873	891	908	927	945	964	20,431
Grand Total	-	3,084	4,168	5,357	7,348	7,615	7,883	8,150	9,000	9,280	14,041	14,349	14,357	14,629	14,896	15,303	15,711	16,118	16,527	16,935	17,344	232,096

DC Revenue Water Services - Centre Vespra (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	35,640	37,060	38,180	39,320	40,100	40,900	41,720	42,560	-	-	-	-	-	-	-	-	-	-	-	-	-	315,480
Medium	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Residential Growth	35,640	37,060	38,180	39,320	40,100	40,900	41,720	42,560	-	315,480												
Non-Residential	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Non-Residential Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
Grand Total	35,640	37,060	38,180	39,320	40,100	40,900	41,															



Table 6-3 (Cont'd)

Total DC Revenue - All Services (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	1,450,434	2,684,046	3,213,545	3,763,211	4,686,622	4,780,450	4,876,153	4,973,786	4,345,200	4,350,191	5,778,531	6,796,364	7,045,694	7,302,277	7,534,214	7,586,807	7,738,613	7,893,447	8,051,370	8,212,445	8,376,733	121,440,133
Medium	125,993	305,799	378,695	465,655	601,267	613,313	625,595	638,125	804,684	820,788	1,742,580	1,750,353	1,737,834	1,841,430	1,828,802	1,713,995	1,748,295	1,783,294	1,818,990	1,855,397	1,892,529	25,093,413
High	-	13,510	20,672	28,116	35,851	36,570	37,304	38,052	38,815	39,594	80,775	82,394	84,046	85,730	87,447	89,199	90,986	92,808	94,666	96,561	98,494	1,271,592
Total Residential Growth	1,576,427	3,003,356	3,612,912	4,256,982	5,323,741	5,430,334	5,539,053	5,649,963	5,188,700	5,210,573	7,601,885	8,629,111	8,867,573	9,229,437	9,450,463	9,390,001	9,577,893	9,769,548	9,965,026	10,164,403	10,367,757	147,805,138
Non-Residential	213,827	302,413	349,592	398,546	531,973	542,613	553,465	564,534	962,718	981,972	1,048,970	855,409	848,292	941,783	908,990	952,793	971,849	991,286	1,011,112	1,031,334	1,051,961	16,015,431
Total Non-Residential Growth	213,827	302,413	349,592	398,546	531,973	542,613	553,465	564,534	962,718	981,972	1,048,970	855,409	848,292	941,783	908,990	952,793	971,849	991,286	1,011,112	1,031,334	1,051,961	16,015,431
Grand Total	1,790,254	3,305,768	3,962,503	4,655,528	5,855,714	5,972,946	6,092,518	6,214,497	6,151,418	6,192,545	8,650,856	9,484,520	9,715,865	10,171,220	10,359,453	10,342,794	10,549,742	10,760,834	10,976,138	11,195,737	11,419,718	163,820,569

Total DC Revenue - Excluding Water & Wastewater Services (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	1,078,464	2,295,310	2,812,315	3,349,081	4,262,652	4,347,905	4,434,863	4,523,561	4,115,652	4,115,974	5,536,395	6,653,709	6,926,000	7,206,520	7,477,386	7,571,532	7,722,963	7,877,422	8,034,970	8,195,670	8,359,583	116,897,927
Medium	71,008	248,248	319,269	404,261	538,340	549,107	560,089	571,291	669,504	682,894	1,599,491	1,644,638	1,650,690	1,752,147	1,759,265	1,709,000	1,743,180	1,778,044	1,813,605	1,849,877	1,886,874	23,800,822
High	-	13,464	20,600	28,016	35,721	36,435	37,164	37,907	38,665	39,439	80,455	82,064	83,706	85,380	87,087	88,829	90,606	92,418	94,266	96,151	98,074	1,266,449
Total Residential Growth	1,149,472	2,557,023	3,152,184	3,781,358	4,836,714	4,933,448	5,032,117	5,132,759	4,823,822	4,838,307	7,216,340	8,380,411	8,660,395	9,044,047	9,323,738	9,369,361	9,556,748	9,747,883	9,942,841	10,141,698	10,344,532	141,965,198
Commercial	27,946	56,746	71,949	87,737	133,402	136,070	138,791	141,567	239,910	244,708	259,963	235,380	216,078	230,895	217,671	227,744	232,299	236,945	241,684	246,518	251,448	3,875,453
Industrial	68,731	91,030	102,497	114,797	147,620	150,573	153,584	156,656	259,374	264,562	295,755	254,594	291,044	354,339	348,682	369,695	377,088	384,630	392,323	400,169	408,173	5,385,917
Institutional	27,946	61,081	78,782	96,757	149,711	152,706	155,760	158,875	269,785	275,181	291,517	265,162	238,617	251,386	235,513	245,943	250,862	255,879	260,997	266,217	271,541	4,260,218
Total Non-Residential Growth	124,623	208,856	253,228	299,291	430,734	439,348	448,135	457,098	769,070	784,451	847,235	755,136	745,740	836,621	801,866	843,382	860,250	877,455	895,004	912,904	931,162	13,521,588
Grand Total	1,274,095	2,765,879	3,405,412	4,080,650	5,267,447	5,372,796	5,480,252	5,589,857	5,592,892	5,622,758	8,063,575	9,135,547	9,406,135	9,880,667	10,125,604	10,212,743	10,416,998	10,625,338	10,837,845	11,054,602	11,275,694	155,486,786

Total DC Revenue - Water & Wastewater Services (\$)

Development Type	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Low	371,970	388,736	401,230	414,130	423,970	432,545	441,290	450,225	229,548	234,217	242,136	142,655	119,694	95,757	56,828	15,275	15,650	16,025	16,400	16,775	17,150	4,542,206
Medium	54,985	57,551	59,426	61,394	62,927	64,206	65,506	66,834	135,180	137,894	143,089	105,715	87,144	89,283	69,537	4,995	5,115	5,250	5,385	5,520	5,655	1,292,591
High	-	46	72	100	130	135	140	145	150	155	320	330	340	350	360	370	380	390	400	410	420	5,143
Total Residential Growth	426,955	446,333	460,728	475,624	487,027	496,886	506,936	517,204	364,878	372,266	385,545	248,700	207,178	185,390	126,725	20,640	21,145	21,665	22,185	22,705	23,225	5,839,940
Non-Residential	89,205	93,557	96,363	99,254	101,239	103,264	105,330	107,436	193,648	197,521	201,735	100,272	102,552	105,163	107,123	109,411	111,599	113,831	116,108	118,430	120,799	2,493,843
Total Non-Residential Growth	89,205	93,557	96,363	99,254	101,239	103,264	105,330	107,436	193,648	197,521	201,735	100,272	102,552	105,163	107,123	109,411	111,599	113,831	116,108	118,430	120,799	2,493,843
Grand Total	516,160	539,890	557,091	574,878	588,266	600,150	612,266	624,640	558,526	569,787	587,280	348,972	309,730	290,553	233,848	130,051	132,744	135,496	138,293	141,135	144,024	8,333,783



6.3.2 Other

In addition to the capital financing sources presented in the previous subsections, the Township of Springwater has identified additional funding sources for the capital expenditures incurred during the forecast period. Table 6-4 summarizes the various sources of funding for the forecasted capital expenditures. It is noted that of the growth-related works required in Midhurst, \$157.48 million (58% of all Midhurst growth-related capital for tax-supported services), is anticipated to be funded through developer contributions. These contributions are related to roads and parks projects, as per the Township's local service policy. Note: this financing summary is based on the base scenario presented in the next chapter. Due to the financial implications of the capital expenditure program on debt capacity, alternative financing approaches are provided in the next chapter.

Table 6-4
Township of Springwater
Capital Financing Summary – Base Scenario

Capital Financing Sources (Inflated \$)	Growth-Related Projects			Repair/Replacement Projects			Total
	Midhurst	Remainder of Township	Total	Midhurst	Remainder of Township	Total	
Development Charges Reserve Fund	3,121,702	378,298	3,500,000		-		3,500,000
Non-Growth Related Debenture Requirements		-		12,151,645	53,642,607	65,794,252	65,794,252
Growth Related Debenture Requirements	113,149,544	49,268,386	162,417,930		-		162,417,930
Developer Contributions - Midhurst	157,475,089	-	157,475,089		-		157,475,089
Grant Funding	45,168	1,500	46,668		16,648,802	16,648,802	16,695,470
Other Contributions		107,120	107,120		1,025,544	1,025,544	1,132,664
Parkland Reserve Fund		-		76,598	196,357	272,955	272,955
Gas Tax Reserve		-			16,407,739	16,407,739	16,407,739
Water Reserve Fund					250,000	250,000	250,000
Tax-Supported Reserves		-		340,409	37,242,429	37,582,838	37,582,838
Total	273,791,503	49,755,304	323,546,807	12,568,652	125,413,478	137,982,130	461,528,937

6.4 Lifecycle Replacement Costs for New Infrastructure

As noted above, the capital forecast and subsequent financing sources included new capital infrastructure required for growth as well as replacement/rehabilitation capital costs associated with existing infrastructure. New infrastructure required for growth is generally paid for by the following means:

- D.C.s – The Township utilizes D.C. revenues to construct growth-related infrastructure;
- Developer Contributions – The developing landowner may construct infrastructure which is then assumed by the Township; and



- Local Service – Through the Township’s local service policy, infrastructure directly related to developments (e.g., roads within a subdivision) is constructed by the developing landowner and assumed by the Township.

Through all of these methods, new infrastructure is constructed/installed with no initial impact to the taxpayer. However, once the infrastructure is assumed, the Township begins to allocate funds, on an annual basis, to replace the infrastructure at the end of its useful life. These annual contributions are referred to as lifecycle expenditures. As noted in Chapter 4, due to the long length of the estimated useful life of most water and wastewater assets, the lifecycle cost resulting from new infrastructure is relatively minor. With many tax-supported service expenditures, the average useful life is lower and therefore the annual contribution requirements have a more significant impact on the taxpayer.

Table 6-5 provides for the anticipated cumulative annual lifecycle costs (by service) for the new infrastructure to be constructed over the forecast period. By 2031, the annual lifecycle expenditure required by the Township due to new infrastructure is approximately \$6.36 million. By 2041, this amount increases to approximately \$9.44 million. The analysis provided in Chapter 7 excludes these costs initially, then layers them on to isolate the impacts for comparative purposes.



Table 6-5
Township of Springwater
Cumulative Annual Lifecycle Costs

Service	Asset Useful Life (years)	Lifecycle Factor	Annual Cumulative Lifecycle Cost (2021\$)										
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031
Municipal Buildings	50	0.0118	38,209	65,948	81,318	329,014	503,998	519,959	528,306	528,306	528,306	528,306	651,268
Fleet & Equipment													
Fire	20	0.0412	-	63,793	128,615	159,482	159,482	159,482	159,482	159,482	159,482	159,482	194,465
Parks & Recreation	8	0.1165	-	-	11,068	11,068	16,311	16,311	16,311	16,311	16,311	16,311	33,788
Public Works	8	0.1165	-	2,587	103,367	139,287	139,287	139,287	193,465	193,465	193,465	193,465	334,441
Roads & Related Infrastructure	20	0.0412	88,363	1,012,085	2,001,864	2,577,463	2,797,880	3,012,123	3,293,822	3,521,760	3,967,075	4,412,391	4,981,177
Parkland Development	20	0.0412	25,106	30,415	50,129	61,612	84,618	131,084	136,393	141,703	147,012	152,321	168,290
Total			151,678	1,174,827	2,376,362	3,277,928	3,701,577	3,978,247	4,327,779	4,561,027	5,011,652	5,462,277	6,363,429

Investment Rate	2%
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Service	Asset Useful Life (years)	Lifecycle Factor	Annual Cumulative Lifecycle Cost (2021\$)									
			2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Municipal Buildings	50	0.0118	684,491	684,491	743,607	856,956	856,956	879,184	879,184	879,184	879,184	879,184
Fleet & Equipment												
Fire	20	0.0412	215,044	215,044	250,027	250,027	250,027	285,010	285,010	285,010	319,993	319,993
Parks & Recreation	8	0.1165	33,788	33,788	51,264	51,264	51,264	68,741	68,741	68,741	86,217	86,217
Public Works	8	0.1165	334,441	334,441	401,435	455,612	455,612	522,605	536,586	590,763	657,756	657,756
Roads & Related Infrastructure	20	0.0412	5,215,441	5,449,705	5,666,519	5,883,332	6,100,146	6,316,959	6,533,444	6,749,928	6,966,412	7,169,809
Parkland Development	20	0.0412	184,259	200,227	216,196	232,165	248,134	264,103	280,071	296,040	312,009	327,978
Total			6,667,464	6,917,697	7,329,048	7,729,356	7,962,139	8,336,602	8,583,036	8,869,666	9,221,572	9,440,937

Investment Rate	2%
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Chapter 7

Financial Impact on Expenditures, Revenues, Tax Rates, and Debt Capacity



7. Financial Impact on Expenditures, Revenues, Tax Rates, and Debt Capacity

7.1 Introduction

The analysis to follow provides an assessment of the operating costs, capital financing, and reserve fund balances. This discussion will lead into an assessment of the tax rate and debt capacity impacts associated with the overall growth forecast presented in Chapter 3. The tax rate impacts have been calculated utilizing the methodology outlined in Chapter 2.

The following subsections provide the tax rate impact and debt capacity implications for two scenarios. The first scenario is based on the capital financing assumptions provided in the Township's current capital budget and based on the policies currently in place. The capital financing for scenario 1 aligns with the capital financing discussed in section 6.3. Through the analysis, issues regarding debt capacity will be identified. As a result, a second scenario was analysed whereby some of the Township's current policies were revised to mitigate the debt capacity impacts. This is discussed in further detail below.

7.2 Forecast Impact of Development – Scenario #1

7.2.1 *Capital Financing – Tax-supported Services*

The capital financing required over the forecast period is summarized in Table 7-1. The capital financing is provided on an annual basis in Table 7-2 and is based on the 2021-2041 capital forecast provided in Appendix A (Note: this is provided in uninflated dollars in Table A-1 and inflated dollars in Table A-2). Table 7-2 separates the non-growth-related expenditures from the growth-related expenditures. The following observations are provided:

- It is noted that with \$162.42 million in growth-related debt and \$65.79 million of non-growth-related debt, the debt needs over the forecast period are significant.
- Developer contributions are related to developing landowners in Midhurst contributing towards roads and parks projects.



- The majority of non-growth-related funding is either through the reserves or non-growth-related debt. These funding amounts will directly impact the tax rates.
- A significant capital expenditure within the first ten years of the forecast period is the planned multi-purpose complex. This project is \$35 million (2021\$) with both growth and non-growth-related components. As a result, this project will have impacts on both the tax rates and debt capacity.

Table 7-1
Township of Springwater
Summary of Funding Sources
2021-2041

Capital Financing Sources (Inflated \$)	Growth-Related Projects			Repair/Replacement Projects			Total
	Midhurst	Remainder of Township	Total	Midhurst	Remainder of Township	Total	
Development Charges Reserve Fund	3,121,702	378,298	3,500,000		-		3,500,000
Non-Growth Related Debenture Requirements		-		12,151,645	53,642,607	65,794,252	65,794,252
Growth Related Debenture Requirements	113,149,544	49,268,386	162,417,930		-		162,417,930
Developer Contributions - Midhurst	157,475,089	-	157,475,089		-		157,475,089
Grant Funding	45,168	1,500	46,668		16,648,802	16,648,802	16,695,470
Other Contributions		107,120	107,120		1,025,544	1,025,544	1,132,664
Parkland Reserve Fund		-		76,598	196,357	272,955	272,955
Gas Tax Reserve		-			16,407,739	16,407,739	16,407,739
Water Reserve Fund		-			250,000	250,000	250,000
Tax-Supported Reserves		-		340,409	37,242,429	37,582,838	37,582,838
Total	273,791,503	49,755,304	323,546,807	12,568,652	125,413,478	137,982,130	461,528,937

7.2.2 Reserve Fund Analysis – Tax-supported Services

Table 7-3 provides the reserve continuity schedules for the tax-supported capital reserves and D.C. reserve funds. In this base scenario, all growth-related projects are being funded through debt by 2025, however, the reserve fund falls into a deficit in 2026 due to the significant debt charges required to fund the growth-related works. In several years, the debt charges exceed the D.C. proceeds, and as such, these shortfalls would need to be funded temporarily through the tax base. The funding level for non-growth-related projects from the tax-capital reserve is such that the reserves maintain a minimum balance of \$500,000 each year to protect against any unforeseen fluctuating costs. The reserve transfers from the operating budget include the capital infrastructure transfer (1% of total taxation) in addition to a transfer to assist in capital expenditures.

7.2.3 Lifecycle Replacement Cost Analysis (new assets) – Tax-supported Services

With the significant growth and resulting growth-related capital expenditures, the Township will need to ensure that lifecycle costs for new assets are addressed and budgeted for appropriately. This analysis identifies a need to increase transfers to capital replacement reserves for new assets required for growth once they are



constructed and assumed. Lifecycle needs for growth-related assets have been calculated based on average useful lives of similar existing assets. Transfers to reserves are then anticipated to be included as a tax-levy-supported requirement in the years after the new assets are in service. Table 6-5 provided for the calculation of additional lifecycle costs related to these new assets. In order to assess the impacts to the taxpayers of these additional lifecycle costs, the tax rate analysis that follows in section 7.2.4 will examine the effects on the tax rates with and without the new lifecycle costs.

7.2.4 Tax Rate Impacts

The following section summarizes the tax rate impacts of the growth. The aforementioned analysis has been combined to provide the overall impact of development onto the Township's financial position. Table 7-4 provides for the overall summary of operating expenditures, revenues, reserve transfers, the net tax levy, and the corresponding tax rates for the years 2021 to 2041. This table also assumes that all operating expenditures are provided in inflated dollars assuming a 2% annual rate of inflation. For capital, inflation assumptions have been provided at 4% for the first year and 3% per annum for the remainder of the forecast period. Based upon Table 7-4, over the forecast period the following is observed:

- An increase in total operating expenditures of 176% (from \$18.72 million in 2021 to \$51.66 million in 2041);
- The total capital funded from the tax base increases by 143% (from \$2.81 to \$6.83 million);
- Given the shortfalls in D.C. revenue collection relative to the required growth-related capital expenditures, \$11.22 million will be needed from the tax base to temporarily fund the D.C. revenue shortfalls over the 2021-2041 forecast period (light blue highlight);
- An increase of 205% in the general tax levy requirement; and
- The weighted average assessment increases by 109%.

As presented in Table 7-4, the tax implications of future growth provides for an average annual tax rate increase in the 2.0% range, with the increase over the first 10 years at an average of 4.4%. It is noted that there are year-over-year fluctuations in the tax-rates. This is a product of the annual variations in the capital spending program. As the reserve balances are already at minimum balances, in order to mitigate these



fluctuations, changes in the capital program would be required to smooth the annual variations in spending.

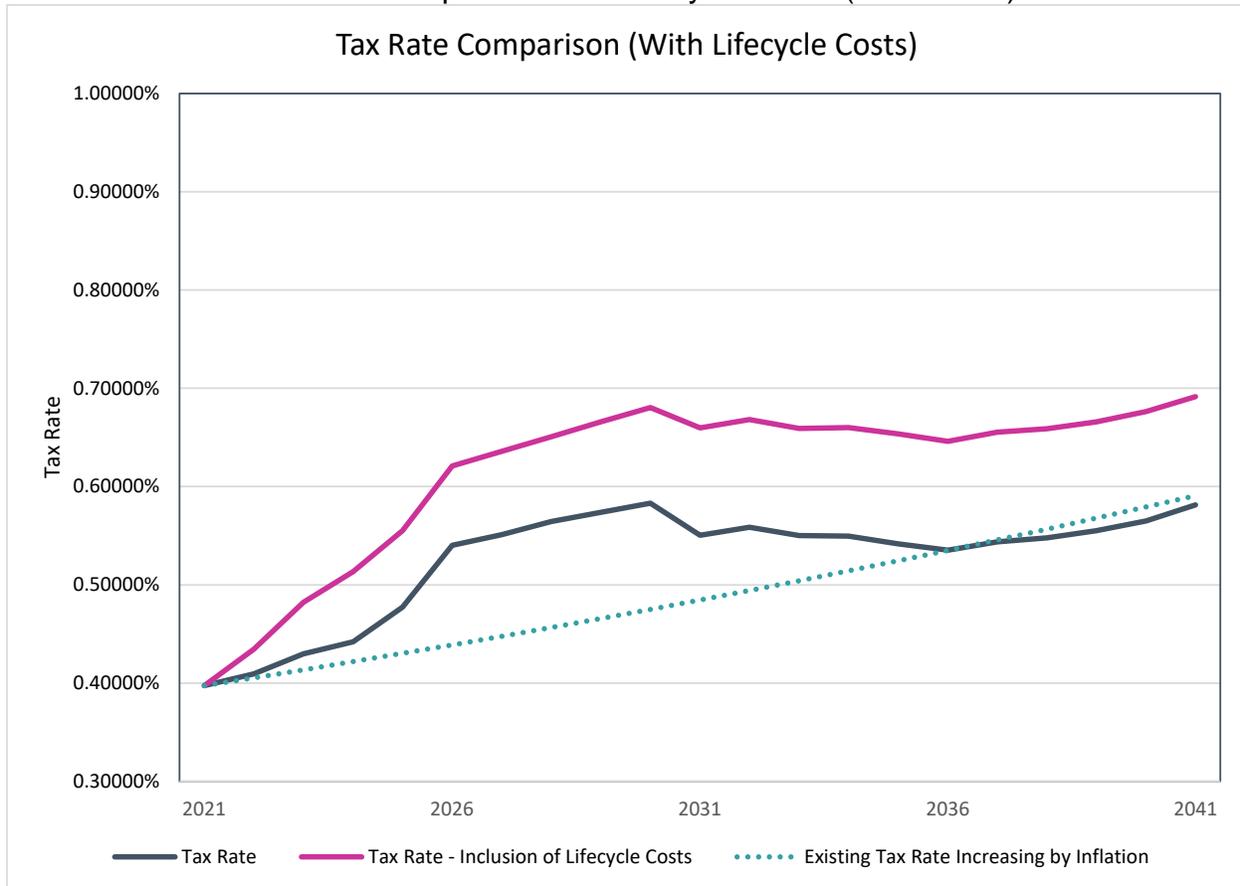
The tax rate increases provided herein are a function of several key items which should be acknowledged as having implications on the Township:

- With population growth, it is expected that fire services will continue to evolve from a predominantly volunteer department to a composite service which employs both full-time and part-time (volunteer) firefighters.
- Given the extensive growth-related capital expenditures, by 2025 the entire tax-supported growth-related capital program needs to be financed through debt funding. Further, the reserves are falling into negative balances due to the significant annual debt charges. These shortfalls in the D.C. reserve fund need to be funded through property taxes (temporarily), resulting in higher tax rates for existing residents (highlighted in light blue in Table 7-4).
- With increased growth, there is an expected increase in assessment and tax revenue. However, given that many of the growth-related expenditures must occur before the growth is realized, there is pressure on the tax base to fund these increases in costs, while the growth is not yet fully realized. This is apparent in the higher tax rates in the earlier half of the forecast. Once the growth is in place throughout the latter half of the forecast, it can be observed that the tax rate increases are much less significant, and the debt capacity issues also decrease. The growth in the latter half of the forecast will be generating additional tax revenues to help fund the required expenditures.

As mentioned in Section 7.2.3, the lifecycle replacement costs for new infrastructure also need to be analyzed with respect to the impacts on tax rates. Table 7-5 provides the same summary as Table 7-4, however, the lifecycle costs for new infrastructure are included as part of the tax levy requirement. The average annual tax rate increases would be 2.9% compared to the 2.2% observed when lifecycle costs are not considered. Further, the average annual increase over the first ten years would be 6.2% compared to 4.4%. This comparison is depicted graphically in Figure 7-1. It can be observed that these incremental costs related to future asset replacement have an impact on the overall tax levy requirement. Including these lifecycle costs into the analysis allows a better understanding of the true costs of growth to the Township.



Figure 7-1
Township of Springwater
Tax Rate Comparison with Lifecycle Costs (2021-2041)



7.2.5 Debt Capacity Impacts

Note, the analysis preceding identified water and wastewater impacts separate from tax-supported service impacts. This is because water and wastewater net expenditures are recovered solely from water and wastewater rates. However, a municipality's debt capacity includes all municipal debt and revenues. Therefore, this section discusses tax-supported services in conjunction with water and wastewater services.

Another area to be addressed in this fiscal impact analysis is the overall impact of the capital spending program and the associated revenue cash flow, onto the Township's debt capacity. Municipalities in Ontario are limited by the Province as to the amount of debt for which they can incur. O. Reg. 403/02, which accompanies the *Municipal Act*, limits the amount of debt a municipality can issue to the level where the annual debt charge payments equal 25% of the municipality's total own revenue (generally defined



as total revenues less grants, subsidies, and transfers from reserves/reserve funds). Should a municipality exceed this limit; the Province can require the municipality to discontinue capital spending until debt capacity limits are met. Further, it is recommended that the Township not exceed a debt capacity of 20% to protect against fluctuating costs or an economic downturn.

Table 7-6 provides an annual debt payment schedule for both growth and non-growth debentures based on the forecasted debt requirements from Table 7-2.

The summary of debenture needs and annual debt charges in Table 7-7 is based on the Township's existing debt payments, the debt funding identified for rate-supported services, and the projected debt in Table 7-2.

The non-growth-related capital expenditures have been financed through a combination of debt and reserve funding such that the tax-supported capital reserve balances do not decrease below \$500,000. Given that the non-growth capital expenditure program is significant, a large portion of the capital program needs to be funded through debt financing, lending to the debt capacity issue discussed below.

Table 7-8 provides the debt capacity calculation. By 2024, the debt capacity exceeds 20% and does not decrease below this level until 2036. Further, between 2025 and 2034, the debt capacity exceeds the Provincial limit of 25%. This is visually depicted in Figure 7-2. Based on this, additional analysis is required to determine how to bring the debt funding to acceptable levels. This is provided in section 7.3.



Figure 7-2
Township of Springwater
Debt Capacity Analysis – Base Scenario

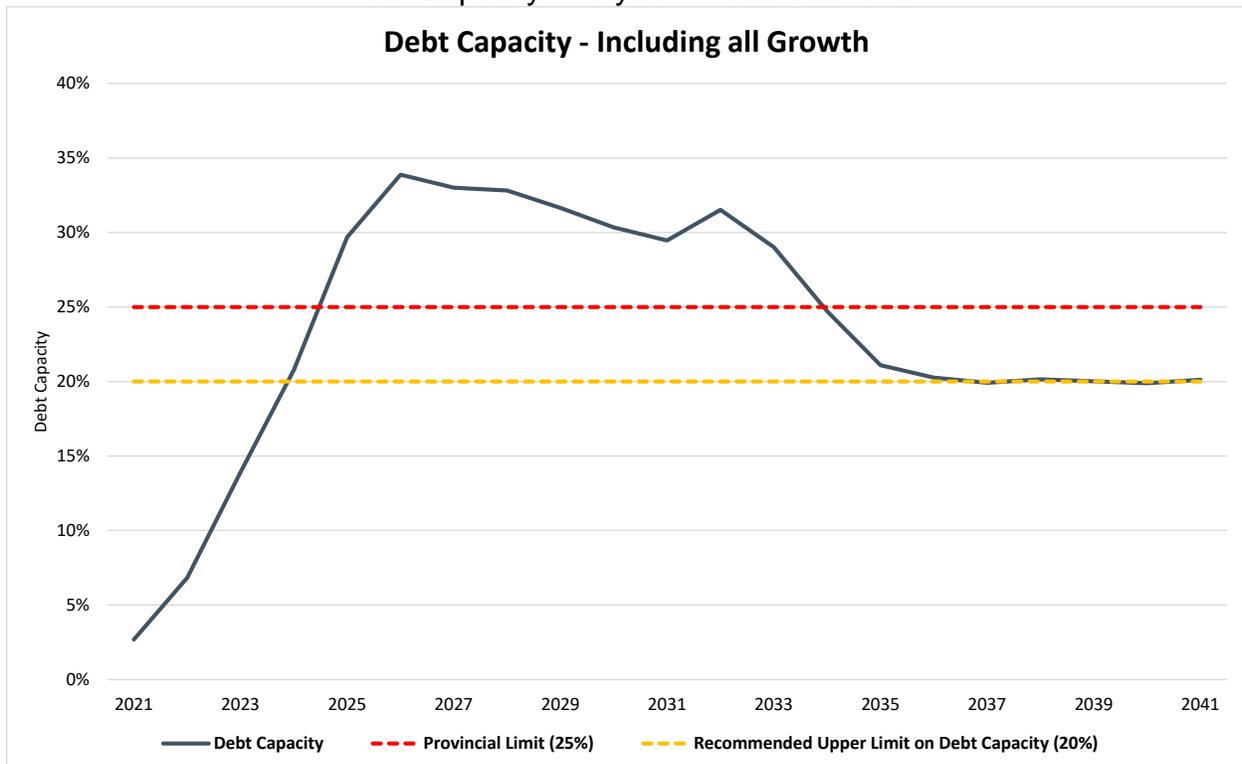




Table 7-2
Township of Springwater
Annual Capital Financing Summary – Tax Funded Services
2021-2041
Base Scenario

Capital Expenditures	Total																					
	2021-2041	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Annual Capital Expenditures	461,528,937	13,019,166	33,681,373	37,657,008	43,755,040	28,100,132	12,346,554	14,472,129	12,566,292	19,100,718	18,053,156	40,597,652	19,155,109	13,971,349	23,622,349	29,282,445	15,465,080	19,720,502	16,593,820	16,352,481	18,232,922	15,783,659
Development Chargeable Growth Expenditures	323,546,806	5,109,528	26,370,606	29,897,072	30,657,563	17,391,044	8,385,905	7,662,525	6,759,568	14,004,525	14,424,660	35,380,125	13,124,150	8,752,788	17,283,416	23,990,437	8,897,416	13,830,762	9,626,185	10,508,012	11,770,486	9,720,035
Non-Growth Capital Expenditures	137,982,131	7,909,638	7,310,767	7,759,936	13,097,476	10,709,089	3,960,650	6,809,604	5,806,724	5,096,194	3,628,496	5,217,527	6,030,959	5,218,562	6,338,933	5,292,008	6,567,665	5,889,740	6,967,635	5,844,469	6,462,436	6,063,624

Capital Funding - D.C. Funded	Total																					
	2021-2041	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Annual Capital Growth Expenditures	323,546,806	5,109,528	26,370,606	29,897,072	30,657,563	17,391,044	8,385,905	7,662,525	6,759,568	14,004,525	14,424,660	35,380,125	13,124,150	8,752,788	17,283,416	23,990,437	8,897,416	13,830,762	9,626,185	10,508,012	11,770,486	9,720,035
Development Charge Funding	3,500,000	-	1,700,000	1,500,000	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions	157,475,089	-	15,441,920	14,685,081	15,125,633	5,533,307	5,699,306	5,870,286	6,046,394	13,927,780	14,345,614	14,775,982	4,557,812	4,694,546	4,206,679	4,332,879	4,462,866	4,596,752	4,721,303	4,862,942	5,008,830	4,579,176
Growth-Related Grant Funding	46,668	15,000	15,600	16,068																		
Growth-Related Contributions	107,120			107,120																		
Growth-Related Debt Funding	162,417,930	5,094,528	9,213,087	13,588,803	15,231,930	11,857,736	2,686,598	1,792,240	713,174	76,744	79,046	20,604,143	8,566,338	4,058,241	13,076,737	19,657,557	4,434,550	9,234,011	4,904,882	5,645,070	6,761,656	5,140,859

Capital Funding - Non-D.C./Non-Growth	Total																					
	2021-2041	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Annual Capital Expenditures	137,982,131	7,909,638	7,310,767	7,759,936	13,097,476	10,709,089	3,960,650	6,809,604	5,806,724	5,096,194	3,628,496	5,217,527	6,030,959	5,218,562	6,338,933	5,292,008	6,567,665	5,889,740	6,967,635	5,844,469	6,462,436	6,063,624
Reserves, Reserve Funds & Other Funding																						
Tax-Supported Reserves	37,582,838	2,833,415	544,960	2,978,486	1,094,360	1,309,536	1,341,329	1,373,758	1,406,836	1,440,575	1,474,989	1,790,213	1,826,017	1,862,538	1,899,789	1,937,784	1,976,540	2,016,071	2,056,392	2,097,520	2,139,470	2,182,260
Water Reserve Fund	250,000	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkland Reserve Fund	272,955	-	-	107,454	165,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas Tax Reserve	16,407,739	1,327,868	819,936	698,422	810,952	659,133	717,886	783,669	1,103,973	741,860	494,040	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Grants	16,648,802	1,522,630	795,184	803,400	812,055	823,916	819,370	741,472	832,016	831,395	737,767	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872
Other Contributions	1,025,544	55,000	-	-	-	-	-	970,544	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-Growth/Non-D.C. Eligible Growth Debt Funding	65,794,252	1,920,725	5,150,687	3,172,172	10,214,609	7,916,504	1,082,065	2,940,160	2,463,900	2,082,364	921,699	1,956,441	2,734,069	1,885,151	2,968,272	1,883,351	3,120,252	2,402,797	3,440,371	2,276,077	2,852,093	2,410,492



Table 7-3
Township of Springwater
Reserve Fund Continuity Schedules
Base Scenario

Tax-Supported Capital Reserves

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	3,992,446	2,188,632	2,546,099	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Transfer from Operating (Capital Infrastructure)	156,545	166,554	179,955	191,242	214,854	252,628	267,344	283,694	298,368	313,114	308,282	327,322	336,884	351,297	360,969	371,034	391,399	409,181	429,407	452,281	480,917
Transfer from Operating	1,468,598	1,331,416	1,347,974	1,367,246	1,374,804	1,368,823	1,386,536	1,403,264	1,422,329	1,441,997	1,481,931	1,498,696	1,525,653	1,548,492	1,576,816	1,605,506	1,624,672	1,647,211	1,668,113	1,687,189	1,701,343
Transfer to Capital	2,833,415	544,960	2,978,486	1,094,360	1,309,536	1,341,329	1,373,758	1,406,836	1,440,575	1,474,989	1,790,213	1,826,017	1,862,538	1,899,789	1,937,784	1,976,540	2,016,071	2,056,392	2,097,520	2,139,470	2,182,260
Transfer to Operating (Contributions to Operating Budget)																					
Transfer to Operating (Existing Debt Charges)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	2,188,632	2,546,099	500,000																		

Tax-Supported D.C. Reserve Funds

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	(870,984)	250,717	538,592	526,666	715,022	504,754	(1,096,926)	(2,962,437)	(4,982,461)	(7,133,162)	(9,309,826)	(9,054,164)	(9,654,329)	(9,913,155)	(8,498,671)	(6,539,184)	(5,436,739)	(4,328,042)	(3,924,922)	(3,828,612)	(4,214,122)
Development Charge Proceeds	1,274,095	2,765,879	3,405,412	4,080,650	5,267,447	5,372,796	5,480,252	5,589,857	5,592,892	5,622,758	8,063,575	9,135,547	9,406,135	9,880,667	10,125,604	10,212,743	10,416,998	10,625,338	10,837,845	11,054,602	11,275,694
Transfer to Capital		1,700,000	1,500,000	300,000																	
Transfer to Operating (Operating Budget Transfers)	157,310	160,456	163,665	166,938	170,277	173,682	177,156	180,699	184,313	187,999	191,759	195,595	199,506	203,497	207,567	211,718	215,952	220,271	224,677	229,170	233,754
Transfer to Operating (Debt Charges)	-	628,109	1,763,999	3,439,376	5,317,335	6,779,286	7,110,519	7,331,486	7,419,414	7,428,876	7,438,622	9,350,817	9,271,079	8,096,047	7,830,331	8,791,978	9,007,485	9,924,988	10,441,787	11,128,312	11,952,217
Closing Balance	245,801	528,031	516,339	701,002	494,857	(1,075,418)	(2,904,350)	(4,884,765)	(6,993,297)	(9,127,280)	(8,876,632)	(9,465,028)	(9,718,779)	(8,332,031)	(6,410,964)	(5,330,137)	(4,243,178)	(3,847,963)	(3,753,541)	(4,131,492)	(5,124,399)
Interest	4,916	10,561	10,327	14,020	9,897	(21,508)	(58,087)	(97,695)	(139,866)	(182,546)	(177,533)	(189,301)	(194,376)	(166,641)	(128,219)	(106,603)	(84,864)	(76,959)	(75,071)	(82,630)	(102,488)



**Table 7-4
Township of Springwater
Summary and Tax Rate Calculation
2021-2041
Base Scenario**

Source	Tax Levy Forecast (in Inflated \$)																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Operating Expenditure Forecast																					
2021 Operating Expenditures (Net of Reserve Transfers and Debt Charges)	18,720,529	19,094,940	19,476,838	19,866,375	20,263,703	20,668,977	21,082,356	21,504,003	21,934,083	22,372,765	22,820,220	23,276,625	23,742,157	24,217,000	24,701,340	25,195,367	25,699,275	26,213,260	26,737,525	27,272,276	27,817,721
Incremental Operating Expenditures (Tax Supported)		586,478	1,049,039	1,530,391	2,177,120	3,508,932	4,373,714	5,301,448	6,122,250	7,134,034	8,280,129	9,543,434	10,910,299	12,343,158	13,998,035	15,510,872	17,062,989	18,669,294	20,333,274	22,055,818	23,839,129
Total Gross Operating Expenditures	18,720,529	19,681,418	20,525,877	21,396,766	22,440,823	24,177,908	25,456,070	26,805,451	28,056,334	29,506,799	31,100,350	32,820,059	34,652,457	36,560,158	38,699,376	40,706,239	42,762,263	44,882,554	47,070,800	49,328,093	51,656,850
Capital Related																					
Reserve Transfers																					
Transfers to General Purpose Reserves (Existing)	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160
Transfers to General Purpose Reserves (Incremental)																					
Transfer to Capital Infrastructure Reserve	156,545	166,554	179,955	191,242	214,854	252,628	267,344	283,694	298,368	313,114	308,282	327,322	336,884	351,297	360,969	371,034	391,399	409,181	429,407	452,281	480,917
Transfers to Capital Reserves	1,468,598	1,331,416	1,347,974	1,367,246	1,374,804	1,368,823	1,386,536	1,403,264	1,422,329	1,441,997	1,481,931	1,498,696	1,525,653	1,548,492	1,576,816	1,605,506	1,624,672	1,647,211	1,668,113	1,687,189	1,701,343
Amount Required to Fund D.C. Shortfalls					220,164	1,580,173	1,807,424	1,922,329	2,010,836	1,994,118		410,864	64,450							302,880	910,277
Debt Charges																					
Existing Non-Growth Debt Charges (Tax-Supported)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
New Non-Growth Debt Charges (Tax-Supported)	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246
Total Capital Funded from Tax Base	2,813,846	2,923,481	3,588,473	3,878,718	5,205,415	7,573,249	7,966,338	8,476,816	8,902,839	9,177,271	7,051,771	7,502,843	6,895,002	6,709,124	5,853,712	5,148,635	5,439,456	5,413,525	5,575,043	5,943,757	6,831,943
Less: Non-Tax Revenues																					
2021 Non-Tax Revenues (Net of Reserve Transfers)	3,762,781	3,838,037	3,914,797	3,993,093	4,072,955	4,154,414	4,237,503	4,322,253	4,408,698	4,496,872	4,586,809	4,678,545	4,772,116	4,867,558	4,964,910	5,064,208	5,165,492	5,268,802	5,374,178	5,481,661	5,591,295
Incremental Non-Tax Revenues		76,557	134,043	186,647	255,285	442,718	523,568	625,372	710,515	834,239	956,178	1,087,926	1,228,639	1,374,444	1,558,742	1,718,344	1,880,270	2,047,983	2,221,656	2,401,453	2,587,556
Other Revenues	994,298	1,014,184	1,034,468	1,055,157	1,076,260	1,097,786	1,119,741	1,142,136	1,164,979	1,188,278	1,212,044	1,236,285	1,261,011	1,286,231	1,311,955	1,338,194	1,364,958	1,392,257	1,420,103	1,448,505	1,477,475
Reserve Transfers																					
Contributions from Capital Reserves (Existing)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
Contribution from General Purpose Reserves (Existing)	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230
Contributions from Reserves (Incremental)																					
Total Operating Revenues	5,609,852	5,781,551	5,936,081	5,956,256	5,941,853	6,232,270	6,418,164	6,627,113	6,821,543	7,056,740	7,012,261	7,259,986	7,518,996	7,785,463	8,092,837	8,377,976	8,667,951	8,966,273	9,273,166	9,588,849	9,913,555
General Tax Levy Requirement	15,924,523	16,823,348	18,178,269	19,319,228	21,704,384	25,518,887	27,004,244	28,655,154	30,137,629	31,627,330	31,139,860	33,062,915	34,028,463	35,483,820	36,460,251	37,476,898	39,533,769	41,329,807	43,372,677	45,683,001	48,575,238
Total Weighted Assessment - General Levy	4,005,544,575	4,107,440,826	4,228,675,087	4,369,527,820	4,546,601,045	4,723,674,270	4,900,747,495	5,077,820,720	5,252,208,404	5,423,680,088	5,656,166,851	5,919,019,749	6,183,522,601	6,455,667,128	6,729,210,545	7,000,531,611	7,271,852,677	7,543,174,744	7,814,495,810	8,085,816,876	8,357,137,943
Cumulative Tax Rates																					
Residential	0.39756%	0.40958%	0.42988%	0.44214%	0.47738%	0.54023%	0.55102%	0.56432%	0.57381%	0.58313%	0.55055%	0.55859%	0.55031%	0.54965%	0.54182%	0.53534%	0.54365%	0.54791%	0.55503%	0.56498%	0.58124%
Multi-Residential	0.39756%	0.40958%	0.42988%	0.44214%	0.47738%	0.54023%	0.55102%	0.56432%	0.57381%	0.58313%	0.55055%	0.55859%	0.55031%	0.54965%	0.54182%	0.53534%	0.54365%	0.54791%	0.55503%	0.56498%	0.58124%
Commercial Occupied	0.49779%	0.51284%	0.53825%	0.55360%	0.59772%	0.67643%	0.68994%	0.70658%	0.71847%	0.73014%	0.68934%	0.69941%	0.68904%	0.68822%	0.67841%	0.67030%	0.68071%	0.68604%	0.69495%	0.70741%	0.72777%
Commercial Vacant	0.24392%	0.25129%	0.26374%	0.27126%	0.29288%	0.33145%	0.33807%	0.34623%	0.35205%	0.35777%	0.33778%	0.34271%	0.33763%	0.33723%	0.33242%	0.32845%	0.33355%	0.33616%	0.34053%	0.34663%	0.35661%
Industrial Occupied	0.49779%	0.51284%	0.53825%	0.55360%	0.59772%	0.67643%	0.68994%	0.70658%	0.71847%	0.73014%	0.68934%	0.69941%	0.68904%	0.68822%	0.67841%	0.67030%	0.68071%	0.68604%	0.69495%	0.70741%	0.72777%
Industrial Vacant	0.24392%	0.25129%	0.26374%	0.27126%	0.29288%	0.33145%	0.33807%	0.34623%	0.35205%	0.35777%	0.33778%	0.34271%	0.33763%	0.33723%	0.33242%	0.32845%	0.33355%	0.33616%	0.34053%	0.34663%	0.35661%
Pipelines	0.51548%	0.53106%	0.55738%	0.57327%	0.61897%	0.70047%	0.71446%	0.73170%	0.74400%	0.75609%	0.71384%	0.72426%	0.71353%	0.71268%	0.70252%	0.69413%	0.70490%	0.71042%	0.71965%	0.73255%	0.75364%
Farmlands and Managed Forests	0.09399%	0.10240%	0.10747%	0.11053%	0.11934%	0.13506%	0.13776%	0.14108%	0.14345%	0.14578%	0.13764%	0.13965%	0.13758%	0.13741%	0.13546%	0.13384%	0.13591%	0.13698%	0.13876%	0.14124%	0.14531%
Residential Tax Rate Increase		3.0%	5.0%	2.9%	8.0%	13.2%	2.0%	2.4%	1.7%	1.6%	-5.6%	1.5%	-1.5%	-0.1%	-1.4%	-1.2%	1.6%	0.8%	1.3%	1.8%	2.9%



**Table 7-5
Township of Springwater
Summary and Tax Rate Calculation – Inclusion of Lifecycle Costs for New Infrastructure
2021-2041
Base Scenario**

Source	Tax Levy Forecast (in Inflated \$)																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Operating Expenditure Forecast																					
2021 Operating Expenditures (Net of Reserve Transfers and Debt Charges)	18,720,529	19,094,940	19,476,838	19,866,375	20,263,703	20,668,977	21,082,356	21,504,003	21,934,083	22,372,765	22,820,220	23,276,625	23,742,157	24,217,000	24,701,340	25,195,367	25,699,275	26,213,260	26,737,525	27,272,276	27,817,721
Incremental Operating Expenditures (Tax Supported)		586,478	1,049,039	1,530,391	2,177,120	3,508,932	4,373,714	5,301,448	6,122,250	7,134,034	8,280,129	9,543,434	10,910,299	12,343,158	13,998,035	15,510,872	17,062,989	18,669,294	20,333,274	22,055,818	23,839,129
Total Gross Operating Expenditures	18,720,529	19,681,418	20,525,877	21,396,766	22,440,823	24,177,908	25,456,070	26,805,451	28,056,334	29,506,799	31,100,350	32,820,059	34,652,457	36,560,158	38,699,376	40,706,239	42,762,263	44,882,554	47,070,800	49,328,093	51,656,850
Capital Related																					
Reserve Transfers																					
Transfers to General Purpose Reserves (Existing)	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160
Transfers to General Purpose Reserves (Incremental)																					
Transfer to Capital Infrastructure Reserve	156,545	166,554	179,955	191,242	214,854	252,628	267,344	283,694	298,368	313,114	308,282	327,322	336,884	351,297	360,969	371,034	391,399	409,181	429,407	452,281	480,917
Transfers to Capital Reserves	1,468,598	1,331,416	1,347,974	1,367,246	1,374,804	1,368,823	1,386,536	1,403,264	1,422,329	1,441,997	1,481,931	1,498,696	1,525,653	1,548,492	1,576,816	1,605,506	1,624,672	1,647,211	1,668,113	1,687,189	1,701,343
Amount Required to Fund D.C. Shortfalls					220,164	1,580,173	1,807,424	1,922,329	2,010,836	1,994,118		410,864	64,450							302,880	910,277
Debt Charges																					
Existing Non-Growth Debt Charges (Tax-Supported)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-
New Non-Growth Debt Charges (Tax-Supported)	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246
Total Capital Funded from Tax Base	2,813,846	2,923,481	3,588,473	3,878,718	5,205,415	7,573,249	7,966,338	8,476,816	8,902,839	9,177,271	7,051,771	7,502,843	6,895,002	6,709,124	5,853,712	5,148,635	5,439,456	5,413,525	5,575,043	5,943,757	6,831,943
Less: Non-Tax Revenues																					
2021 Non-Tax Revenues (Net of Reserve Transfers)	3,762,781	3,838,037	3,914,797	3,993,093	4,072,955	4,154,414	4,237,503	4,322,253	4,408,698	4,496,872	4,586,809	4,678,545	4,772,116	4,867,558	4,964,910	5,064,208	5,165,492	5,268,802	5,374,178	5,481,661	5,591,295
Incremental Non-Tax Revenues		76,557	134,043	186,647	255,285	442,718	523,568	625,372	710,515	834,239	956,178	1,087,926	1,228,639	1,374,444	1,558,742	1,718,344	1,880,270	2,047,983	2,221,656	2,401,453	2,587,556
Other Revenues	1,145,976	1,168,896	1,192,274	1,216,119	1,240,442	1,265,251	1,290,556	1,316,367	1,342,694	1,369,548	1,396,939	1,424,878	1,453,375	1,482,443	1,512,091	1,542,333	1,573,180	1,604,644	1,636,736	1,669,471	1,702,861
Reserve Transfers																					
Contributions from Capital Reserves (Existing)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
Contribution from General Purpose Reserves (Existing)	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230
Contributions from Reserves (Incremental)																					
Total Operating Revenues	5,761,530	5,936,263	6,093,887	6,117,218	6,106,034	6,399,735	6,588,978	6,801,343	6,999,259	7,238,010	7,197,155	7,448,579	7,711,360	7,981,675	8,292,973	8,582,115	8,876,172	9,178,659	9,489,800	9,809,815	10,138,941
General Tax Levy Requirement	15,772,845	16,668,636	18,020,463	19,158,266	21,540,203	25,351,422	26,833,429	28,480,923	29,959,914	31,446,060	30,954,965	32,874,323	33,836,098	35,287,608	36,260,115	37,272,759	39,325,547	41,117,421	43,156,043	45,462,035	48,349,852
Requirements for Asset Replacement for New Infrastructure - Lifecycle Costs	151,678	1,174,827	2,376,362	3,277,928	3,701,577	3,978,247	4,327,779	4,561,027	5,011,652	5,462,277	6,363,429	6,667,464	6,917,697	7,329,048	7,729,356	7,962,139	8,336,602	8,583,036	8,869,666	9,221,572	9,440,937
Total Levy Requirement	15,924,523	17,843,463	20,396,825	22,436,194	25,241,780	29,329,669	31,161,209	33,041,950	34,971,566	36,908,337	37,318,394	39,541,786	40,753,795	42,616,656	43,989,471	45,234,898	47,662,149	49,700,457	52,025,709	54,683,607	57,790,789
Total Weighted Assessment - General Levy	4,005,544,575	4,107,440,826	4,228,675,087	4,369,527,820	4,546,601,045	4,723,674,270	4,900,747,495	5,077,820,720	5,252,208,404	5,423,680,088	5,656,166,851	5,919,019,749	6,183,522,601	6,455,667,128	6,729,210,545	7,000,531,611	7,271,852,677	7,543,174,744	7,814,495,810	8,085,816,876	8,357,137,943
Cumulative Tax Rates																					
Residential	0.39756%	0.43442%	0.48235%	0.51347%	0.55518%	0.62091%	0.63585%	0.65071%	0.66584%	0.68050%	0.65978%	0.66805%	0.65907%	0.66014%	0.65371%	0.64616%	0.65543%	0.65888%	0.66576%	0.67629%	0.69151%
Multi-Residential	0.39756%	0.43442%	0.48235%	0.51347%	0.55518%	0.62091%	0.63585%	0.65071%	0.66584%	0.68050%	0.65978%	0.66805%	0.65907%	0.66014%	0.65371%	0.64616%	0.65543%	0.65888%	0.66576%	0.67629%	0.69151%
Commercial Occupied	0.49779%	0.54393%	0.60394%	0.64291%	0.69514%	0.77744%	0.79614%	0.81475%	0.83370%	0.85206%	0.82611%	0.83646%	0.82522%	0.82656%	0.81851%	0.80906%	0.82067%	0.82498%	0.83360%	0.84678%	0.86584%
Commercial Vacant	0.24392%	0.26653%	0.29593%	0.31503%	0.34062%	0.38094%	0.39011%	0.39923%	0.40852%	0.41751%	0.40480%	0.40987%	0.40436%	0.40502%	0.40107%	0.39644%	0.40213%	0.40424%	0.40846%	0.41492%	0.42426%
Industrial Occupied	0.49779%	0.54393%	0.60394%	0.64291%	0.69514%	0.77744%	0.79614%	0.81475%	0.83370%	0.85206%	0.82611%	0.83646%	0.82522%	0.82656%	0.81851%	0.80906%	0.82067%	0.82498%	0.83360%	0.84678%	0.86584%
Industrial Vacant	0.24392%	0.26653%	0.29593%	0.31503%	0.34062%	0.38094%	0.39011%	0.39923%	0.40852%	0.41751%	0.40480%	0.40987%	0.40436%	0.40502%	0.40107%	0.39644%	0.40213%	0.40424%	0.40846%	0.41492%	0.42426%
Pipelines	0.51548%	0.56327%	0.62541%	0.66576%	0.71985%	0.80507%	0.82444%	0.84371%	0.86333%	0.88234%	0.85547%	0.86619%	0.85455%	0.85594%	0.84760%	0.83782%	0.84984%	0.85430%	0.86322%	0.87688%	0.89622%
Farmlands and Managed Forests	0.09939%	0.10861%	0.12059%	0.12837%	0.13880%	0.15523%	0.15896%	0.16268%	0.16646%	0.17013%	0.16495%	0.16701%	0.16477%	0.16504%	0.16343%	0.16154%	0.16386%	0.16472%	0.16644%	0.16907%	0.17288%
Residential Tax Rate Increase		9.3%	11.0%	6.5%	8.1%	11.8%	2.4%	2.3%	2.3%	2.2%	-3.0%	1.3%	-1.3%	0.2%	-1.0%	-1.2%	1.4%	0.5%	1.0%	1.6%	2.3%



Table 7-6
Township of Springwater
Annual Debt Requirements – Debt Payment Schedule
2021-2041
Base Scenario

Non-Growth Debentures

Debenture Year	Annual Debenture \$	Annual Debt Costs	Annual Debt Payment Schedule (Current\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2021	1,920,725	236,808		236,808	236,808	236,808	236,808	236,808	236,808	236,808	236,808	236,808	236,808										
2022	5,150,687	635,033			635,033	635,033	635,033	635,033	635,033	635,033	635,033	635,033	635,033										
2023	3,172,172	391,100				391,100	391,100	391,100	391,100	391,100	391,100	391,100	391,100	391,100									
2024	10,214,609	1,259,369					1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369							
2025	7,916,504	976,033						976,033	976,033	976,033	976,033	976,033	976,033	976,033	976,033	976,033							
2026	1,082,065	133,409							133,409	133,409	133,409	133,409	133,409	133,409	133,409	133,409	133,409						
2027	2,940,160	362,495								362,495	362,495	362,495	362,495	362,495	362,495	362,495	362,495	362,495					
2028	2,463,900	303,777									303,777	303,777	303,777	303,777	303,777	303,777	303,777	303,777	303,777				
2029	2,082,364	256,737										256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737			
2030	921,699	113,637											113,637	113,637	113,637	113,637	113,637	113,637	113,637	113,637	113,637		
2031	1,956,441	241,212												241,212	241,212	241,212	241,212	241,212	241,212	241,212	241,212	241,212	
2032	2,734,069	337,086													337,086	337,086	337,086	337,086	337,086	337,086	337,086	337,086	
2033	1,885,151	232,422														232,422	232,422	232,422	232,422	232,422	232,422	232,422	
2034	2,968,272	365,961															365,961	365,961	365,961	365,961	365,961	365,961	
2035	1,883,351	232,200																232,200	232,200	232,200	232,200	232,200	
2036	3,120,252	384,699																	384,699	384,699	384,699	384,699	
2037	2,402,797	296,243																		296,243	296,243	296,243	
2038	3,440,371	424,167																			424,167	424,167	
2039	2,276,077	280,620																			280,620	280,620	
2040	2,852,093	351,637																				351,637	
2041	2,410,492	297,192																					
Total	65,794,252		-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246

¹ Assumes the debt payments begin mid term

Term (in years)	10
Financing Rate	4.00%



Table 7-6 (Cont'd)

Growth Debentures

Debenture Year	Annual Debenture \$	Annual Debt Costs	Annual Debt Payment Schedule (Current\$) ¹																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2021	5,094,528	628,109		628,109	628,109	628,109	628,109	628,109	628,109	628,109	628,109	628,109	628,109										
2022	9,213,087	1,135,890			1,135,890	1,135,890	1,135,890	1,135,890	1,135,890	1,135,890	1,135,890	1,135,890	1,135,890	1,135,890									
2023	13,588,803	1,675,376				1,675,376	1,675,376	1,675,376	1,675,376	1,675,376	1,675,376	1,675,376	1,675,376	1,675,376	1,675,376								
2024	15,231,930	1,877,959					1,877,959	1,877,959	1,877,959	1,877,959	1,877,959	1,877,959	1,877,959	1,877,959	1,877,959	1,877,959							
2025	11,857,736	1,461,952						1,461,952	1,461,952	1,461,952	1,461,952	1,461,952	1,461,952	1,461,952	1,461,952	1,461,952	1,461,952						
2026	2,686,598	331,233							331,233	331,233	331,233	331,233	331,233	331,233	331,233	331,233	331,233	331,233					
2027	1,792,240	220,967								220,967	220,967	220,967	220,967	220,967	220,967	220,967	220,967	220,967	220,967				
2028	713,174	87,928									87,928	87,928	87,928	87,928	87,928	87,928	87,928	87,928	87,928	87,928			
2029	76,744	9,462										9,462	9,462	9,462	9,462	9,462	9,462	9,462	9,462	9,462	9,462		
2030	79,046	9,746											9,746	9,746	9,746	9,746	9,746	9,746	9,746	9,746	9,746	9,746	
2031	20,604,143	2,540,304												2,540,304	2,540,304	2,540,304	2,540,304	2,540,304	2,540,304	2,540,304	2,540,304	2,540,304	2,540,304
2032	8,566,338	1,056,152													1,056,152	1,056,152	1,056,152	1,056,152	1,056,152	1,056,152	1,056,152	1,056,152	1,056,152
2033	4,058,241	500,344														500,344	500,344	500,344	500,344	500,344	500,344	500,344	500,344
2034	13,076,737	1,612,243															1,612,243	1,612,243	1,612,243	1,612,243	1,612,243	1,612,243	1,612,243
2035	19,657,557	2,423,599																2,423,599	2,423,599	2,423,599	2,423,599	2,423,599	2,423,599
2036	4,434,550	546,740																	546,740	546,740	546,740	546,740	546,740
2037	9,234,011	1,138,470																		1,138,470	1,138,470	1,138,470	1,138,470
2038	4,904,882	604,727																			604,727	604,727	604,727
2039	5,645,070	695,986																				695,986	695,986
2040	6,761,656	833,651																					833,651
2041	5,140,859	633,821																					
Total	162,417,930		-	628,109	1,763,999	3,439,376	5,317,335	6,779,286	7,110,519	7,331,486	7,419,414	7,428,876	7,438,622	9,350,817	9,271,079	8,096,047	7,830,331	8,791,978	9,007,485	9,924,988	10,441,787	11,128,312	11,952,217

¹ Assumes the debt payments begin mid term

Term (in years)	10
Financing Rate	4.00%



Table 7-7
Township of Springwater
Summary of Debenture Needs and Annual Debt Charges
2021-2041
Base Scenario

Growth Related Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total	
Tax Supported																							
Growth Related Debt Requirements	5,094,528	9,213,087	13,588,803	15,231,930	11,857,736	2,686,598	1,792,240	713,174	76,744	79,046	20,604,143	8,566,338	4,058,241	13,076,737	19,657,557	4,434,550	9,234,011	4,904,882	5,645,070	6,761,656	5,140,859	162,417,930	
Growth Related Debt Requirements - Tax Supported	5,094,528	9,213,087	13,588,803	15,231,930	11,857,736	2,686,598	1,792,240	713,174	76,744	79,046	20,604,143	8,566,338	4,058,241	13,076,737	19,657,557	4,434,550	9,234,011	4,904,882	5,645,070	6,761,656	5,140,859	162,417,930	
Annual Growth Related Debt Charge:																							
New	-	628,109	1,763,999	3,439,376	5,317,335	6,779,286	7,110,519	7,331,486	7,419,414	7,428,876	7,438,622	9,350,817	9,271,079	8,096,047	7,830,331	8,791,978	9,007,485	9,924,988	10,441,787	11,128,312	11,952,217	150,452,063	
Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Annual Growth Related Debt Charge - Tax Supported	-	628,109	1,763,999	3,439,376	5,317,335	6,779,286	7,110,519	7,331,486	7,419,414	7,428,876	7,438,622	9,350,817	9,271,079	8,096,047	7,830,331	8,791,978	9,007,485	9,924,988	10,441,787	11,128,312	11,952,217	150,452,063	
Rate Supported (Water & Wastewater)																							
Water - Growth Related Debt Requirements	-	-	-	-	444,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	444,000	
Wastewater - Growth Related Debt Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Growth Related Debt Requirements - Water & Wastewater	-	-	-	-	444,000	-	-	-	-	-	444,000												
Annual Growth Related Debt Charge:																							
Water - New	-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	522,725
Water - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wastewater - New	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wastewater - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Annual Growth Related Debt Charge - Water & Wastewater	-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	522,725												
Grand Total Annual Growth Related Debt Charge	-	628,109	1,763,999	3,439,376	5,317,335	6,811,957	7,143,190	7,364,157	7,452,085	7,461,546	7,471,292	9,383,487	9,303,749	8,128,717	7,863,001	8,824,648	9,040,155					107,396,803	
Non-Growth Related Expenditures																							
Tax Supported:																							
Non-Growth Related Debt Requirements	1,920,725	5,150,687	3,172,172	10,214,609	7,916,504	1,082,065	2,940,160	2,463,900	2,082,364	921,699	1,956,441	2,734,069	1,885,151	2,968,272	1,883,351	3,120,252	2,402,797	3,440,371	2,276,077	2,852,093	2,410,492	65,794,252	
Non-Growth Related Debt Requirements - Tax Supported	1,920,725	5,150,687	3,172,172	10,214,609	7,916,504	1,082,065	2,940,160	2,463,900	2,082,364	921,699	1,956,441	2,734,069	1,885,151	2,968,272	1,883,351	3,120,252	2,402,797	3,440,371	2,276,077	2,852,093	2,410,492	65,794,252	
Annual Non-Growth Related Debt Charge:																							
New	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246	63,238,012	
Existing	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-	4,527,032	
Annual Non-Growth Related Debt Charge - Tax-Supported	595,543	832,351	1,467,384	1,727,070	2,802,432	3,778,465	3,911,874	4,274,369	4,578,146	4,834,882	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246	67,765,044	
Rate Supported (Water & Wastewater):																							
Water - Non-Growth Related Debt Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wastewater - Non-Growth Related Debt Requirements	1,407,000	844,000	748,000	567,000	303,000	703,120	239,000	458,000	916,000	303,000	703,120	239,000	458,000	916,000	303,000	703,120	239,000	458,000	916,000	303,000	703,120	6,185,120	
Total Non-Growth Related Debt Requirements - Water & Wastewater	1,407,000	844,000	748,000	567,000	303,000	703,120	239,000	458,000	916,000	303,000	703,120	239,000	458,000	916,000	303,000	703,120	239,000	458,000	916,000	303,000	703,120	6,185,120	
Annual Non-Growth Related Debt Charge:																							
Water - New	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Water - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Wastewater - New	-	103,530	165,633	220,672	262,393	284,688	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	7,576,404	
Wastewater - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Annual Non-Growth Related Debt Charge - Water & Wastewater	-	103,530	165,633	220,672	262,393	284,688	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	7,576,404								
Grand Total Annual Non-Growth Related Debt Charge	595,543	935,880	1,633,016	1,947,742	3,064,825	4,063,153	4,248,299	4,628,380	4,965,857	5,289,994	5,123,509	5,127,913	4,829,966	4,671,288	3,777,880	3,034,047	3,285,337	3,219,085	3,339,475	3,363,358	3,601,358	75,341,448	
Grand Total All Debt Charges	595,543	1,563,989	3,397,016	5,387,117	8,382,159	10,875,110	11,391,489	11,992,537	12,417,941	12,751,541	12,594,802	14,511,400	14,133,715	12,800,005	11,640,881	11,858,696	12,325,492	3,219,085	3,339,475	3,363,358	3,601,358	182,738,252	



Table 7-8
Township of Springwater
Debt Capacity Calculation
2021-2041
Base Scenario

Source	Tax Levy Forecast (in Inflated \$)																					
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
Debt Capacity Calculation																						
Tax Supported																						
Gross Operating Expenditures (Tax Supported)	18,720,529	19,681,418	20,525,877	21,396,766	22,440,823	24,177,908	25,456,070	26,805,451	28,056,334	29,506,799	31,100,350	32,820,059	34,652,457	36,560,158	38,699,376	40,706,239	42,762,263	44,882,554	47,070,800	49,328,093	51,656,850	
Transfers to General Purpose Reserves (Existing)	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	
Transfers to General Purpose Reserves (Incremental)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Transfer to Capital Infrastructure Reserve	156,545	166,554	179,955	191,242	214,854	252,628	267,344	283,694	298,368	313,114	308,282	327,322	336,884	351,297	360,969	371,034	391,399	409,181	429,407	452,281	480,917	
Transfers to Capital Reserves	1,468,598	1,331,416	1,347,974	1,367,246	1,374,804	1,368,823	1,386,536	1,403,264	1,422,329	1,441,997	1,481,931	1,498,696	1,525,653	1,548,492	1,576,816	1,605,506	1,624,672	1,647,211	1,668,113	1,687,189	1,701,343	
Transfers to Fund D.C. Shortfall	-	-	-	-	220,164	1,580,173	1,807,424	1,922,329	2,010,836	1,994,118	-	410,864	64,450	-	-	-	-	-	-	-	302,880	910,277
Rate Supported																						
Operating Expenditures (Water Services)	2,084,428	2,139,629	2,195,530	3,233,031	3,966,132	4,180,933	4,400,034	4,620,035	4,841,036	5,063,537	5,286,938	5,511,539	5,737,040	5,972,241	6,188,642	6,388,543	6,590,044	6,793,145	6,997,946	7,204,747	7,414,524	
Transfers to Water Reserve	760,132	825,901	962,922	149,937	-	-	-	-	99,718	224,337	418,084	681,693	970,866	1,283,385	1,648,762	2,056,685	2,488,925	2,949,967	3,441,028	3,962,949	4,516,383	
Gross Operating Expenditures (Wastewater Services)	1,594,194	1,655,514	1,717,334	1,779,954	3,341,175	3,551,396	3,762,118	3,973,440	4,185,463	4,397,986	4,611,109	4,824,933	5,039,457	5,254,582	5,478,407	5,620,333	5,763,659	5,908,986	6,055,913	6,204,741	6,354,870	
Transfers to Wastewater Reserve	196,727	432,550	707,306	1,037,186	262,393	284,688	620,447	1,002,494	1,433,376	1,930,571	2,505,332	2,935,442	3,362,416	3,796,090	4,228,325	4,742,340	5,260,507	5,788,125	6,325,682	6,872,966	7,430,665	
Total Operating Expenditures	25,574,313	26,826,142	28,230,058	29,748,522	32,413,505	35,989,709	38,293,133	40,603,866	42,940,620	45,465,619	46,305,186	49,603,707	52,282,383	55,359,405	58,774,457	62,083,840	65,474,629	68,972,329	72,582,048	76,609,006	81,058,990	
Tax Supported																						
Contributions from Capital Reserves (Existing)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	
Contribution from General Purpose Reserves (Existing)	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	
Contributions from Reserves (Incremental)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Rate Supported																						
Water - Contributions from Reserve Fund	-	-	-	-	315,122	228,470	130,732	19,081	-	-	-	-	-	-	-	-	-	-	-	-	-	
Water - Contributions from D.C. Reserve Fund	-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	
Wastewater - Contributions from Reserve Fund	-	103,530	165,633	220,672	587,556	327,307	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	
Wastewater - Contributions from D.C. Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
Total Contributions	852,773	956,302	1,018,405	942,030	1,440,030	1,125,800	1,037,179	943,114	957,734	1,025,134	745,012											
Total Net Tax Supported Operating Expenditures	24,721,541	25,869,840	27,211,653	28,806,492	30,973,475	34,863,909	37,255,954	39,660,752	41,982,886	44,440,485	45,560,173	48,858,695	51,537,370	54,614,393	58,029,445	61,338,827	64,729,617	68,227,317	71,837,036	75,863,994	80,313,977	
Existing Debt Payments - Tax Supported Non-Growth	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	
New Debt Payments - Tax Supported Non-Growth	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246	
Existing Debt Payments - Tax Supported Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
New Debt Payments - Tax Supported Growth	-	628,109	1,763,999	3,439,376	5,317,335	6,779,286	7,110,519	7,331,486	7,419,414	7,428,876	7,438,622	9,350,817	9,271,079	8,096,047	7,830,331	8,791,978	9,007,485	9,924,988	10,441,787	11,128,312	11,952,217	
Existing Debt Payments - Rate Supported Non-Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
New Debt Payments - Rate Supported Non-Growth	-	103,530	165,633	220,672	262,393	284,688	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	
Existing Debt Payments - Rate Supported Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
New Debt Payments - Rate Supported Growth	-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	
Total Annual Debt Payments	595,543	1,563,989	3,397,016	5,387,117	8,382,159	10,875,110	11,391,489	11,992,537	12,417,941	12,751,541	12,594,802	14,511,400	14,133,715	12,800,005	11,640,881	11,858,696	12,325,492	13,176,743	13,813,933	14,524,340	15,586,245	
Total Net Operating Expenditures	24,721,541	25,869,840	27,211,653	28,806,492	30,973,475	34,863,909	37,255,954	39,660,752	41,982,886	44,440,485	45,560,173	48,858,695	51,537,370	54,614,393	58,029,445	61,338,827	64,729,617	68,227,317	71,837,036	75,863,994	80,313,977	
Less Grants	2,481,057	2,973,311	2,799,133	2,897,663	2,734,844	2,768,597	2,749,380	3,124,684	2,742,571	2,404,751	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	
Total Net Tax Supported Operating Expenditures	22,240,484	22,896,529	24,412,520	25,908,829	28,238,631	32,095,312	34,506,574	36,536,068	39,240,315	42,035,734	42,738,590	46,037,111	48,715,787	51,792,809	55,207,861	58,517,244	61,908,033	65,405,734	69,015,453	73,042,410	77,492,394	
Debt Capacity	3%	7%	14%	21%	30%	34%	33%	33%	32%	30%	29%	32%	29%	25%	21%	20%	20%	20%	20%	20%	20%	



7.3 Forecast Impact of Development – Scenario #2

In reviewing the outcomes of the analysis for Scenario 1 (the base scenario), the required level of debt funding needs to be decreased to address the debt capacity issues. Under the base scenario, it is assumed that all growth-related projects outside of Midhurst are being funded through D.C. revenues. There are two methods for which the Township may reduce their debt financing; front-ending agreements and early payment agreements:

- Under Section 44 of the D.C.A., a municipality may enter into front-ending agreements for projects related to water, wastewater, stormwater, and services related to a highway. These agreements provide for developing landowners to pay for the works required for development to proceed. The funds are then flowed back to the original developing landowners as other developments pay D.C.s.
- Under Section 27 of the D.C.A., municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid before or after it would otherwise be payable. If the Township did not have the ability to finance a project through debt, developing landowners could enter into an early payment agreement to provide the Township the funds to construct the works required for development.

The following scenario examines the effects of having developer early payment/front-ending agreements for all roads, water, and wastewater projects across the entire Township (currently the Township only requires this in the Midhurst Secondary Plan area, with a few exceptions). The analysis that follows is similar to that provided in section 7.2 for the base scenario. The changes relative to the base scenario are highlighted in yellow in the tables that follow the summary.

7.3.1 Capital Financing – Tax-supported Services

Relative to the base scenario, developer assistance with roads projects will reduce requirements for debt funding by \$126 million. The capital financing summary below shows that relative to the base scenario, there is an ability to fund more of the required expenditures through D.C.s, as the collections are not being used to fund the debt issuances. There is less reliance on growth-related debt to fund the capital program,



which will have a positive impact on the debt capacity. The relevant changes are highlighted in yellow in the summary table below and in further detail in Table 7-10.

Table 7-9
Township of Springwater
Summary of Funding Sources
2021-2041

Capital Financing Sources (Inflated \$)	Growth-Related Projects			Repair/Replacement Projects			Total
	Midhurst	Remainder of Township	Total	Midhurst	Remainder of Township	Total	
Development Charges Reserve Fund	49,194,923	13,281,472	62,476,395		-		62,476,395
Non-Growth Related Debenture Requirements		-		12,151,645	53,642,607	65,794,252	65,794,252
Growth Related Debenture Requirements	15,786,958	21,131,523	36,918,480		-		36,918,480
Developer Contributions - Midhurst	157,475,089	-	157,475,089		-		157,475,089
Front-Ending Agreements	51,289,364	15,233,689	66,523,054				66,523,054
Grant Funding	45,168	1,500	46,668		16,648,802	16,648,802	16,695,470
Other Contributions		107,120	107,120		1,025,544	1,025,544	1,132,664
Parkland Reserve Fund		-		76,598	196,357	272,955	272,955
Gas Tax Reserve		-			16,407,739	16,407,739	16,407,739
Water Reserve Fund		-			250,000	250,000	250,000
Tax-Supported Reserves		-		340,409	37,242,429	37,582,838	37,582,838
Total	273,791,503	49,755,304	323,546,807	12,568,652	125,413,478	137,982,130	461,528,937

7.3.2 Reserve Fund Analysis – Tax-supported Services

Table 7-11 provides the reserve fund balances. The tax-supported capital reserves are the same as in the base scenario, however the D.C. reserve fund balances are higher as a result of developer early payment/front-ending agreements. Relative to the base scenario, the reserve funds do not fall into negative balances resulting from debt charges that would otherwise need to be funded through the tax base. In addition, a larger proportion of the capital expenditures can be funded straight from the reserves as opposed to issuing new debt. By the end of the forecast period, the D.C. reserves are in a positive balance of \$47.71 million, compared to a negative balance of \$5.12 million in the base scenario. This surplus would be used to repay the developers for the front-ending agreements.

7.3.3 Tax Rate Impacts

Given the changes to the growth-related capital financing noted above, there would no longer be a need to fund the D.C. shortfalls through the tax base. As a result, the overall average increase in the tax rate have decreased from 2.0% to 1.8%. Over the 10-year forecast the average annual increase has decreased from 4.4% to 3.6%. The changes are highlighted in Table 7-12 and provided in Figure 7-3.



When compared to the base scenario including lifecycle costs, the overall average increase over the forecast period decreases from 2.9% in the base scenario to 2.8% in this scenario with developer early payment/front-ending agreements. Further, the 10-year average annual increase would decrease from 6.2% to 5.5%. These changes are provided in Table 7-13.

7.3.4 Debt Capacity Impacts

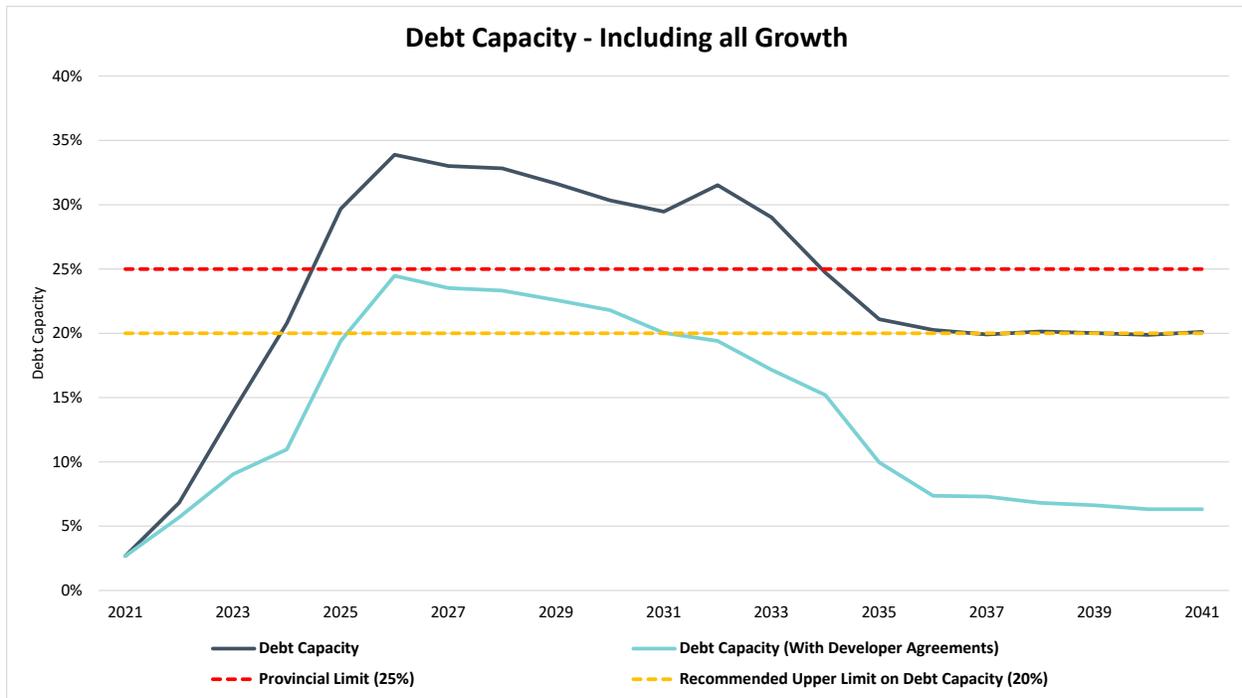
Table 7-14 presents the annual debt payment schedules for both growth and non-growth-related debt. There is no change in the debt requirements for non-growth-related debt, however, there is a significant reduction in the debt requirements for growth-related debt. The base scenario had a requirement of \$162.42 million in growth debentures, while with early payment/front-ending agreements, this number drops to \$36.92 million. The changes are highlighted in yellow in Table 7-14.

Table 7-15 shows the annual required debt payments for both tax-supported and rate supported debt.

Table 7-16 shows the updated debt capacity calculation. As shown, the developer early payment/front-ending agreements provide the Township with the ability to keep its debt capacity below the 25% Provincial limit. This is shown graphically in Figure 7-3. It is noted, however, that between 2026-2030, the debt capacity exceeds 20%. It is recommended that the Township not exceed 20% to protect against potential fluctuations in costs or economic downturns.



Figure 7-3
Township of Springwater
Debt Capacity Analysis – Scenario #2



It is noted that the proposed multi-purpose complex is a significant capital expenditure that requires debt funding for both the growth-related and non-growth-related portions of the project. The following table provides a summary of the growth-related debt financing required related to the multi-purpose complex as a proportion of the total growth-related debt financing required over the forecast period:



Growth-Related Debt Funding (Principal) Required for the Multi-Purpose Complex (2021\$)	Total Debt Funding (Principal) Required (2021-2041) (2021\$)	Proportion of Total Debt Principal
\$18,586,861	\$83,020,167	22%

Further, it is noted that the growth-related portion of the debt financing for the complex makes up 22% of the total debt financing required for both growth and non-growth capital. Given that the debt capacity exceeds 20% in years 2026-2030 under this scenario, it may be necessary for the Township to explore further funding options for this project in order to lower the Township's overall debt levels.



Table 7-10
Township of Springwater
Annual Capital Financing Summary – Tax Funded Services
2021-2041
Scenario #2

Capital Expenditures	Total																					
	2021-2041	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Annual Capital Expenditures	461,528,937	13,019,166	33,681,373	37,657,008	43,755,040	28,100,132	12,346,554	14,472,129	12,566,292	19,100,718	18,053,156	40,597,652	19,155,109	13,971,349	23,622,349	29,282,445	15,465,080	19,720,502	16,593,820	16,352,481	18,232,922	15,783,659
Development Chargeable Growth Expenditures	323,546,806	5,109,528	26,370,606	29,897,072	30,657,563	17,391,044	8,385,905	7,662,525	6,759,568	14,004,525	14,424,660	35,380,125	13,124,150	8,752,788	17,283,416	23,990,437	8,897,416	13,830,762	9,626,185	10,508,012	11,770,486	9,720,035
Non-Growth Capital Expenditures	137,982,131	7,909,638	7,310,767	7,759,936	13,097,476	10,709,089	3,960,650	6,809,604	5,806,724	5,096,194	3,628,496	5,217,527	6,030,959	5,218,562	6,338,933	5,292,008	6,567,665	5,889,740	6,967,635	5,844,469	6,462,436	6,063,624

Capital Funding - D.C. Funded	Total																					
	2021-2041	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Annual Capital Growth Expenditures	323,546,806	5,109,528	26,370,606	29,897,072	30,657,563	17,391,044	8,385,905	7,662,525	6,759,568	14,004,525	14,424,660	35,380,125	13,124,150	8,752,788	17,283,416	23,990,437	8,897,416	13,830,762	9,626,185	10,508,012	11,770,486	9,720,035
Development Charge Funding	62,476,395	-	1,900,000	2,700,000	3,200,000	2,875,000	1,900,000	1,484,149	74,509	76,744	79,046	11,463,935	5,072,155	459,233	9,369,758	11,139,370	501,817	5,183,295	732,645	1,347,666	2,335,330	581,743
Developer Contributions	157,475,089	-	15,441,920	14,685,081	15,125,633	5,533,307	5,699,306	5,870,286	6,046,394	13,927,780	14,345,614	14,775,982	4,557,812	4,694,546	4,206,679	4,332,879	4,462,866	4,596,752	4,721,303	4,862,942	5,008,830	4,579,176
Front-Ending Agreements	66,523,054	2,112,000	7,337,512	10,772,201	351,457	631,336	474,696	308,091	638,665	-	-	3,840,208	3,494,183	3,599,008	3,706,978	3,818,188	3,932,733	4,050,715	4,172,237	4,297,404	4,426,326	4,559,116
Growth-Related Grant Funding	46,668	15,000	15,600	16,068	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth-Related Contributions	107,120	-	-	107,120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth-Related Debt Funding	36,918,480	2,982,528	1,675,575	1,616,602	11,980,474	8,351,401	311,902	0	-	-	-	5,300,000	-	-	-	4,700,000	-	-	-	-	-	-

Capital Funding - Non-D.C./Non-Growth	Total																					
	2021-2041	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Annual Capital Expenditures	137,982,131	7,909,638	7,310,767	7,759,936	13,097,476	10,709,089	3,960,650	6,809,604	5,806,724	5,096,194	3,628,496	5,217,527	6,030,959	5,218,562	6,338,933	5,292,008	6,567,665	5,889,740	6,967,635	5,844,469	6,462,436	6,063,624
Reserves, Reserve Funds & Other Funding																						
Tax-Supported Reserves	37,582,838	2,833,415	544,960	2,978,486	1,094,360	1,309,536	1,341,329	1,373,758	1,406,836	1,440,575	1,474,989	1,790,213	1,826,017	1,862,538	1,899,789	1,937,784	1,976,540	2,016,071	2,056,392	2,097,520	2,139,470	2,182,260
Water Reserve Fund	250,000	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Parkland Reserve Fund	272,955	-	-	107,454	165,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Gas Tax Reserve	16,407,739	1,327,868	819,936	698,422	810,952	659,133	717,886	783,669	1,103,973	741,860	494,040	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000	750,000
Grants	16,648,802	1,522,630	795,184	803,400	812,055	823,916	819,370	741,472	832,016	831,395	737,767	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872	720,872
Other Contributions	1,025,544	55,000	-	-	-	-	-	970,544	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Non-Growth/Non-D.C. Eligible Growth Debt Funding	65,794,252	1,920,725	5,150,687	3,172,172	10,214,609	7,916,504	1,082,065	2,940,160	2,463,900	2,082,364	921,699	1,956,441	2,734,069	1,885,151	2,968,272	1,883,351	3,120,252	2,402,797	3,440,371	2,276,077	2,852,093	2,410,492



Table 7-11
Township of Springwater
Township of Springwater
Reserve Fund Continuity Schedules
Scenario #2

Tax-Supported Capital Reserves

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	3,992,446	2,188,632	2,546,099	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000	500,000
Transfer from Operating (Capital Infrastructure)	156,545	166,373	181,169	194,622	216,413	239,803	251,290	266,049	280,165	295,424	311,023	325,976	338,683	352,184	361,373	371,431	391,783	409,568	429,794	449,645	472,187
Transfer from Operating	1,468,598	1,331,597	1,346,761	1,363,866	1,373,245	1,381,648	1,402,590	1,420,909	1,440,532	1,459,687	1,479,191	1,500,041	1,523,855	1,547,605	1,576,411	1,605,109	1,624,288	1,646,824	1,667,726	1,689,826	1,710,073
Transfer to Capital	2,833,415	544,960	2,978,486	1,094,360	1,309,536	1,341,329	1,373,758	1,406,836	1,440,575	1,474,989	1,790,213	1,826,017	1,862,538	1,899,789	1,937,784	1,976,540	2,016,071	2,056,392	2,097,520	2,139,470	2,182,260
Transfer to Operating (Contributions to Operating Budget)																					
Transfer to Operating (Existing Debt Charges)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	2,188,632	2,546,099	500,000																		

Tax-Supported D.C. Reserve Funds

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	(870,984)	250,717	600,190	578,988	529,467	510,958	540,315	1,061,267	3,138,653	5,254,716	7,437,456	537,063	816,339	6,289,105	3,465,842	533,421	8,936,491	12,975,758	21,843,576	30,473,693	38,485,503
Development Charge Proceeds	1,274,095	2,765,879	3,405,412	4,080,650	5,267,447	5,372,796	5,480,252	5,589,857	5,592,892	5,622,758	8,063,575	9,135,547	9,406,135	9,880,667	10,125,604	10,212,743	10,416,998	10,625,338	10,837,845	11,054,602	11,275,694
Transfer to Capital		1,900,000	2,700,000	3,200,000	2,875,000	1,900,000	1,484,149	74,509	76,744	79,046	11,463,935	5,072,155	459,233	9,369,758	11,139,370	501,817	5,183,295	732,645	1,347,666	2,335,330	581,743
Transfer to Operating (Operating Budget Transfers)	157,310	160,456	163,665	166,938	170,277	173,682	177,156	180,699	184,313	187,999	191,759	195,595	199,506	203,497	207,567	211,718	215,952	220,271	224,677	229,170	233,754
Transfer to Operating (Debt Charges)	-	367,719	574,302	773,614	2,250,698	3,280,350	3,318,805	3,318,805	3,318,805	3,318,805	3,318,805	3,604,528	3,397,945	3,198,633	1,721,549	1,271,364	1,232,909	1,232,909	1,232,909	1,232,909	1,232,909
Closing Balance	245,801	588,421	567,635	519,085	500,939	529,721	1,040,458	3,077,111	5,151,683	7,291,624	526,532	800,332	6,165,789	3,397,885	522,962	8,761,265	12,721,332	21,415,271	29,876,169	37,730,885	47,712,790
Interest	4,916	11,768	11,353	10,382	10,019	10,594	20,809	61,542	103,034	145,832	10,531	16,007	123,316	67,958	10,459	175,225	254,427	428,305	597,523	754,618	954,256



Table 7-12
Township of Springwater
Summary and Tax Rate Calculation
2021-2041
Scenario #2

Source	Tax Levy Forecast (in Inflated \$)																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Operating Expenditure Forecast																					
2021 Operating Expenditures (Net of Reserve Transfers and Debt Charges)	18,720,529	19,094,940	19,476,838	19,866,375	20,263,703	20,668,977	21,082,356	21,504,003	21,934,083	22,372,765	22,820,220	23,276,625	23,742,157	24,217,000	24,701,340	25,195,367	25,699,275	26,213,260	26,737,525	27,272,276	27,817,721
Incremental Operating Expenditures (Tax Supported)		586,476	1,049,035	1,530,385	2,177,110	3,508,919	4,373,698	5,301,428	6,122,226	7,134,003	8,280,091	9,543,390	10,910,250	12,343,102	13,997,973	15,510,802	17,062,912	18,669,211	20,333,183	22,055,718	23,839,022
Total Gross Operating Expenditures	18,720,529	19,681,416	20,525,873	21,396,761	22,440,813	24,177,896	25,456,054	26,805,432	28,056,309	29,506,768	31,100,312	32,820,015	34,652,407	36,560,103	38,699,314	40,706,169	42,762,187	44,882,471	47,070,708	49,327,994	51,656,744
Capital Related																					
Reserve Transfers																					
Transfers to General Purpose Reserves (Existing)	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160
Transfer to Capital Infrastructure Reserve	156,545	166,373	181,169	194,622	216,413	239,803	251,290	266,049	280,165	295,424	311,023	325,976	338,683	352,184	361,373	371,431	391,783	409,568	429,794	449,645	472,187
Transfers to Capital Reserves	1,468,598	1,331,597	1,346,761	1,363,866	1,373,245	1,381,648	1,402,590	1,420,909	1,440,532	1,459,687	1,479,191	1,500,041	1,523,855	1,547,605	1,576,411	1,605,109	1,624,288	1,646,824	1,667,726	1,689,826	1,710,073
Amount Required to Fund D.C. Shortfalls																					
Debt Charges																					
Existing Non-Growth Debt Charges (Tax-Supported)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
New Non-Growth Debt Charges (Tax-Supported)	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246
Total Capital Funded from Tax Base	2,813,846	2,923,481	3,588,473	3,878,718	4,985,250	5,993,077	6,158,914	6,554,487	6,892,003	7,183,153	7,051,771	7,091,978	6,830,552	6,709,124	5,853,712	5,148,635	5,439,456	5,413,525	5,575,043	5,640,877	5,921,666
Less: Non-Tax Revenues																					
2021 Non-Tax Revenues (Net of Reserve Transfers)	3,762,781	3,838,037	3,914,797	3,993,093	4,072,955	4,154,414	4,237,503	4,322,253	4,408,698	4,496,872	4,586,809	4,678,545	4,772,116	4,867,558	4,964,910	5,064,208	5,165,492	5,268,802	5,374,178	5,481,661	5,591,295
Incremental Non-Tax Revenues		76,557	134,043	186,647	255,285	442,718	523,568	625,372	710,515	834,239	956,178	1,087,926	1,228,639	1,374,444	1,558,742	1,718,344	1,880,270	2,047,983	2,221,656	2,401,453	2,587,556
Other Revenues	994,298	1,014,184	1,034,468	1,055,157	1,076,260	1,097,786	1,119,741	1,142,136	1,164,979	1,188,278	1,212,044	1,236,285	1,261,011	1,286,231	1,311,955	1,338,194	1,364,958	1,392,257	1,420,103	1,448,505	1,477,475
Reserve Transfers																					
Contributions from Capital Reserves (Existing)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
Contribution from General Purpose Reserves (Existing)	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230
Total Operating Revenues	5,609,852	5,781,551	5,936,081	5,956,256	5,941,853	6,232,270	6,418,164	6,627,113	6,821,543	7,056,740	7,012,261	7,259,986	7,518,996	7,785,463	8,092,837	8,377,976	8,667,951	8,966,273	9,273,166	9,588,849	9,913,555
General Tax Levy Requirement	15,924,523	16,823,346	18,178,265	19,319,223	21,484,210	23,938,702	25,196,804	26,732,806	28,126,769	29,633,181	31,139,822	32,652,008	33,963,963	35,483,764	36,460,189	37,476,828	39,533,692	41,329,724	43,372,585	45,380,022	47,664,854
Total Weighted Assessment - General Levy	4,005,544,575	4,107,440,826	4,228,675,087	4,369,527,820	4,546,601,045	4,723,674,270	4,900,747,495	5,077,820,720	5,252,208,404	5,423,680,088	5,656,166,851	5,919,019,749	6,183,522,601	6,455,667,128	6,729,210,545	7,000,531,611	7,271,852,677	7,543,174,744	7,814,495,810	8,085,816,876	8,357,137,943
Cumulative Tax Rates																					
Residential	0.39756%	0.40958%	0.42988%	0.44214%	0.47253%	0.50678%	0.51414%	0.52646%	0.53552%	0.54637%	0.55055%	0.55165%	0.54927%	0.54965%	0.54182%	0.53534%	0.54365%	0.54791%	0.55503%	0.56123%	0.57035%
Multi-Residential	0.39756%	0.40958%	0.42988%	0.44214%	0.47253%	0.50678%	0.51414%	0.52646%	0.53552%	0.54637%	0.55055%	0.55165%	0.54927%	0.54965%	0.54182%	0.53534%	0.54365%	0.54791%	0.55503%	0.56123%	0.57035%
Commercial Occupied	0.49779%	0.51284%	0.53825%	0.55360%	0.59166%	0.63454%	0.64376%	0.65918%	0.67053%	0.68411%	0.68934%	0.69071%	0.68773%	0.68822%	0.67841%	0.67030%	0.68071%	0.68604%	0.69495%	0.70272%	0.71413%
Commercial Vacant	0.24392%	0.25129%	0.26374%	0.27126%	0.28991%	0.31092%	0.31544%	0.32300%	0.32856%	0.33521%	0.33778%	0.33845%	0.33699%	0.33723%	0.33242%	0.32845%	0.33355%	0.33616%	0.34053%	0.34433%	0.34993%
Industrial Occupied	0.49779%	0.51284%	0.53825%	0.55360%	0.59166%	0.63454%	0.64376%	0.65918%	0.67053%	0.68411%	0.68934%	0.69071%	0.68773%	0.68822%	0.67841%	0.67030%	0.68071%	0.68604%	0.69495%	0.70272%	0.71413%
Industrial Vacant	0.24392%	0.25129%	0.26374%	0.27126%	0.28991%	0.31092%	0.31544%	0.32300%	0.32856%	0.33521%	0.33778%	0.33845%	0.33699%	0.33723%	0.33242%	0.32845%	0.33355%	0.33616%	0.34053%	0.34433%	0.34993%
Pipelines	0.51548%	0.53106%	0.55738%	0.57327%	0.61269%	0.65709%	0.66664%	0.68261%	0.69436%	0.70842%	0.71384%	0.71526%	0.71218%	0.71268%	0.70252%	0.69413%	0.70490%	0.71042%	0.71965%	0.72769%	0.73951%
Farmlands and Managed Forests	0.09939%	0.10240%	0.10747%	0.11053%	0.11813%	0.12670%	0.12854%	0.13162%	0.13388%	0.13659%	0.13764%	0.13791%	0.13732%	0.13741%	0.13546%	0.13384%	0.13591%	0.13698%	0.13876%	0.14031%	0.14259%
Residential Tax Rate Increase		3.0%	5.0%	2.9%	6.9%	7.2%	1.5%	2.4%	1.7%	2.0%	0.8%	0.2%	-0.4%	0.1%	-1.4%	-1.2%	1.6%	0.8%	1.3%	1.1%	1.6%



**Table 7-13
Township of Springwater
Summary and Tax Rate Calculation – Inclusion of Lifecycle Costs
2021-2041
Scenario #2**

Source	Tax Levy Forecast (in Inflated \$)																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Operating Expenditure Forecast																					
2021 Operating Expenditures (Net of Reserve Transfers and Debt Charges)	18,720,529	19,094,940	19,476,838	19,866,375	20,263,703	20,668,977	21,082,356	21,504,003	21,934,083	22,372,765	22,820,220	23,276,625	23,742,157	24,217,000	24,701,340	25,195,367	25,699,275	26,213,260	26,737,525	27,272,276	27,817,721
Incremental Operating Expenditures (Tax Supported)		586,476	1,049,035	1,530,385	2,177,110	3,508,919	4,373,698	5,301,428	6,122,226	7,134,003	8,280,091	9,543,390	10,910,250	12,343,102	13,997,973	15,510,802	17,062,912	18,669,211	20,333,183	22,055,718	23,839,022
Total Gross Operating Expenditures	18,720,529	19,681,416	20,525,873	21,396,761	22,440,813	24,177,896	25,456,054	26,805,432	28,056,309	29,506,768	31,100,312	32,820,015	34,652,407	36,560,103	38,699,314	40,706,169	42,762,187	44,882,471	47,070,708	49,327,994	51,656,744
Capital Related																					
Reserve Transfers																					
Transfers to General Purpose Reserves (Existing)	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160
Transfer to Capital Infrastructure Reserve	156,545	166,373	181,169	194,622	216,413	239,803	251,290	266,049	280,165	295,424	311,023	325,976	338,683	352,184	361,373	371,431	391,783	409,568	429,794	449,645	472,187
Transfers to Capital Reserves	1,468,598	1,331,597	1,346,761	1,363,866	1,373,245	1,381,648	1,402,590	1,420,909	1,440,532	1,459,687	1,479,191	1,500,041	1,523,855	1,547,605	1,576,411	1,605,109	1,624,288	1,646,824	1,667,726	1,689,826	1,710,073
Amount Required to Fund D.C. Shortfalls																					
Debt Charges																					
Existing Non-Growth Debt Charges (Tax-Supported)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
New Non-Growth Debt Charges (Tax-Supported)	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246
Total Capital Funded from Tax Base	2,813,846	2,923,481	3,588,473	3,878,718	4,985,250	5,993,077	6,158,914	6,554,487	6,892,003	7,183,153	7,051,771	7,091,978	6,830,552	6,709,124	5,853,712	5,148,635	5,439,456	5,413,525	5,575,043	5,640,877	5,921,666
Less: Non-Tax Revenues																					
2021 Non-Tax Revenues (Net of Reserve Transfers)	3,762,781	3,838,037	3,914,797	3,993,093	4,072,955	4,154,414	4,237,503	4,322,253	4,408,698	4,496,872	4,586,809	4,678,545	4,772,116	4,867,558	4,964,910	5,064,208	5,165,492	5,268,802	5,374,178	5,481,661	5,591,295
Incremental Non-Tax Revenues		76,557	134,043	186,647	255,285	442,718	523,568	625,372	710,515	834,239	956,178	1,087,926	1,228,639	1,374,444	1,558,742	1,718,344	1,880,270	2,047,983	2,221,656	2,401,453	2,587,556
Other Revenues	1,145,976	1,168,896	1,192,274	1,216,119	1,240,442	1,265,251	1,290,556	1,316,367	1,342,694	1,369,548	1,396,939	1,424,878	1,453,375	1,482,443	1,512,091	1,542,333	1,573,180	1,604,644	1,636,736	1,669,471	1,702,861
Reserve Transfers																					
Contributions from Capital Reserves (Existing)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	-
Contribution from General Purpose Reserves (Existing)	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230
Total Operating Revenues	5,761,530	5,936,263	6,093,887	6,117,218	6,106,034	6,399,735	6,588,978	6,801,343	6,999,259	7,238,010	7,197,155	7,448,579	7,711,360	7,981,675	8,292,973	8,582,115	8,876,172	9,178,659	9,489,800	9,809,815	10,138,941
General Tax Levy Requirement	15,772,845	16,668,634	18,020,459	19,158,261	21,320,029	23,771,237	25,025,990	26,558,575	27,949,053	29,451,912	30,954,927	32,463,415	33,771,599	35,287,553	36,260,053	37,272,689	39,325,470	41,117,338	43,155,951	45,159,056	47,439,468
Requirements for Asset Replacement for New Infrastructure - Lifecycle Costs	151,678	1,174,827	2,376,362	3,277,928	3,701,577	3,978,247	4,327,779	4,561,027	5,011,652	5,462,277	6,363,429	6,667,464	6,917,697	7,329,048	7,729,356	7,962,139	8,336,602	8,583,036	8,869,666	9,221,572	9,440,937
Total Levy Requirement	15,924,523	17,843,461	20,396,821	22,436,188	25,021,606	27,749,485	29,353,770	31,119,602	32,960,705	34,914,188	37,318,356	39,130,879	40,689,295	42,616,600	43,989,409	45,234,828	47,662,072	49,700,374	52,025,618	54,380,628	56,880,406
Total Weighted Assessment - General Levy	4,005,544,575	4,107,440,826	4,228,675,087	4,369,527,820	4,546,601,045	4,723,674,270	4,900,747,495	5,077,820,720	5,252,208,404	5,423,680,088	5,656,166,851	5,919,019,749	6,183,522,601	6,455,667,128	6,729,210,545	7,000,531,611	7,271,852,677	7,543,174,744	7,814,495,810	8,085,816,876	8,357,137,943
Cumulative Tax Rates																					
Residential	0.39756%	0.43442%	0.48235%	0.51347%	0.55034%	0.58746%	0.59897%	0.61285%	0.62756%	0.64374%	0.65978%	0.66110%	0.65803%	0.66014%	0.65371%	0.64616%	0.65543%	0.65888%	0.66576%	0.67254%	0.68062%
Multi-Residential	0.39756%	0.43442%	0.48235%	0.51347%	0.55034%	0.58746%	0.59897%	0.61285%	0.62756%	0.64374%	0.65978%	0.66110%	0.65803%	0.66014%	0.65371%	0.64616%	0.65543%	0.65888%	0.66576%	0.67254%	0.68062%
Commercial Occupied	0.49779%	0.54393%	0.60394%	0.64291%	0.68908%	0.73555%	0.74996%	0.76735%	0.78577%	0.80602%	0.82611%	0.82777%	0.82392%	0.82656%	0.81851%	0.80906%	0.82067%	0.82498%	0.83359%	0.84209%	0.85220%
Commercial Vacant	0.24392%	0.26653%	0.29593%	0.31503%	0.33765%	0.36042%	0.36748%	0.37600%	0.38503%	0.39495%	0.40480%	0.40561%	0.40372%	0.40502%	0.40107%	0.39644%	0.40213%	0.40424%	0.40846%	0.41262%	0.41758%
Industrial Occupied	0.49779%	0.54393%	0.60394%	0.64291%	0.68908%	0.73555%	0.74996%	0.76735%	0.78577%	0.80602%	0.82611%	0.82777%	0.82392%	0.82656%	0.81851%	0.80906%	0.82067%	0.82498%	0.83359%	0.84209%	0.85220%
Industrial Vacant	0.24392%	0.26653%	0.29593%	0.31503%	0.33765%	0.36042%	0.36748%	0.37600%	0.38503%	0.39495%	0.40480%	0.40561%	0.40372%	0.40502%	0.40107%	0.39644%	0.40213%	0.40424%	0.40846%	0.41262%	0.41758%
Pipelines	0.51548%	0.56327%	0.62541%	0.66576%	0.71357%	0.76169%	0.77662%	0.79463%	0.81369%	0.83467%	0.85547%	0.85719%	0.85320%	0.85594%	0.84760%	0.83781%	0.84983%	0.85430%	0.86322%	0.87202%	0.88249%
Farmlands and Managed Forests	0.09939%	0.10861%	0.12059%	0.12837%	0.13758%	0.14686%	0.14974%	0.15321%	0.15689%	0.16093%	0.16495%	0.16528%	0.16451%	0.16504%	0.16343%	0.16154%	0.16386%	0.16472%	0.16644%	0.16814%	0.17016%
Residential Tax Rate Increase		9.3%	11.0%	6.5%	7.2%	6.7%	2.0%	2.3%	2.4%	2.6%	2.5%	0.2%	-0.5%	0.3%	-1.0%	-1.2%	1.4%	0.5%	1.0%	1.0%	1.2%



Table 7-14
Township of Springwater
Annual Debt Requirements for Tax-supported Services – Debt Payment Schedule
2021-2041
Scenario #2

Non-Growth Debentures

Debenture Year	Annual Debenture \$	Annual Debt Costs	Annual Debt Payment Schedule (Current\$)																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2021	1,920,725	236,808		236,808	236,808	236,808	236,808	236,808	236,808	236,808	236,808	236,808											
2022	5,150,687	635,033			635,033	635,033	635,033	635,033	635,033	635,033	635,033	635,033	635,033										
2023	3,172,172	391,100				391,100	391,100	391,100	391,100	391,100	391,100	391,100	391,100	391,100									
2024	10,214,609	1,259,369					1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369	1,259,369								
2025	7,916,504	976,033						976,033	976,033	976,033	976,033	976,033	976,033	976,033	976,033	976,033							
2026	1,082,065	133,409							133,409	133,409	133,409	133,409	133,409	133,409	133,409	133,409	133,409						
2027	2,940,160	362,495								362,495	362,495	362,495	362,495	362,495	362,495	362,495	362,495	362,495					
2028	2,463,900	303,777									303,777	303,777	303,777	303,777	303,777	303,777	303,777	303,777	303,777				
2029	2,082,364	256,737										256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737	256,737			
2030	921,699	113,637											113,637	113,637	113,637	113,637	113,637	113,637	113,637	113,637	113,637	113,637	113,637
2031	1,956,441	241,212												241,212	241,212	241,212	241,212	241,212	241,212	241,212	241,212	241,212	241,212
2032	2,734,069	337,086													337,086	337,086	337,086	337,086	337,086	337,086	337,086	337,086	337,086
2033	1,885,151	232,422														232,422	232,422	232,422	232,422	232,422	232,422	232,422	232,422
2034	2,968,272	365,961															365,961	365,961	365,961	365,961	365,961	365,961	365,961
2035	1,883,351	232,200															232,200	232,200	232,200	232,200	232,200	232,200	232,200
2036	3,120,252	384,699																384,699	384,699	384,699	384,699	384,699	384,699
2037	2,402,797	296,243																	296,243	296,243	296,243	296,243	296,243
2038	3,440,371	424,167																		424,167	424,167	424,167	424,167
2039	2,276,077	280,620																			280,620	280,620	280,620
2040	2,852,093	351,637																					351,637
2041	2,410,492	297,192																					
Total	65,794,252		-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246

¹ Assumes the debt payments begin mid term

Term (in years)	10
Financing Rate	4.00%



Table 7-14 (Cont'd)

Growth Debentures

Debenture Year	Annual Debenture \$	Annual Debt Costs	Annual Debt Payment Schedule (Current\$) ¹																				
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2021	2,982,528	367,719		367,719	367,719	367,719	367,719	367,719	367,719	367,719	367,719	367,719	367,719										
2022	1,675,575	206,583			206,583	206,583	206,583	206,583	206,583	206,583	206,583	206,583	206,583	206,583									
2023	1,616,602	199,312				199,312	199,312	199,312	199,312	199,312	199,312	199,312	199,312	199,312	199,312								
2024	11,980,474	1,477,084					1,477,084	1,477,084	1,477,084	1,477,084	1,477,084	1,477,084	1,477,084	1,477,084	1,477,084	1,477,084							
2025	8,351,401	1,029,652						1,029,652	1,029,652	1,029,652	1,029,652	1,029,652	1,029,652	1,029,652	1,029,652	1,029,652	1,029,652						
2026	311,902	38,455								38,455	38,455	38,455	38,455	38,455	38,455	38,455	38,455	38,455					
2027	-	-																					
2028	-	-																					
2029	-	-																					
2030	-	-																					
2031	5,300,000	653,442												653,442	653,442	653,442	653,442	653,442	653,442	653,442	653,442	653,442	653,442
2032	-	-																					
2033	-	-																					
2034	-	-																					
2035	4,700,000	579,467																					
2036	-	-																					
2037	-	-																					
2038	-	-																					
2039	-	-																					
2040	-	-																					
2041	-	-																					
Total	36,918,480		-	367,719	574,302	773,614	2,250,698	3,280,350	3,318,805	3,318,805	3,318,805	3,318,805	3,318,805	3,604,528	3,397,945	3,198,633	1,721,549	1,271,364	1,232,909	1,232,909	1,232,909	1,232,909	1,232,909

¹ Assumes the debt payments begin mid term

Term (in years)	10
Financing Rate	4.00%



Table 7-15
Township of Springwater
Summary of Debenture Needs and Annual Debt Charges
2021-2041
Scenario #2

Growth Related Expenditures	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	Total
Tax Supported																						
Growth Related Debt Requirements	2,982,528	1,675,575	1,616,602	11,980,474	8,351,401	311,902	0	-	-	-	5,300,000	-	-	-	4,700,000	-	-	-	-	-	-	36,918,480
Growth Related Debt Requirements - Tax Supported	2,982,528	1,675,575	1,616,602	11,980,474	8,351,401	311,902	0	-	-	-	5,300,000	-	-	-	4,700,000	-	-	-	-	-	-	36,918,480
Annual Growth Related Debt Charge:																						
New	-	367,719	574,302	773,614	2,250,698	3,280,350	3,318,805	3,318,805	3,318,805	3,318,805	3,318,805	3,604,528	3,397,945	3,198,633	1,721,549	1,271,364	1,232,909	1,232,909	1,232,909	1,232,909	1,232,909	43,199,273
Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Growth Related Debt Charge - Tax Supported	-	367,719	574,302	773,614	2,250,698	3,280,350	3,318,805	3,318,805	3,318,805	3,318,805	3,318,805	3,604,528	3,397,945	3,198,633	1,721,549	1,271,364	1,232,909	1,232,909	1,232,909	1,232,909	1,232,909	43,199,273
Rate Supported (Water & Wastewater)																						
Water - Growth Related Debt Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wastewater - Growth Related Debt Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Growth Related Debt Requirements - Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Growth Related Debt Charge:																						
Water - New	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wastewater - New	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wastewater - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Growth Related Debt Charge - Water & Wastewater	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Grand Total Annual Growth Related Debt Charge	-	367,719	574,302	773,614	2,250,698	3,280,350	3,318,805	3,318,805	3,318,805	3,318,805	3,318,805	3,604,528	3,397,945	3,198,633	1,721,549	1,271,364	1,232,909					38,267,636
Non-Growth Related Expenditures																						
Tax Supported:																						
Non-Growth Related Debt Requirements	1,920,725	5,150,687	3,172,172	10,214,609	7,916,504	1,082,065	2,940,160	2,463,900	2,082,364	921,699	1,956,441	2,734,069	1,885,151	2,968,272	1,883,351	3,120,252	2,402,797	3,440,371	2,276,077	2,852,093	2,410,492	65,794,252
Non-Growth Related Debt Requirements - Tax Supported	1,920,725	5,150,687	3,172,172	10,214,609	7,916,504	1,082,065	2,940,160	2,463,900	2,082,364	921,699	1,956,441	2,734,069	1,885,151	2,968,272	1,883,351	3,120,252	2,402,797	3,440,371	2,276,077	2,852,093	2,410,492	65,794,252
Annual Non-Growth Related Debt Charge:																						
New	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246	63,238,012
Existing	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	280,122	-	-	-	-	-	-	-	-	-	-	4,527,032
Annual Non-Growth Related Debt Charge - Tax-Supported	595,543	832,351	1,467,384	1,727,070	2,802,432	3,778,465	3,911,874	4,274,369	4,578,146	4,834,882	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246	67,765,044
Rate Supported (Water & Wastewater):																						
Water - Non-Growth Related Debt Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wastewater - Non-Growth Related Debt Requirements	1,407,000	844,000	748,000	567,000	303,000	703,120	239,000	458,000	916,000	-	-	-	-	-	-	-	-	-	-	-	-	6,185,120
Total Non-Growth Related Debt Requirements - Water & Wastewater	1,407,000	844,000	748,000	567,000	303,000	703,120	239,000	458,000	916,000	-	6,185,120											
Annual Non-Growth Related Debt Charge:																						
Water - New	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wastewater - New	-	103,530	165,633	220,672	262,393	284,688	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	7,576,404
Wastewater - Existing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Annual Non-Growth Related Debt Charge - Water & Wastewater	-	103,530	165,633	220,672	262,393	284,688	336,425	354,011	387,711	455,112	7,576,404											
Grand Total Annual Non-Growth Related Debt Charge	595,543	935,880	1,633,016	1,947,742	3,064,825	4,063,153	4,248,299	4,628,380	4,965,857	5,289,994	5,123,509	5,127,913	4,829,966	4,671,288	3,777,880	3,034,047	3,285,337	3,219,085	3,339,475	3,363,358	3,601,358	75,341,448
Grand Total All Debt Charges	595,543	1,303,599	2,207,318	2,721,356	5,315,523	7,343,503	7,567,104	7,947,185	8,284,662	8,608,799	8,442,314	8,732,441	8,227,911	7,869,921	5,499,429	4,305,411	4,518,247	3,219,085	3,339,475	3,363,358	3,601,358	113,609,084



Figure 7-16
Township of Springwater
Debt Capacity Calculation
2021-2041
Scenario #2

Source	Tax Levy Forecast (in Inflated \$)																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Debt Capacity Calculation																					
Tax Supported																					
Gross Operating Expenditures (Tax Supported)	18,720,529	19,681,416	20,525,873	21,396,761	22,440,813	24,177,896	25,456,054	26,805,432	28,056,309	29,506,768	31,100,312	32,820,015	34,652,407	36,560,103	38,699,314	40,706,169	42,762,187	44,882,471	47,070,708	49,327,994	51,656,744
Transfers to General Purpose Reserves (Existing)	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160	593,160
Transfers to General Purpose Reserves (Incremental)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital Infrastructure Reserve	156,545	166,373	181,169	194,622	216,413	239,803	251,290	266,049	280,165	295,424	311,023	325,976	338,683	352,184	361,373	371,431	391,783	409,568	429,794	449,645	472,187
Transfers to Capital Reserves	1,468,598	1,331,597	1,346,761	1,363,866	1,373,245	1,381,648	1,402,590	1,420,909	1,440,532	1,459,687	1,479,191	1,500,041	1,523,855	1,547,605	1,576,411	1,605,109	1,624,288	1,646,824	1,667,726	1,689,826	1,710,073
Transfers to Fund D.C. Shortfall																					
Rate Supported																					
Operating Expenditures (Water Services)	2,084,428	2,139,629	2,195,530	3,233,031	3,966,132	4,180,933	4,400,034	4,620,035	4,841,036	5,063,537	5,286,938	5,511,539	5,737,040	5,972,241	6,188,642	6,388,543	6,590,044	6,793,145	6,997,946	7,204,747	7,414,524
Transfers to Water Reserve	760,132	825,901	962,922	149,937	-	-	-	-	99,718	224,337	418,084	681,693	970,866	1,283,385	1,648,762	2,056,685	2,488,925	2,949,967	3,441,028	3,962,949	4,516,383
Gross Operating Expenditures (Wastewater Services)	1,594,194	1,655,514	1,717,334	1,779,954	3,341,175	3,551,396	3,762,118	3,973,440	4,185,463	4,397,986	4,611,109	4,824,933	5,039,457	5,254,584	5,478,407	5,620,333	5,763,659	5,908,986	6,055,913	6,204,741	6,354,870
Transfers to Wastewater Reserve	196,727	432,550	707,306	1,037,186	262,393	284,688	620,447	1,002,494	1,433,376	1,930,571	2,505,332	2,935,442	3,362,416	3,796,090	4,228,325	4,742,340	5,260,507	5,788,125	6,325,682	6,872,966	7,430,665
Total Operating Expenditures	25,574,313	26,826,140	28,230,054	29,748,517	32,193,331	34,409,524	36,485,693	38,681,518	40,929,760	43,471,471	46,305,148	49,192,799	52,217,883	55,359,349	58,774,395	62,083,770	65,474,552	68,972,247	72,581,957	76,306,027	80,148,606
Tax Supported																					
Contributions from Capital Reserves (Existing)	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122
Contribution from General Purpose Reserves (Existing)	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230	257,230
Contributions from Reserves (Incremental)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rate Supported																					
Water - Contributions from Reserve Fund	-	-	-	-	315,122	228,470	130,732	19,081	-	-	-	-	-	-	-	-	-	-	-	-	-
Water - Contributions from D.C. Reserve Fund	-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670
Wastewater - Contributions from Reserve Fund	-	103,530	165,633	220,672	587,556	327,307	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112
Wastewater - Contributions from D.C. Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Contributions	852,773	956,302	1,018,405	942,030	1,440,030	1,125,800	1,037,179	943,114	957,734	1,025,134	745,012										
Total Net Tax Supported Operating Expenditures	24,721,541	25,869,838	27,211,649	28,806,487	30,753,301	33,283,724	35,448,514	37,738,404	39,972,026	42,446,337	45,560,136	48,447,787	51,472,871	54,614,337	58,029,383	61,338,757	64,729,540	68,227,234	71,836,945	75,561,015	79,403,594
Existing Debt Payments - Tax Supported Non-Growth	595,543	595,543	595,543	464,129	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122	280,122
New Debt Payments - Tax Supported Non-Growth	-	236,808	871,841	1,262,941	2,522,310	3,498,343	3,631,752	3,994,247	4,298,024	4,554,760	4,668,398	4,672,801	4,374,854	4,216,176	3,322,768	2,578,935	2,830,225	2,763,973	2,884,363	2,908,246	3,146,246
Existing Debt Payments - Tax Supported Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Debt Payments - Tax Supported Growth	-	367,719	574,302	773,614	2,250,698	3,280,350	3,318,805	3,318,805	3,318,805	3,318,805	3,318,805	3,604,528	3,397,945	3,198,633	1,721,549	1,271,364	1,232,909	1,232,909	1,232,909	1,232,909	1,232,909
Existing Debt Payments - Rate Supported Non-Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Debt Payments - Rate Supported Non-Growth	-	103,530	165,633	220,672	262,393	284,688	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112
Existing Debt Payments - Rate Supported Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Debt Payments - Rate Supported Growth	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Annual Debt Payments	595,543	1,303,599	2,207,318	2,721,356	5,315,523	7,343,503	7,567,104	7,947,185	8,284,662	8,608,799	8,442,314	8,732,441	8,227,911	7,869,921	5,499,429	4,305,411	4,518,247	4,451,995	4,572,385	4,596,268	4,834,268
Total Net Operating Expenditures	24,721,541	25,869,838	27,211,649	28,806,487	30,753,301	33,283,724	35,448,514	37,738,404	39,972,026	42,446,337	45,560,136	48,447,787	51,472,871	54,614,337	58,029,383	61,338,757	64,729,540	68,227,234	71,836,945	75,561,015	79,403,594
Less Grants	2,481,057	2,973,311	2,799,133	2,897,663	2,734,844	2,768,597	2,749,380	3,124,684	2,742,571	2,404,751	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583	2,821,583
Total Net Tax Supported Operating Expenditures	22,240,484	22,896,527	24,412,516	25,908,824	28,018,457	30,515,127	32,699,134	34,613,720	37,229,455	40,041,586	42,738,552	45,626,204	48,651,288	51,792,754	55,207,799	58,517,174	61,907,956	65,405,651	69,015,361	72,739,431	76,582,010
Debt Capacity	3%	6%	9%	11%	19%	24%	23%	23%	22%	21%	20%	19%	17%	15%	10%	7%	7%	7%	7%	6%	6%



Chapter 8

Conclusions and Observations



8. Conclusions and Observations

As noted at the outset of this report, the objective of this study is to identify key financial pressures and make recommendations to assist the Township in managing growth over the forecast period. The following sections provide specific observations that can be used to guide future policy directions.

8.1.1 Tax Rate Observations

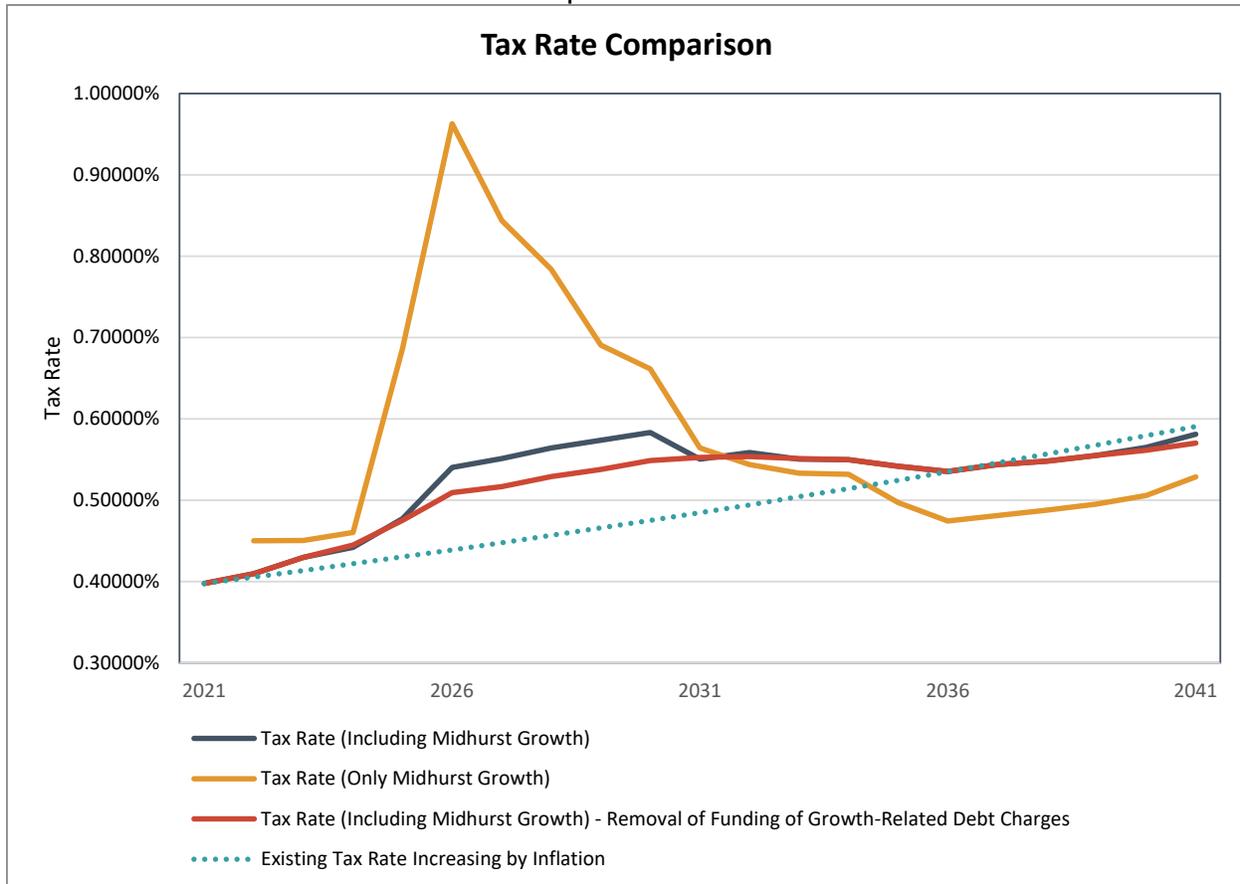
Consideration was given to the overall taxation impacts of growth. The graph in Figure 8-1 visually depicts a tax rate comparison of various parameters analyzed in this report.

The navy-blue line depicts the tax rate increases under the base scenario discussed in section 7.2. By the end of the forecast the tax rate increases are in line with inflation (dotted line), however, in the first half of the forecast, there is upward pressure on the tax rates. Due to the significant growth-related debt charges identified under the base scenario, tax-based revenues are needed to fund the D.C. shortfalls. If these shortfalls were removed from the forecast as discussed under Scenario #2 (red line), then the higher tax rates in the 2026-2031 period would decrease.

The yellow line depicts the tax rate impacts if the Midhurst growth and the accompanying capital and operating expenditures are considered in isolation from the remainder of the Township. In the first half of the forecast, Midhurst development provides upward pressure on the tax rates as it is generating more expenditures than revenue. In the latter half of the forecast, the opposite occurs as a result of additional tax revenues from Midhurst development. This additional assessment is assisting in keeping the tax rate increases relatively steady over the latter half of the forecast period.



Figure 8-1
Township of Springwater
Tax Rate Comparison – 2021 to 2041



It is noted that lifecycle reserve fund costs also need to be factored into the analysis to provide a fulsome analysis of the true costs of growth. When this is factored in (as observed in section 7.2.3), the tax rate for 2041 would be 19% higher than if no lifecycle costs were included under the base scenario.

8.1.2 Water and Wastewater Rate Observations

Given the significant incremental operating expenditures required for growth in the Midhurst area (i.e., new treatment plants, collection, and distribution infrastructure), these costs would be borne by the remainder of the Township in the early part of the forecast period. Once a large portion of the additional customers are connected into the system, the additional rate-related revenue will assist in lowering the overall cost per customer for the entire Township. These effects are seen in both the water and



wastewater systems, although the positive effects of Midhurst growth are more pronounced and are realized earlier with wastewater services.

8.1.3 Debt Capacity Observations

Consideration was also given to the Township's debt capacity limits (as imposed by the Province of Ontario). Based on the review provided herein, the capital spending program will increase the Township's debt capacity above 25% under the base scenario. To mitigate this, the Township would need to consider alternatives such as developer early payment/front-ending agreements, as discussed under Scenario #2 in section 7.3. Although this would bring the Township's debt levels below 25%, the debt capacity would remain above 20% for a portion of the forecast period. It is not recommended to exceed 20% in order to limit financial risk to the Township. Alternative funding sources for major projects such as the multipurpose complex should be pursued.

8.1.4 Policy Directions

Given that the debt capacity limits are breached under the base scenario, the growth anticipated by the Township will be unaffordable. To mitigate these impacts the Township should consider the following:

- Continue to require Midhurst developer contributions towards roads, water, wastewater, and basic parkland development;
- Require development in all areas of the Township (including Midhurst) to prepay D.C.s or front-end projects for roads, water, and wastewater services;
- Consider additional agreements with developers to fund other assets; and/or
- Delay capital expenditures and/or growth in certain areas.

8.1.5 General Conclusions

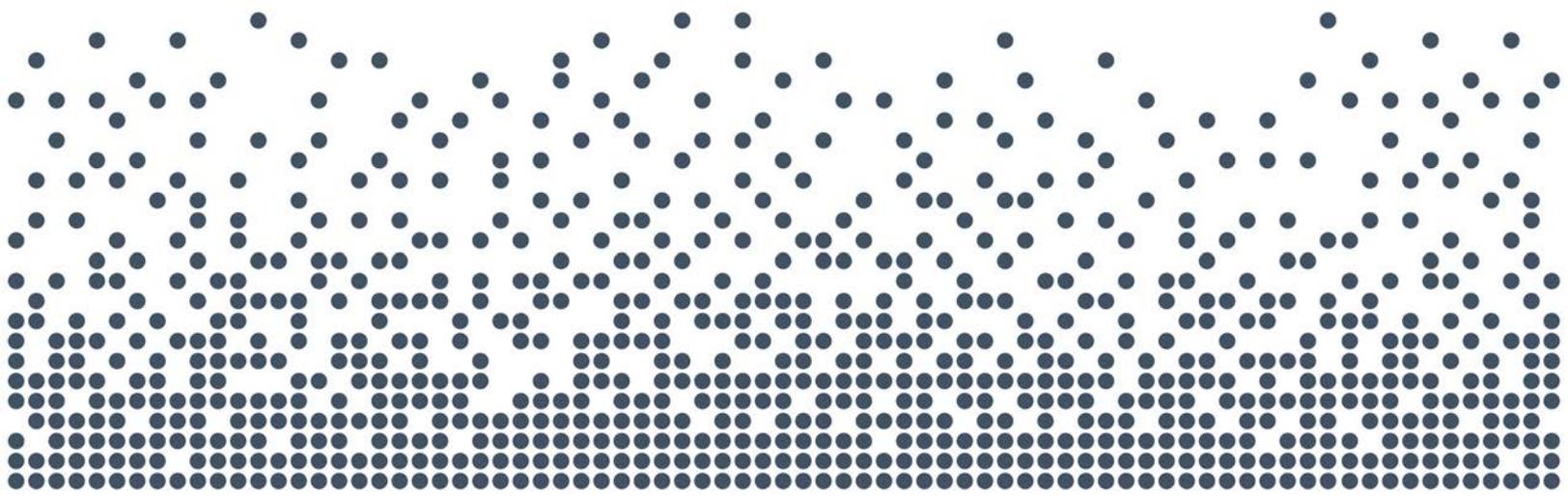
Based on the information presented above, it is apparent that in the first half of the forecast, there are significant pressures on the Township's financial position as a result of growth. Policies will need to be considered in terms of growth financing (i.e., developer early payment/front-ending agreements). Further, it may be necessary to adjust the capital program and/or slow down the pace of growth to allow the Township to grow in a fiscally sustainable manner. Slowing the rate of development may assist in further reducing financial risk.



8.2 Recommendations

Based on the analysis presented in this Long-range Financial Plan, it is recommended that Council consider the following:

- Update the Township's D.C. Background Study to accelerate the timing of collection of D.C.s to time of agreement from the time of the first building permit issuance.
- Update the Township's D.C. Background Study to remove the 10% mandatory deduction for Parks and Recreation, Library, and Growth studies.
- Require development in all areas of the Township (including Midhurst) to prepay D.C.s or front-end projects for roads, water, and wastewater services to minimize debt issuances for the Township.
- Pass a policy that provides for a maximum debt capacity limit of 20% to ensure the Township mitigates financial risk.



Appendices



Appendix A

Detailed Capital Project Listing by Service



Table A-1 (Cont'd)

Existing Benefit %	Growth Benefit %		Gross Capital Expenditures (2021\$)																			Total Expenditures	D.C. Recovery	Net Expenditures		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039				2040	2041
100%	0%	Replace hot box and trailer	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	45,000	-	45,000	
100%	0%	Replace pick-up	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	40,000	
100%		Provision for Future Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	750,000	750,000	750,000	
		Subtotal	1,613,000	1,104,000	1,245,000	915,000	1,660,000	1,475,000	1,630,000	1,805,000	1,720,000	1,235,000	1,415,000	1,695,000	1,445,000	1,625,000	1,395,000	1,725,000	1,395,000	1,725,000	1,420,000	1,000,000	1,345,000	8,250,000	-	8,250,000
		Roads & Related Infrastructure (Growth Related Projects)																								
		Growth Related Projects:																								
		Urban/Rural Road Reconstruction																								
0%	100%	Craig Road - Utilities, Box Culvert & Property Acquisition - 100% DC Funded	2,077,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2,077,000	2,077,000	-
0%	100%	Craig Road - County Road 27 to Gill Road - 100% DC Funded - defer to 2022	-	5,518,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,518,000	5,518,000	-
0%	100%	Craig Road - Gill Road to West of Russell Road - 100% DC Funded - defer to 2023	-	-	8,805,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	8,805,000	8,805,000	-
51%	49%	Flos Rd 4E - County Rd 27 to Hwy 93 (deferred to 2020) - 49% DC Funded - double surface treatment instead of hot mix	-	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	147,000	153,000	
42%	58%	Coughlin - Horseshoe Valley to Rainbow Valley Rd (1.4km) - 58% DC Funded - double surface treatment	-	120,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,000	69,600	50,400	
100%	0%	Houden Street - Yonge to Patterson - includes sidewalks - 81% DC Funded	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	-	20,000	
19%	81%	Houden Street - Yonge to Patterson - includes sidewalks - 81% DC Funded - deferred to 2021	-	270,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	270,000	218,700	51,300	
30%	70%	Kerr Street - Yonge to Shaw St (Phase 2) - 70% DC Funded - design in 2021, construction to 2023	50,000	50,000	930,000	90,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,120,000	784,000	336,000	
0%	100%	Old Second S - Forbes to 1km N Story Rd	-	407,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	407,000	407,000	-	
0%	100%	Dobson Rd - North of Sunnidale Rd(1.4km) - 100% DC Funded (Deferred to 2023 with additional works at Stonemanor)	-	-	176,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	176,500	176,500	-	
34%	66%	Nursery Road - South of Horseshoe Valley Rd (2.0km) - 66% DC Funded	-	1,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000,000	660,000	340,000	
34%	66%	Nursery Road - North of Highway 26 (Road Widening)	-	-	-	-	-	-	-	-	500,000	-	-	-	-	-	-	-	-	-	-	-	500,000	330,000	170,000	
52%	48%	Rainbow Valley Rd - Coughlin to County Rd 29 - 48% DC Funded (deferred to 2023)	-	-	142,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	142,000	68,160	73,840	
0%	100%	Russell Road - Story Road to Forbes - 100% DC Funded	-	-	-	-	300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	300,000	300,000	-	
0%	100%	Story Road - Russell Road to Old 2nd South - 100% DC Funded	-	-	-	-	-	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	150,000	-	
100%	0%	Scarlett Line (Boundary Road with Oro-Medone)	-	-	-	-	-	-	1,789,000	-	-	-	-	-	-	-	-	-	-	-	-	-	1,789,000	-	1,789,000	
32%	68%	Centennial Avenue (Resurface and urbanize) - 68% DC Funded	-	-	-	-	-	-	-	700,000	-	-	-	-	-	-	-	-	-	-	-	-	700,000	476,000	224,000	
0%	100%	Anne St N - Snow Valley Road to Hwy 26 - 100% DC Funded	-	-	-	-	-	-	-	38,300	-	-	-	-	-	-	-	-	-	-	-	-	38,300	38,300	-	
		Sidewalk Reconstruction:																								
0%	100%	Sidewalk Reconstruction (Barrie Hill, Dobson, Anten Mills, Midhurst) - 100% DC Funded	-	-	255,540	255,540	255,540	255,540	255,540	255,540	-	-	-	-	-	-	-	-	-	-	-	-	-	1,277,700	1,277,700	-
		Traffic Signals & Streetlights:																								
0%	100%	Yonge St at Train East Crosswalk - defer to 2023	-	-	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	100,000	-
		Midhurst Secondary Plan Transportation Costs																								
0%	100%	Phase I & II Costs	-	14,779,000	13,640,000	13,640,000	4,800,000	4,800,000	4,800,000	4,800,000	10,820,000	10,820,000	10,820,000	3,192,000	3,192,000	2,768,000	2,768,000	2,768,000	2,768,000	2,760,000	2,760,000	2,760,000	2,442,000	121,897,000	-	121,897,000
0%	100%	Provision for Additional Growth-Related Roads Projects	-	-	-	-	-	-	-	-	-	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	2,500,000	27,500,000	27,500,000	-
		Subtotal	2,147,000	22,444,000	24,049,040	13,985,540	5,355,540	5,205,540	6,844,540	5,538,300	10,820,000	10,820,000	13,820,000	5,692,000	5,692,000	5,268,000	5,268,000	5,268,000	5,268,000	5,260,000	5,260,000	5,260,000	4,942,000	176,354,500	-	176,354,500
		Roads & Related Infrastructure (Repair/Replacement Projects)																								
		Repair/Replacement Projects																								
		Urban Road Reconstruction																								
100%	0%	Lorne St - George to William - (Deferred to 2020) - add William from Lorne to Amelia	1,300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,300,000	-	1,300,000	
100%	0%	Mill St W - Old Penetang to Hwy 93	3,000	1,520,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,523,000	-	1,523,000	
100%	0%	Patterson St - Houden St to Queen St E	775,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	775,000	-	775,000	
100%	0%	Peter St - Maria to Amelia and Yonge to Maria	-	45,000	850,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	895,000	-	895,000	
100%	0%	Albert St W - Penetanguishene Rd to Old Penetanguishene Rd	-	40,000	-	1,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,040,000	-	1,040,000	
100%	0%	John Street - Yonge Street to end	-	35,000	900,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	935,000	-	935,000	
100%	0%	Simcoe Street - Howden to Queen Street East Move Forward as per RNS	-	50,000	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	550,000	-	550,000	
100%	0%	Stone Street - Yonge to Lawson	-	-	-	-	50,000	500,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	550,000	-	550,000	
		Resurfacing and/or Rehabilitation																								
100%	0%	Doran Road - Cty Rd 27 to pedestrian crosswalk - Design 2019, Construction 2020 - 600 metres	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	-	150,000	
100%	0%	Flos 8 West - 500 metres west of Cty Rd 27 to Cty Rd 29 - single surface treatment 2020, micro 2022	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	200,000	
100%	0%	Old Second South - Forbes to Horseshoe Valley Rd - single surface treatment over three years	32,000	32,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	64,000	-	64,000	
100%	0%	Flos Road 10 East - 211 west Scarlett to Scarlett - double st	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	-	10,000	
100%	0%	Agnes Street - Mill Street East to Albert Street - double st	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	-	10,000	
100%	0%	Flos 11 West - Crossland to Ushers	-	-	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	-	250,000	
100%	0%	Huron Street - George Johnston to Ronald (2020 RNS), mill & pave, pulverize & pave	-	-	-	-	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	-	250,000	
100%	0%	Archer Crescent - Nash to Nash - defer to 2023 (2020 RNS)	-	-	115,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	115,000	-	115,000	
100%	0%	Nash Avenue - Queen Street East to Bertram - mill and pave - defer to 2023	-	-	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	40,000	
100%	0%	Bertram Drive - Queen Street East to Nash - mill and pave - defer to 2023	-	-	90,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,000	-	90,000	
100%	0%	George Street - Amelia St to Yonge St - defer to 2025	-	-	-	-	1																			



Table A-1 (Cont'd)

Existing Benefit %	Growth Benefit %		Gross Capital Expenditures (2021\$)																			Total Expenditures	D.C. Recovery	Net Expenditures											
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039				2040	2041									
100%	0%	Bridge 3 - Finlay Mill Rd 0.8km East of Bayfield - include guide rail replacement - move to 2028 from CSIM Inspection & Capital Recommendation from Consultant	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	220,000	-	-	220,000	-	220,000							
100%	0%	Provision for Future Work	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-							
		Subtotal	5,067,462	4,185,600	3,876,000	2,469,200	2,307,000	1,388,300	2,082,100	2,647,000	2,264,300	1,519,200	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	2,300,000	53,106,162	-	53,106,162				
		Parks & Recreation (Growth-Related Projects)																																	
		Growth Related Projects																																	
0%	100%	Trail Development*	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000	297,000	3,000			
0%	100%	New Playgrounds*	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	30,000	300,000	297,000	3,000				
0%	100%	Trail Development*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
0%	100%	New Playgrounds*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-			
0%	100%	Neighbourhood Parks - Midhurst*	-	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	69,000	1,380,000	1,380,000	-	
0%	100%	New Neighbourhood Parks*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
0%	100%	Ball Diamonds and Soccer Fields*	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
10%	90%	Neighborhood Park - Stone Manor - Phase 2	550,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
100%	0%	Elmvale Community Parkland acquisition - (Deferred to 2021) - defer to 2024	-	-	-	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
0%	100%	Splash Pad South Service Area - Area TBD*	-	-	350,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
0%	100%	Elmvale Community Park Master Plan*	-	-	-	-	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
0%	100%	Elmvale Community Park Development*	-	-	-	-	-	1,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
0%	100%	Phelpston Rink Pavilion (Valendar Park)	-	-	-	-	400,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
0%	100%	Provision for Additional Growth-Related Parks & Recreation Projects	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Subtotal	610,000	129,000	479,000	279,000	559,000	1,129,000	129,000	129,000	129,000	129,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	388,000	1,650,000	1,650,000	-	
		Parks & Recreation (Repair/Replacement Projects)																																	
		Repair/Replacement Projects																																	
100%	0%	Midhurst Community Sign - c/o from 2020 to 2023	-	-	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Replace/Rebuild Elmvale Tennis Courts & Replace Lights - defer to 2022 with c/o of \$90,000, total of \$150,000 in 2022	-	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100%	0%	Replace Doran Park Tennis Court Lights - defer to 2022	-	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
100%	0%	Replace Homer Barret Park Rink Boards - defer to 2022	-	80,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
		<i>Elmvale Arena</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Brine Header Replacement	95,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Provision for Future Work	-	-	-	-	-	-	-	-	-	-	200,000	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Subtotal	95,000	305,000	10,000	-	200,000	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	800,000	-	800,000							
		Information Technology (Repair/Replacement Projects)																																	
		Repair/Replacement Projects																																	
100%	0%	Building Department Software	55,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Server Infrastructure Replacements/Upgrades	-	-	-	-	-	-	-	-	-	-	80,000	-	-	-	90,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Replace Phone System	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Replace Phone System	-	-	-	-	-	-	-	-	-	-	-	-	-	-	120,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Network Infrastructure Replacements/Upgrades	25,000	-	-	-	-	-	25,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Network Infrastructure Replacements/Upgrades	-	-	-	-	-	-	-	-	-	-	50,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Provision for New Software	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
		Subtotal	180,000	-	-	-	-	-	25,000	-	-	80,000	170,000	200,000	-	90,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	805,000	-	805,000	
		Total	13,019,166	32,385,936	35,154,040	39,657,040	24,726,540	10,547,840	12,003,640	10,119,300	14,933,300	13,703,200	30,963,000	13,705,000	10,175,000	16,506,000	19,643,000	9,831,000	13,216,000	9,943,000	9,983,000	10,873,000	9,125,000	362,360,002	-	80,578,235	281,781,767	-	-	-	-	-			



**Table A-2
Capital Budget for Tax-Supported Services – Inflated \$
2021-2041**

Existing Benefit %	Growth Benefit %	Project	Gross Capital Expenditures (Inflated\$)																			Total Expenditures	DC Recovery	Net Expenditures		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039				2040	2041
		Inflation	1.0000	1.0400	1.0712	1.1033	1.1364	1.1705	1.2056	1.2418	1.2791	1.3174	1.3570	1.3977	1.4396	1.4828	1.5273	1.5731	1.6203	1.6689	1.7190	1.7705	1.8236			
		Municipal Buildings (Growth Related)																								
		Growth Related Projects:																								
25%	75%	Fire Station 2 - Construction & Furnishings & Cascade System - 75% DC Funded (Deferred from 2014)	3,106,704	2,153,981	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5,260,685	3,945,514	1,315,171
46%	54%	Multi-Purpose Complex (Recreation & Community Space) - 54% DC Funded	-	-	-	18,867,046	12,955,371	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	31,822,417	17,261,157	14,561,260
10%	90%	Multi-Purpose Complex (Feasibility Study)	125,000	78,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	203,000	182,700	20,300
33%	67%	Multi-Purpose Complex (Detailed Design)	-	-	321,360	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	321,360	213,906	107,454
10%	90%	Multi-Purpose Complex (Library) - 90% DC Funded	-	-	-	3,972,010	2,727,447	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	6,699,456	6,029,511	669,946
0%	100%	Homer Barrett Park Washroom Facility*	-	208,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	208,000	208,000	-
0%	100%	Grenfel/Centre Vespra Community Centre*	-	-	1,071,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,071,200	1,071,200	-
39%	61%	New Fire Station - (Hillsdale)	-	-	-	-	-	1,580,214	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,580,214	971,141	609,074
50%	50%	Outfit second mechanics bay at Yard 1 - 50% DC Funded	-	-	-	275,834	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	275,834	137,917	137,917
0%	100%	Curling Rink - 50% DC Funded	-	-	-	-	1,136,436	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,136,436	1,136,436	-
0%	100%	Hillsdale Community Centre - 50% DC Funded	-	-	-	-	-	-	851,185	-	-	-	-	-	-	-	-	-	-	-	-	-	-	851,185	851,185	-
0%	100%	Elmvale Fire Station	-	-	-	-	-	-	-	-	-	542,786	559,069	-	-	-	-	-	-	-	-	-	-	1,101,855	1,101,855	-
0%	100%	Fire Station #6 - Midhurst Additional Station	-	-	-	-	-	-	-	-	-	-	3,368,392	-	-	-	-	-	-	-	-	-	-	3,368,392	3,368,392	-
0%	100%	Provision for Additional Fire Station	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3,046,138	-	-	-	-	-	3,046,138	3,046,138	-
0%	100%	Salt Dome	-	-	-	-	-	-	-	-	-	-	-	-	-	1,507,420	-	-	-	-	-	-	-	1,507,420	1,507,420	-
0%	100%	New Ice Pad	-	-	-	-	-	-	-	-	-	-	-	-	7,413,957	-	-	-	-	-	-	-	-	7,413,957	7,413,957	-
0%	100%	Indoor Pool	-	-	-	-	-	-	-	-	-	-	13,569,641	-	-	-	-	-	-	-	-	-	-	13,569,641	13,569,641	-
0%	100%	Phase 2 Library Expansion	-	-	-	-	-	-	-	-	-	-	-	-	-	13,134,566	-	-	-	-	-	-	-	13,134,566	13,134,566	-
		Subtotal	3,231,704	2,439,981	1,392,560	23,114,889	16,819,254	1,580,214	851,185	-	-	14,112,427	3,927,461	-	7,413,957	14,641,986	-	3,046,138	-	-	-	-	92,571,757	75,150,635	17,421,122	
		Municipal Building (Repair/Replacement Projects)																								
		Repair/Replacement Projects:																								
100%	0%	Renovate Fire Station 5 (Elmvale)	75,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,000	-	75,000
100%	0%	Renovate Fire Station 1 (Centre Vespra)	-	-	80,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,340	-	80,340
100%	0%	Midhurst Union Cemetery - Phase 2	-	-	91,052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91,052	-	91,052
100%	0%	Midhurst Library Roof	-	26,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,000	-	26,000
100%	0%	Midhurst Union Cemetery - Phase 3	-	-	-	-	-	-	147,089	-	-	-	-	-	-	-	-	-	-	-	-	-	-	147,089	-	147,089
100%	0%	Elmvale Branch - Full Branch Renovation (add circulation area reno 2022-13)	-	286,000	1,606,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,892,800	-	1,892,800
100%	0%	Provision for future work	-	-	-	-	-	-	-	-	-	203,545	209,651	215,940	222,419	229,091	235,964	243,043	250,334	257,844	265,580	273,547	2,606,958	-	2,606,958	
		Subtotal	75,000	312,000	1,778,192	-	-	-	147,089	-	-	203,545	209,651	215,940	222,419	229,091	235,964	243,043	250,334	257,844	265,580	273,547	4,919,239	-	4,919,239	
		Fleet & Equipment (Growth Related Projects)																								
		Growth Related Projects:																								
		Fire																								
0%	100%	Aerial Platform Ladder Truck (L1) -100% DC Funded	-	-	1,606,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,606,800	1,606,800	-
0%	100%	Pumper/Rescue Truck - Centre Vespra - 100% DC Funded	-	728,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	728,000	728,000	-
0%	100%	Pumper/Tanker Truck - Centre Vespra - 100% DC Funded	-	728,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	728,000	728,000	-
0%	100%	Training Props - 100% DC Funded	-	156,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	156,000	156,000	-
0%	100%	Additional Breathing Air Compressor, Cascade & Fill Station (Elmvale) - 100% DC Funded	-	-	80,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	80,340	80,340	-
0%	100%	Pumper/Tanker - Elmvale - 100% DC Funded	-	-	-	827,502	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	827,502	827,502	-
0%	100%	Dispatch & Communication Equipment	-	-	-	-	-	-	-	-	-	-	698,837	-	-	-	-	-	-	-	-	-	-	698,837	698,837	-
0%	100%	Provision for future work	-	-	-	-	-	-	-	-	-	1,153,419	698,837	1,260,373	-	-	-	1,377,243	-	-	1,504,951	-	5,295,986	5,295,986	-	
		Parks & Recreation																								
0%	100%	2 Ton Vehicle*	-	-	74,984	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	74,984	74,984	-
0%	100%	Trailer*	-	-	26,780	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,780	26,780	-
0%	100%	Zero Turn Mower*	-	-	-	-	28,411	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,411	28,411	-
0%	100%	Utility Vehicle*	-	-	-	-	22,729	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,729	22,729	-
0%	100%	Provision for Future Work	-	-	-	-	-	-	-	-	-	203,545	-	222,419	-	-	-	243,043	-	-	265,580	-	934,586	934,586	-	
		By-law																								
0%	100%	New Pickup - Growth	-	-	-	-	-	-	-	-	-	67,848	-	-	-	-	-	-	-	-	-	-	-	67,848	67,848	-
		Public Works																								
0%	100%	Anti-icing unit - 100% DC Funded (Deferred to 2022)	-	23,088	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,088	23,088	-
0%	100%	New Tandem - 100% DC Funded	-	-	283,868	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	283,868	283,868	-
0%	100%	Sidewalk/Mower (Combo Unit) Plow - 100% DC Funded	-	-	214,240	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	214,240	214,240	-
0%	100%	New Tandem - 100% DC Funded	-	-	-	-	-	-	319,496	-	-	-	-	-	-	-	-	-	-	-	-	-	-	319,496	319,496	-
0%	100%	Sidewalk/Mower (Combo Unit) Plow - 100% DC Funded	-	-	-	-	-	-	241,129	-	-	-	-	-	-	-	-	-	-	-	-	-	-	241,129	241,129	-
0%	100%	New Loader - 100% DC Funded	-	-	428,480	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	428,480	428,480	-
0%	100%	Roadside Tractor - 100% DC Funded	-	-	-	110,334	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	110,334	110,334	-
0%	100%	Upgrade from 1ton to 5ton Truck - 100% DC Funded	-	-	-	12,247	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,247	12,247	-
0%	100%	Upgrade from 1ton to 5ton Truck - 100% DC Funded	-	-	-	12,247	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	12,247	12,247	-
0%	100%	Enclosed Utility Vehicle - 100% DC Funded	-	-	-	122,581	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	122,581	122,581	-
0%	100%	Brine Maker & Storage - 100% DC Funded	-	-	-	82,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	82,750	82,750	-
0%	100%	Additional 5 ton trucks	-	-	-	-	-	-	-	-	-	162,836	-	-	-	-	-	-	200,267	-	-	-	-	363,103	363,103	-
		Subtotal	-	1,635,088	2,715,492	1,167,660	51,140	-	560,625	-	-	2,218,636	698,837	-	1,482,791	710,183	-	1,620,286								



Table A-2 (Cont'd)

Existing Benefit %	Growth Benefit %	Project	Gross Capital Expenditures (Inflated\$)																			Total Expenditures	DC Recovery	Net Expenditures			
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039				2040	2041	
100%	0%	Houden Street - Yonge to Patterson - includes sidewalks - 81% DC Funded - deferred to 2021	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	20,000	-	20,000		
19%	81%	Houden Street - Yonge to Patterson - includes sidewalks - 81% DC Funded - deferred to 2021	-	280,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	280,800	227,448	53,352		
30%	70%	Kerr Street - Yonge to Shaw St (Phase 2) - 70% DC Funded - design in 2021, construction to 2023	50,000	52,000	996,216	99,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,197,516	838,261	359,255		
0%	100%	Old Second S - Forbes to 1km N Story Rd	-	423,280	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	423,280	423,280	-		
0%	100%	Dobson Rd - North of Sunnidale Rd(1.4km) -100% DC Funded (Deferred to 2023 with additional works at Stonemanor)	-	-	189,067	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	189,067	189,067	-		
34%	66%	Nursery Road - South of Horseshoe Valley Rd (2.0km) - 66% DC Funded	-	1,040,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,040,000	686,400	353,600		
34%	66%	Nursery Road - North of Highway 26 (Road Widening)	-	-	-	-	-	-	-	-	678,482	-	-	-	-	-	-	-	-	-	-	-	678,482	447,798	230,684		
52%	48%	Rainbow Valley Rd - Coughlin to County Rd 29 - 48% DC Funded (deferred to 2023)	-	-	152,110	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	152,110	73,013	79,097		
0%	100%	Russell Road - Story Road to Forbes - 100% DC Funded	-	-	-	-	340,931	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	340,931	340,931	-		
0%	100%	Story Road - Russell Road to Old 2nd South - 100% DC Funded	-	-	-	-	-	175,579	-	-	-	-	-	-	-	-	-	-	-	-	-	-	175,579	175,579	-		
100%	0%	Scarlett Line (Boundary Road with Oro-Medone)	-	-	-	-	-	-	2,156,899	-	-	-	-	-	-	-	-	-	-	-	-	-	2,156,899	-	2,156,899		
32%	68%	Centennial Avenue (Resurface and urbanize) - 68% DC Funded	-	-	-	-	-	-	-	869,270	-	-	-	-	-	-	-	-	-	-	-	-	869,270	591,104	278,166		
0%	100%	Anne St N - Snow Valley Road to Hwy 26 - 100% DC Funded	-	-	-	-	-	-	-	47,561	-	-	-	-	-	-	-	-	-	-	-	-	47,561	47,561	-		
		Sidewalk Reconstruction:																									
0%	100%	Sidewalk Reconstruction (Barrie Hill, Dobson, Anten Mills, Midhurst) - 100% DC Funded	-	-	273,734	281,946	290,405	299,117	308,091	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,453,293	1,453,293	-	
		Traffic Signals & Streetlights:																									
0%	100%	Yonge St at Train East Crosswalk - defer to 2023	-	-	107,120	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	107,120	107,120	-	
		Midhurst Secondary Plan Transportation Costs																									
0%	100%	Phase I & II Costs	-	15,370,160	14,611,168	15,049,503	5,454,893	5,618,540	5,787,096	5,960,709	13,839,525	14,254,710	14,682,352	4,461,372	4,595,213	4,104,366	4,227,497	4,354,322	4,484,952	4,606,149	4,744,334	4,886,664	4,453,344	155,546,871	155,546,871	-	
0%	100%	Provision for Additional Growth-Related Roads Projects	-	-	-	-	-	-	-	-	-	-	-	3,392,410	3,494,183	3,599,008	3,706,978	3,818,188	3,932,733	4,050,715	4,172,237	4,297,404	4,426,326	4,559,116	43,449,298	43,449,298	-
0%	0%		-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-		
		Subtotal	2,147,000	23,341,760	25,761,332	15,430,750	6,086,229	6,093,236	8,252,086	6,877,541	13,839,525	14,254,710	18,753,244	7,955,555	8,194,222	7,811,345	8,045,685	8,287,056	8,535,667	8,778,386	9,041,738	9,312,990	9,012,460	225,812,515	222,069,925	3,742,590	
0%	0%	Roads & Related Infrastructure (Repair/Replacement Projects)																									
0%	0%	Repair/Replacement Projects																									
0%	0%	Urban Road Reconstruction																									
100%	0%	Lorne St - George to William - (Deferred to 2020) - add William from Lorne to Amelia	1,300,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,300,000	-	1,300,000	
100%	0%	Mill St W - Old Penetanguishene to Hwy 93	3,000	1,580,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,583,800	-	1,583,800	
100%	0%	Patterson St - Houden St to Queen St E	775,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	775,000	-	775,000	
100%	0%	Pelzer St - Maria to Amelia and Yonge to Maria	-	46,800	910,520	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	957,320	-	957,320	
100%	0%	Albert St W - Penetanguishene Rd to Old Penetanguishene Rd	-	41,600	-	1,103,336	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,144,936	-	1,144,936	
100%	0%	John Street - Yonge Street to end	-	36,400	964,080	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,000,480	-	1,000,480	
100%	0%	Simcoe Street - Howden to Queen Street East Move Forward as per RNS	-	52,000	535,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	587,600	-	587,600	
100%	0%	Stone Street - Yonge to Lawson	-	-	-	-	56,822	585,265	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	642,086	-	642,086	
		Resurfacing and/or Rehabilitation																									
100%	0%	Doran Road - Cty Rd 27 to pedestrian crosswalk - Design 2019, Construction 2020 - 600 metres	150,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	150,000	-	150,000	
100%	0%	Flos 8 West - 500 metres west of Cty Rd 27 to Cty Rd 29 - single surface treatment 2020, micro 2022	-	208,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	208,000	-	208,000	
100%	0%	Old Second South - Forbes to Horseshoe Valley Rd - single surface treatment over three years	32,000	33,280	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	65,280	-	65,280	
100%	0%	Flos Road 10 East - 211 west Scarlett to Scarlett - double st	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	-	10,000	
100%	0%	Agnes Street - Mill Street East to Albert Street - double st	10,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,000	-	10,000	
100%	0%	Flos 11 West - Crossland to Ushers	-	-	267,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	267,800	-	267,800	
100%	0%	Huron Street - George Johnston to Ronald (2020 RNS), mill & pave, pulverize & pave	-	-	-	-	284,109	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	284,109	-	284,109	
100%	0%	Archer Crescent - Nash to Nash - defer to 2023 (2020 RNS)	-	-	123,188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	123,188	-	123,188	
100%	0%	Nash Avenue - Queen Street East to Bertram - mill and pave - defer to 2023	-	-	42,848	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	42,848	-	42,848	
100%	0%	Bertram Drive - Queen Street East to Nash - mill and pave - defer to 2023	-	-	96,408	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	96,408	-	96,408	
100%	0%	George Street - Amelia St to Yonge St - defer to 2025	-	-	-	-	136,372	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	136,372	-	136,372	
100%	0%	Holmes Drive West - defer to 2030	-	-	-	-	-	-	-	-	26,349	-	-	-	-	-	-	-	-	-	-	-	-	26,349	-	26,349	
100%	0%	Flos Rd 11 W - County Rd 27 to 1km W of Usher Road	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	-	250,000	
100%	0%	Dwyer Road - County Rd 27 to end (Deferred to 2021)	40,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	40,000	-	40,000	
100%	0%	Queen Street West - Yonge Street to bridge - mill and pave - defer until lift station complete	-	-	-	165,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	165,500	-	165,500	
100%	0%	Golf Course Rd - Hwy 26 to Hendrie Rd	-	275,184	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	275,184	-	275,184	
100%	0%	Wilson Dr - Hwy 26 to 1.1km north of Hendrie Rd	-	416,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	416,000	-	416,000	
100%	0%	Wattie Road - St. Vincent to Park Trail - defer (2020 RNS)	-	-	-	46,340	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46,340	-	46,340	
100%	0%	Cowdray Park - defer (2020 RNS)	-	-	-	-	-	-	75,956	-	-	-	-	-	-	-	-	-	-	-	-	-	-	75,956	-	75,956	
100%	0%	Frid Boulevard - South of Silverwood to Rosewood - defer (2020 RNS)	-	-	-	-	-	-	96,452	-	-	-	-	-	-	-	-	-	-	-	-	-	-	96,452	-	96,452	
100%	0%	Glen Echo - Bayfield to Heatherwood - defer (2020 RNS)	-	-	-	-	-	-	60,282	-	-	-	-	-	-	-	-	-	-	-	-	-	-	60,282	-	60,282	
100%	0%	Harmony Drive - Cairns to Cowdray Park	-	38,480	-	-	-	-																			



Table A-2 (Cont'd)

Existing Benefit %	Growth Benefit %	Project	Gross Capital Expenditures (Inflated\$)																			Total Expenditures	DC Recovery	Net Expenditures		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039				2040	2041
100%	0%	McLaughlin Street - Ghibb to Wilson	-	-	91,052	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	91,052	-	91,052
100%	0%	Vespra Valley Road - Snow Valley Road to Eder Trail, add Eder to cul de sac - mill and pave	-	-	96,408	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	96,408	-	96,408
100%	0%	Cedar Creek Rd - Willow Landing Rd to St. Vincent St - (Deferred to 2023)	-	-	64,272	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	64,272	-	64,272
100%	0%	Cardinal Crescent - Willow Landing Rd to Cedar Creek Rd - (Deferred to 2023)	-	-	38,563	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	38,563	-	38,563
100%	0%	Baseline Road - South Orr Lake Road to County Road 27	-	-	-	165,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	165,500	-	165,500
100%	0%	Lent Street	-	-	-	35,307	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35,307	-	35,307
100%	0%	Martin Street - Hwy 93 to Mill Street West	-	-	-	56,270	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56,270	-	56,270
100%	0%	Deamicis Crescent - Idlewood to Idlewood	-	-	-	93,784	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	93,784	-	93,784
100%	0%	Malta Crescent	-	-	-	115,850	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	115,850	-	115,850
100%	0%	McCartney Gate	-	-	-	66,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	66,200	-	66,200
100%	0%	Sandy Bend Rd - (Deferred to 2024)	-	-	-	22,067	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	22,067	-	22,067
100%	0%	Currie Drive (deferred to 2025)	-	-	-	-	56,822	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	56,822	-	56,822
100%	0%	Flos 6 West - Elliott to County Rd 27	-	-	-	-	198,876	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	198,876	-	198,876
100%	0%	Cassell Drive	-	-	-	-	340,931	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	340,931	-	340,931
100%	0%	Frailick Road - Culvert south barrel replacement - (Deferred to 2025)	-	-	-	-	278,427	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	278,427	-	278,427
100%	0%	Coles Court	-	-	-	-	-	78,425	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	78,425	-	78,425
100%	0%	Deluca Court	-	-	-	-	-	23,411	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	23,411	-	23,411
100%	0%	Mills Circle	-	-	-	-	-	117,053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	117,053	-	117,053
100%	0%	Nerveta Street	-	-	-	-	-	117,053	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	117,053	-	117,053
100%	0%	Pierce Court	-	-	-	-	-	105,348	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	105,348	-	105,348
100%	0%	Rosewood Avenue - Frid to Silverwood	-	-	-	-	-	111,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	111,200	-	111,200
100%	0%	Pineview Avenue - Alexander to Lawrence - move to 2022 (2020 RNS)	-	26,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	26,000	-	26,000
100%	0%	Riverview Court - mill and pave	-	-	-	-	-	64,379	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	64,379	-	64,379
100%	0%	Buckley St. - Gearin to Flos 4 West - double surface treatment - move to 2021/22 (2020 RNS) - drainage and traffic calming	20,000	208,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	228,000	-	228,000
100%	0%	Flos 10 West - Twp limit to Crossland Road	-	-	-	-	-	-	-	271,270	-	-	-	-	-	-	-	-	-	-	-	-	-	271,270	-	271,270
100%	0%	Flos 3 West - Glengarry to 1.6 east of Glengarry -double surface treatment	-	-	-	-	-	-	-	-	229,073	-	-	-	-	-	-	-	-	-	-	-	-	229,073	-	229,073
100%	0%	Flos 7 West - Crossland to Cty Rd 27 -double surface treatment - move to 2025	-	-	-	-	-	420,481	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	420,481	-	420,481
100%	0%	Ghibb Avenue - Wilson to Lawrence	-	-	-	-	-	-	90,423	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90,423	-	90,423
100%	0%	Frid - Nereta to St. Vincent	-	-	-	-	-	-	102,480	-	-	-	-	-	-	-	-	-	-	-	-	-	-	102,480	-	102,480
100%	0%	Graham - Simcoe to Hunter	-	-	-	-	-	-	28,935	-	-	-	-	-	-	-	-	-	-	-	-	-	-	28,935	-	28,935
100%	0%	Train Avenue East	-	-	-	-	-	-	51,843	-	-	-	-	-	-	-	-	-	-	-	-	-	-	51,843	-	51,843
100%	0%	Flos 8 East - 1589 west of Baseline to Baseline - move to 2021 (2020 RNS)	170,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	170,000	-	170,000
100%	0%	Innistree - double surface treatment	-	-	-	-	-	-	-	24,113	-	-	-	-	-	-	-	-	-	-	-	-	-	24,113	-	24,113
100%	0%	Phelpston Road - Rainbow Valley to Marl Creek- surface treatment	-	-	-	-	-	-	-	144,677	-	-	-	-	-	-	-	-	-	-	-	-	-	144,677	-	144,677
100%	0%	Glengarry Landing North - Rainbow to .3km south of Flos 3 West - double ST	-	-	-	-	-	-	-	-	36,169	-	-	-	-	-	-	-	-	-	-	-	-	36,169	-	36,169
100%	0%	Riverdale Road - double surface treatment	-	-	-	-	-	-	-	18,085	-	-	-	-	-	-	-	-	-	-	-	-	-	18,085	-	18,085
100%	0%	Sleamish Drive - double surface treatment	-	-	-	-	-	-	-	31,347	-	-	-	-	-	-	-	-	-	-	-	-	-	31,347	-	31,347
100%	0%	Idlewood Dr - Pooles Rd to Frid Blvd - (Deferred to 2027)	-	-	-	-	-	-	-	241,129	-	-	-	-	-	-	-	-	-	-	-	-	-	241,129	-	241,129
100%	0%	Flos Rd 7W - County Rd 29 to Vigo Rd (Deferred to 2027)	-	-	-	-	-	-	-	180,847	-	-	-	-	-	-	-	-	-	-	-	-	-	180,847	-	180,847
100%	0%	Pinery - Ludlie to Luella	-	-	-	-	-	-	-	144,677	-	-	-	-	-	-	-	-	-	-	-	-	-	144,677	-	144,677
100%	0%	Sunnidale Road - Cty Rd 90 to Baldwick Lane	-	-	-	-	-	-	-	120,565	-	-	-	-	-	-	-	-	-	-	-	-	-	120,565	-	120,565
100%	0%	Adams Avenue - Huron to Stokes	-	-	-	-	-	-	-	-	136,600	-	-	-	-	-	-	-	-	-	-	-	-	136,600	-	136,600
100%	0%	Flos 7 East - Cty Rd 27 to Victoria Road	-	-	-	-	-	-	-	-	12,418	-	-	-	-	-	-	-	-	-	-	-	-	12,418	-	12,418
100%	0%	Flos 6 West - Crossland to 1.8km east - double surface treatment	-	-	-	-	-	-	-	-	211,108	-	-	-	-	-	-	-	-	-	-	-	-	211,108	-	211,108
100%	0%	Old Second North - Flos 4 East to Mill Street add Mill to 7th - double surface treatment	-	-	-	-	-	-	-	-	279,408	-	-	-	-	-	-	-	-	-	-	-	-	279,408	-	279,408
100%	0%	Pinegrove Rd - 1.2 km north Sunnidale to Old Orchard - double surface treatment	-	-	-	-	-	-	-	-	298,035	-	-	-	-	-	-	-	-	-	-	-	-	298,035	-	298,035
100%	0%	Rainbow Valley West - Coughlin Rd to Cty. 27	-	-	-	-	-	-	-	-	341,499	-	-	-	-	-	-	-	-	-	-	-	-	341,499	-	341,499
100%	0%	Ronald Road - Foyston Gate to Frailick Road - double surface treatment - move to 2024 (2020 RNS)	-	-	-	132,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	132,400	-	132,400
100%	0%	Second Avenue	-	-	-	-	-	-	-	-	24,836	-	-	-	-	-	-	-	-	-	-	-	-	24,836	-	24,836
100%	0%	Story Road	-	-	-	-	-	-	-	-	93,136	-	-	-	-	-	-	-	-	-	-	-	-	93,136	-	93,136
100%	0%	Sant Road - Highway 26 to Spence	-	-	-	-	-	-	-	-	86,927	-	-	-	-	-	-	-	-	-	-	-	-	86,927	-	86,927
100%	0%	Woods Drive	-	-	-	-	-	-	-	-	182,547	-	-	-	-	-	-	-	-	-	-	-	-	182,547	-	182,547
100%	0%	Silverwood Crescent	-	-	-	-	-	-	-	-	105,554	-	-	-	-	-	-	-	-	-	-	-	-	105,554	-	105,554
100%	0%	Winter Court - Eder Trail to Cul de sac	-	-	-	-	-	-	-	-	31,045	-	-	-	-	-	-	-	-	-	-	-	-	31,045	-	31,045
100%	0%	Willow Landing Rd - Cedar Creek Rd to St. Vincent St - (Deferred to 2028)	-	-	-	-	-	-	-	-	310,454	-	-	-	-	-	-	-	-	-	-	-	-	310,454	-	310,454
100%	0%	Flos Rd 10 W - Crossland Rd to Vigo Rd (Deferred to 2028)	-	-	-	-	-	-	-	-	217,318	-	-	-	-	-	-	-	-	-	-	-	-	217,318	-	217,318
100%	0%	Park Trail - (Deferred to 2029)	-	-	-	-	-	-	-	-	-	166,279	-	-	-	-	-	-	-	-	-	-	-	166,279	-	166,279
100%	0%	Stokes - Huron to Adams	-	-	-	-	-	-	-	-	166,279	-	-	-	-	-	-	-	-	-	-	-	-	166,279	-	166,279
100%	0%	William - Yong																								



Table A-2 (Cont'd)

Existing Benefit %	Growth Benefit %	Project	Gross Capital Expenditures (Inflated\$)																			Total Expenditures	DC Recovery	Net Expenditures		
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039				2040	2041
100%	0%	Miller Drive - Edgemoor to end	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	92,221	-	92,221	
100%	0%	Mostar Court	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	46,110	-	46,110	
100%	0%	Seadon - George Johnston to 0.7 km east George	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	197,616	-	197,616	
		Gravel Rd conversion to Hard Top:																								
100%	0%	Flos Rd 6 W - Crossland Road to Vigo Road, traffic count 136, 3200 metres	240,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	240,000	-	240,000
100%	0%	Ushers Rd - Hwy 92 to Flos Rd 10, traffic count 364, 1500 metres	-	-	123,188	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	123,188	-	123,188
100%	0%	Rainbow Valley Rd - Coughlin Rd to Crossland Rd, traffic count 144, 3200 metres	-	-	-	264,801	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	264,801	-	264,801
100%	0%	Atkinson Rd - Flos Rd 4 to Flos Rd 6, traffic count 141, 2800 metres	-	-	-	-	238,652	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	238,652	-	238,652
100%	0%	Flos Rd 10 E - East of Hwy 93 to Scarlett Line, traffic count 132, 2200 metres	-	-	-	-	-	193,137	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	193,137	-	193,137
		Traffic Signals/Crosswalks:																								
100%	0%	Hillsdale - Intersection Pedestrian Signal (IPS)	225,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	225,000	-	225,000
100%	0%	Elmvale - Crosswalk - George St & Yonge St	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	-	100,000
0%	0%	Structures - Bridge & Culverts over 3m:																								
100%	0%	Culvert 207 - reline - Baseline Road - 0.4km north of South Orr Lake Road (see Nov 4, 2020 staff report)	-	-	278,512	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	278,512	-	278,512
100%	0%	Bridge 2 - St. Vincent Street - design and rehabilitation	727,462	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	727,462	-	727,462
100%	0%	Guidesail upgrades to various structures	395,000	208,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	603,000	-	603,000
100%	0%	Bridge 11 - Gill Road - add guide rail replacement - entirely 2021 from 2020 OSIM Inspection & Recommendation from Consultant	250,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	250,000	-	250,000
100%	0%	Bridge 5 - Golf Course Road Minor Rehab - from 2020 OSIM Inspection & Capital Recommendation from Consultant	-	98,800	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	98,800	-	98,800
100%	0%	Bridge 7 - Wilson Drive Minor Rehab - from 2020 OSIM Inspection & Capital Recommendation from Consultant	-	93,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	93,600	-	93,600
100%	0%	Bridge 20 - Tiny Flos Townline Minor Rehab - from 2020 OSIM Inspection & Capital Recommendation from Consultant	-	104,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	104,000	-	104,000
100%	0%	Bridge 12 - Vespra Valley Road - design and rehabilitation - entirely in 2021 from 2020 OSIM Inspection & Recommendation from Consultant	200,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	200,000	-	200,000
100%	0%	Bridge 9 - Nursery Road - 0.7km south of Hendrie Road - include guide rail replacement - defer to 2028 from OSIM Inspection & Capital Recommendation from Consultant	-	-	-	-	-	-	-	-	347,708	-	-	-	-	-	-	-	-	-	-	-	-	347,708	-	347,708
100%	0%	Bridge 4 - Vespra Valley Road - design and rehabilitation - include guide rail replacement - moved to 2023 from 2020 OSIM Inspection & Capital Recommendation from Consultant	-	-	-	299,936	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	299,936	-	299,936
100%	0%	Culvert 202 - Fralick Road - design/permits and replace south barrel - defer to 2025 from 2020 OSIM Inspection & Capital Recommendation from Consultant	-	-	-	-	610,266	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	610,266	-	610,266
100%	0%	Bridge 6 - Wilson Drive - 2.1km south of Hendrie - patch deteriorated concrete - move to 2022 from OSIM Inspection & Recommendation from Consultant	-	114,400	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	114,400	-	114,400
100%	0%	Bridge 19 - Flos Road 11 West - 0.7km West of Ushers Road - move to 2024 from OSIM Inspection & Capital Recommendation from Consultant	-	-	-	346,668	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	346,668	-	346,668
100%	0%	Bridge 1 - Grenfel Road - patch deteriorated concrete - add guide rail replacement - move to 2022 from OSIM Inspection & Capital Recommendation from Consultant	-	119,600	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	119,600	-	119,600
100%	0%	Culvert 208 - Tiny Flos Townline Replace Culvert - from 2020 OSIM Inspection & Capital Recommendation from Consultant	-	-	-	-	-	229,775	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	229,775	-	229,775
100%	0%	Bridge 18 - Flos Road 11 East - 2.4km West of Baseline - include guide rail replacement - defer to 2028 from OSIM Inspection & Recommendation from Consultant	-	-	-	-	-	-	-	-	335,290	-	-	-	-	-	-	-	-	-	-	-	-	335,290	-	335,290
100%	0%	Bridge 17 - Flos 10 West - 0.3 km West of City Rd 27 - defer to 2029 from OSIM Inspection & Capital Recommendation from Consultant	-	-	-	-	-	-	-	-	-	504,337	-	-	-	-	-	-	-	-	-	-	-	504,337	-	504,337
100%	0%	Culvert 204 - Old Second North Replace Culvert - from 2020 OSIM Inspection & Recommendation from Consultant	-	-	-	-	-	-	-	561,951	-	-	-	-	-	-	-	-	-	-	-	-	-	561,951	-	561,951
100%	0%	Bridge 15 - Scarlett Line 1km North of Mill Street - include guide rail replacement - defer to 2030 from OSIM Inspection & Capital Recommendation from Consultant	-	-	-	-	-	-	-	-	-	-	769,649	-	-	-	-	-	-	-	-	-	-	769,649	-	769,649
100%	0%	Bridge 3 - Finlay Mill Rd 0.8km East of Bayfield - include guide rail replacement - move to 2028 from OSIM Inspection & Capital Recommendation from Consultant	-	-	-	-	-	-	-	-	273,199	-	-	-	-	-	-	-	-	-	-	-	-	273,199	-	273,199
100%	0%	Provision for Future Work	-	-	-	-	-	-	-	-	-	-	3,121,017	3,214,648	3,311,087	3,410,420	3,512,733	3,618,115	3,726,658	3,838,458	3,953,612	4,072,220	4,194,386	39,973,354	-	39,973,354
		Subtotal	5,067,462	4,353,024	4,151,971	2,724,357	2,621,758	1,625,046	2,510,274	3,287,083	2,896,196	2,001,456	3,121,017	3,214,648	3,311,087	3,410,420	3,512,733	3,618,115	3,726,658	3,838,458	3,953,612	4,072,220	4,194,386	71,211,980	-	71,211,980
		Parks & Recreation (Growth-Related Projects)																								
		Growth Related Projects																								
0%	100%	Trail Development*	30,000	31,200	32,136	33,100	34,093	35,116	36,169	37,254	38,372	39,523	-	-	-	-	-	-	-	-	-	-	-	-	346,964	346,964
0%	100%	New Playgrounds*	30,000	31,200	32,136	33,100	34,093	35,116	36,169	37,254	38,372	39,523	-	-	-	-	-	-	-	-	-	-	-	-	346,964	346,964
0%	100%	Trail Development*	-	-	-	-	-	-	-	-	-	40,709	41,930	43,188	44,484	45,816	47,193	48,609	50,067	51,569	53,116	54,709	56,342	58,017	59,724	61,472
0%	100%	New Playgrounds*	-	-	-	-	-	-	-	-	-	40,709	41,930	43,188	44,484	45,816	47,193	48,609	50,067	51,569	53,116	54,709	56,342	58,017	59,724	61,472
0%	100%	Neighbourhood Parks - Midhurst*	-	71,760	73,913	76,130	78,414	80,767	83,190	85,685	88,256	90,903	93,631	96,439	99,333	102,313	105,382	108,543	111,800	115,154	118,608	122,167	125,832	129,603	133,480	137,463
0%	100%	New Neighbourhood Parks*	-	-	-	-	-	-	-	-	-	-	67,848	69,894	71,980	74,140	76,364	78,655	81,014	83,445	85,948	88,527	91,182	93,914	96,724	99,613
0%	100%	Ball Diamonds and Soccer Fields*	-	-	-	-	-	-	-	-	-	-	80,061	82,463	84,937	87,485	90,109	92,813	95,597	98,465	101,419	104,461	107,595	1,025,403	1,025,403	
10%	90%	Neighborhood Park - Stone Manor - Phase 2	550,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	550,000	495,000	55,000
100%	0%	Elmvale Community Parkland acquisition - (Deferred to 2021) - defer to 2024	-	-	-	165,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	165,500	-	165,500
0%	100%	Splash Pad South Service Area - Area TBD*	-	-	374,920	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	374,920	374,920	
0%	100%	Elmvale Community Park Master Plan*	-	-	-	-	34,093	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,093	34,093	
0%	100%	Elmvale Community Park Development*	-	-	-	-	-	-	1,170,529	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1,170,529	1,170,529	
0%	100%	Phelpston Rink Pavilion (Valendar Park)	-	-	-	-	454,574	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	454,574	454,574	
0%	100%	Provision for Additional Growth-Related Parks & Recreation Projects	-	-	-	-	-	-	-	-	-	-	203,545	209,651	215,940	222,419	229,091	235,964	243,043	250,334	257,844	265,580	273,547	2,606,958	-	2,606,958
		Subtotal	610,000	134,160	513,105	307,831	635,268	1,321,527	155,528	160,194	165,000	169,950	526,502	542,297	558,566	575,323	592,583	610,360	628,671	647,531	666,957	686,966	707,575			



Table A-2 (Cont'd)

Existing Benefit %	Growth Benefit %	Project	Gross Capital Expenditures (Inflated\$)																		Total Expenditures	DC Recovery	Net Expenditures			
			2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038				2039	2040	2041
		Parks & Recreation (Repair/Replacement Projects)																								
		Repair/Replacement Projects																								
100%	0%	Midhurst Community Sign - c/o from 2020 to 2023	-	-	10,712	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	10,712	-	10,712	
100%	0%	Replace/Rebuild Elmvale Tennis Courts & Replace Lights - defer to 2022 with c/o of \$90,000, total of \$150,000 in 2022	-	156,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	156,000	-	156,000	
100%	0%	Replace Doran Park Tennis Court Lights - defer to 2022	-	78,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	78,000	-	78,000	
100%	0%	Replace Homer Barret Park Rink Boards - defer to 2022	-	83,200	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	83,200	-	83,200	
		Elmvale Arena	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	
100%	0%	Brine Header Replacement	95,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	95,000	-	95,000	
100%	0%	Provision for Future Work	-	-	-	-	-	-	-	-	271,393	-	-	296,558	-	-	324,057	-	-	354,106	-	-	1,246,114	-	1,246,114	
		Subtotal	95,000	317,200	10,712	-	-	-	-	-	271,393	-	-	296,558	-	-	324,057	-	-	354,106	-	-	1,669,026	-	1,669,026	
		Information Technology (Repair/Replacement Projects)																								
		Repair/Replacement Projects																								
100%	0%	Building Department Software	55,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	55,000	-	55,000	
100%	0%	Server Infrastructure Replacements/Upgrades	-	-	-	-	-	-	-	-	108,557	-	-	-	137,455	-	-	-	-	-	-	-	246,012	-	246,012	
100%	0%	Replace Phone System	100,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	100,000	-	100,000	
100%	0%	Replace Phone System	-	-	-	-	-	-	-	-	-	167,721	-	-	-	-	-	-	-	-	-	-	167,721	-	167,721	
100%	0%	Network Infrastructure Replacements/Upgrades	25,000	-	-	-	-	-	30,141	-	-	-	-	-	-	-	-	-	-	-	-	-	55,141	-	55,141	
100%	0%	Network Infrastructure Replacements/Upgrades	-	-	-	-	-	-	-	-	-	69,884	-	-	-	-	-	-	97,217	-	-	-	167,101	-	167,101	
100%	0%	Provision for New Software	-	-	-	-	-	-	-	-	-	-	-	287,921	-	-	-	-	-	-	-	-	287,921	-	287,921	
		Subtotal	180,000	-	-	-	-	-	30,141	-	108,557	237,604	287,921	287,921	137,455	-	97,217	-	-	-	-	1,078,895	-	1,078,895		
		Total	13,019,166	33,681,373	37,657,008	43,755,040	28,100,132	12,346,554	14,472,129	12,566,292	19,100,718	18,053,156	40,597,652	19,155,109	13,971,349	23,622,349	29,282,445	15,465,080	19,720,502	16,593,820	16,352,481	18,232,922	15,783,659	461,528,937	323,546,806	137,982,131

*Adjusted to reflect removal of 10% mandatory deduction, as per the amended D.C.A. legislation



Appendix B

Water and Wastewater Services Forecasts (2021- 2041)



Appendix B: Water and Wastewater Forecasts (2021-2041)

Table B-1
Township of Springwater
Water Services
Water Customer and Volume Forecast

Water Customer Forecast	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Existing	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124	4,124
New - Growth - Elmvale	56	93	130	167	204	241	278	315	349	381	413	439	457	472	484	488	488	488	488	488	488
New - Growth - Hillsdale	-	-	-	-	-	-	-	-	-	-	8	30	65	113	173	238	303	368	433	498	563
New - Growth - Anten Mills	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11	11
New - Growth - Midhurst	-	50	168	325	537	782	1,028	1,273	1,519	1,764	2,078	2,459	2,840	3,221	3,602	3,983	4,364	4,745	5,126	5,507	5,888
New - Growth - Centre Vespra	30	50	70	90	110	130	150	170	180	180	180	180	180	180	180	180	180	180	180	180	180
New - Growth - Snow Valley	15	25	35	45	55	65	75	85	95	105	113	115	115	115	115	115	115	115	115	115	115
Total	4,236	4,353	4,538	4,762	5,041	5,353	5,666	5,978	6,278	6,565	6,927	7,358	7,792	8,236	8,689	9,139	9,585	10,031	10,477	10,923	11,369

Water Volume Forecast (cu.m.)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Block 1																					
Existing	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419	570,419
New - Elmvale	10,080	16,740	23,400	30,060	36,720	43,380	50,040	56,700	62,820	68,580	74,340	79,020	82,260	84,960	87,120	87,840	87,840	87,840	87,840	87,840	87,840
New - Hillsdale	-	-	-	-	-	-	-	-	-	-	1,440	5,400	11,700	20,340	31,140	42,840	54,540	66,240	77,940	89,640	101,340
New - Anten Mills	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980	1,980
New - Midhurst	-	9,000	30,240	58,500	96,660	140,760	185,040	229,140	273,420	317,520	374,040	442,620	511,200	579,780	648,360	716,940	785,520	854,100	922,680	991,260	1,059,840
New - Centre Vespra	5,400	9,000	12,600	16,200	19,800	23,400	27,000	30,600	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400
New - Snow Valley	2,700	4,500	6,300	8,100	9,900	11,700	13,500	15,300	17,100	18,900	20,340	20,700	20,700	20,700	20,700	20,700	20,700	20,700	20,700	20,700	20,700
Subtotal Block 1	590,579	611,639	644,939	685,259	735,479	791,639	847,979	904,139	958,139	1,009,799	1,074,959	1,152,539	1,230,659	1,310,579	1,392,119	1,473,119	1,553,399	1,633,679	1,713,959	1,794,239	1,874,519
Block 2																					
Existing	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251
New - Elmvale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Hillsdale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Anten Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Midhurst	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Centre Vespra	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Snow Valley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Block 2	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251	189,251
Block 3																					
Existing	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252
New - Elmvale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Hillsdale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Anten Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Midhurst	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Centre Vespra	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Snow Valley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Block 3	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252	66,252
Block 4																					
Existing	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868
New - Elmvale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Hillsdale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Anten Mills	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Midhurst	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Centre Vespra	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New - Snow Valley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Subtotal Block 4	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868	96,868
Total	942,950	964,010	997,310	1,037,630	1,087,850	1,144,010	1,200,350	1,256,510	1,310,510	1,362,170	1,427,330	1,504,910	1,583,030	1,662,950	1,744,490	1,825,490	1,905,770	1,986,050	2,066,330	2,146,610	2,226,890



Table B-2
Township of Springwater
Water Services
Capital Budget Forecast
Uninflated \$

Description	Total 2021-2041	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Anten Mills																						
Well 1 Rehab/Replace	40,250	-	-	-	26,450	-	-	-	-	-	-	4,600	-	-	-	-	4,600	4,600	-	-	-	-
Well 2 Rehab/Replace	40,250	-	-	-	26,450	-	-	-	-	-	-	4,600	-	-	-	-	4,600	4,600	-	-	-	-
Well 3 Rehab/Replace	44,275	-	-	-	12,075	-	-	-	-	-	-	6,900	25,300	-	-	-	-	-	-	-	-	-
Treatment/Pumphouse Rehab/Replacements	69,000	-	-	13,800	6,900	-	-	6,900	17,250	-	-	-	-	6,900	-	-	-	-	-	-	17,250	-
Emergency Power	102,350	-	-	-	-	-	-	-	17,250	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage Reservoir Rehab and Reservoir Expansion	28,750	1,725	-	-	3,450	-	-	1,725	-	11,500	3,450	-	-	1,725	-	-	3,450	-	-	-	1,725	-
High Lift Pumping Station Rehab and Replacement	198,950	-	-	5,750	-	-	-	5,750	-	20,700	-	-	5,750	-	57,500	-	-	-	103,500	-	-	-
Distribution System Leak Detection Survey	23,000	-	-	-	-	-	-	11,500	-	-	-	-	-	-	-	-	-	11,500	-	-	-	-
Del Trend																						
Well 1 Rehab/Replace	26,450	-	-	-	-	-	12,650	-	-	-	-	-	-	6,900	-	-	-	-	-	-	6,900	-
Well 2 Rehab/Replace	26,450	-	-	-	-	-	12,650	-	-	-	-	-	-	6,900	-	-	-	-	-	-	6,900	-
Well 3 Rehab/Replace	34,500	-	-	-	-	-	6,900	-	-	13,800	-	-	-	6,900	-	-	-	-	-	-	6,900	-
Treatment/Pumphouse Rehab/Replacements	23,000	-	-	-	-	5,750	-	11,500	-	-	-	-	-	-	5,750	-	-	-	-	-	-	-
Chemical Feed Systems Replacement	48,300	-	-	20,700	-	-	6,900	-	-	-	-	-	-	6,900	-	-	-	-	-	13,800	-	-
Emergency Power	2,300	-	-	-	-	-	-	2,300	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage Reservoir Rehab and Inspection	40,250	-	17,250	-	-	-	-	-	5,750	-	-	-	-	-	-	-	-	17,250	-	-	-	-
Diesel Gen Set. Rehab	-	-	-	-	-	-	-	-	-	-	-	17,250	-	-	-	-	-	-	-	-	-	-
Motor Control Centre Replace/Refurbish	57,500	-	-	-	-	-	-	57,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Lift Pumps Rehab/Replace	126,500	-	-	-	-	-	-	126,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elmvale																						
Well 1 Rehab/Replace	59,800	-	39,100	-	-	-	-	-	-	6,900	-	-	-	-	-	-	13,800	-	-	-	-	-
Well 1 Pumphouse Replace Flow Meters	16,100	-	-	-	-	3,450	-	-	-	-	-	-	-	12,650	-	-	-	-	-	-	-	-
Well 2 Rehab/Replace	59,800	-	39,100	-	-	-	-	-	-	6,900	-	-	-	-	-	-	6,900	6,900	-	-	-	-
Well 2 Pumphouse Replacements	49,450	5,750	-	8,050	-	-	-	-	11,500	-	-	-	-	10,350	-	-	-	-	13,800	-	-	-
Storage Reservoir/Chlorine Contact Chamber Rehab and Replacements	129,950	-	3,450	20,700	-	6,900	57,500	-	-	3,450	-	-	6,900	-	-	-	3,450	-	-	27,600	-	-
Booster Pumping Station Refurb/Rehab & Building Upgrades	266,800	17,250	13,800	5,750	-	-	-	71,300	-	-	69,000	-	78,200	-	-	-	-	-	-	-	11,500	-
Distribution System Leak Detection Surveys	1,380,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	690,000	690,000	-	-
Hillsdale																						
Well 2 Refurbish & Replacements	42,550	-	-	-	-	6,900	-	21,850	-	-	-	-	6,900	-	-	-	-	-	-	6,900	-	-
Well 3 Refurbish & Replacements	42,550	-	-	-	-	6,900	-	21,850	-	-	-	-	6,900	-	-	-	-	-	-	6,900	-	-
Pumphouse Replacements and Upgrades	207,000	-	-	37,950	-	-	-	-	57,500	-	5,750	-	-	-	3,450	-	-	69,000	27,600	-	-	5,750
Hillsdale Standpipe Rehab	74,175	-	3,450	-	-	1,725	11,500	4,600	-	3,450	-	-	1,725	-	-	3,450	11,500	4,600	28,175	-	-	-
Distribution System - Leak Detection Surveys	46,000	11,500	-	-	-	-	-	-	-	-	17,250	-	-	-	-	-	-	-	-	-	17,250	-
Midhurst																						
<i>Idlewood Drive Well Supply and Treatment</i>																						
Well 2 Rehab/Replace	25,875	-	-	-	-	6,900	-	-	-	-	-	-	6,900	5,175	-	-	-	-	-	6,900	-	-
Well 3 Rehab/Replace	31,050	-	-	-	-	6,900	-	-	-	-	-	-	6,900	10,350	-	-	-	-	-	6,900	-	-
Treatment Plant Rehab/Replacements	190,900	2,875	11,500	19,550	6,900	-	-	-	5,750	-	11,500	-	23,000	64,400	-	-	-	-	8,625	13,800	-	23,000
<i>Greenpine Well Supply and Treatment</i>																						
Well 4 Rehab/Replace	51,175	-	-	-	-	12,075	-	-	-	-	-	-	6,900	25,300	-	-	-	-	-	6,900	-	-
Treatment Plant Rehab/Replacements	207,575	11,500	-	17,250	-	17,825	-	-	-	-	11,500	-	-	6,900	57,500	59,800	-	-	13,800	-	11,500	-
<i>Carson Road Well Supply and Treatment</i>																						
Well 5 Rehab/Replace	58,075	-	13,225	-	-	-	-	-	-	6,900	-	-	-	31,050	-	-	6,900	-	-	-	-	-
Treatment Plant Rehab/Replacements	72,450	-	-	17,250	-	-	-	-	11,500	-	-	-	-	6,900	-	11,500	-	-	11,500	13,800	-	-
Booster Pumping Stations Rehab/Replace	19,550	-	-	-	-	-	-	5,750	-	-	-	-	2,300	-	-	-	-	-	-	-	11,500	-
Park Trail Pump	19,550	3,450	-	-	-	-	-	-	-	-	3,450	-	-	-	-	-	-	-	9,200	-	3,450	-
Storage Reservoirs Rehab/Replace	94,300	-	3,450	-	-	6,900	-	-	3,450	11,500	18,400	6,900	-	-	3,450	-	-	6,900	-	11,500	21,850	-
Distribution Watermains Leak Detection	34,500	-	-	-	-	-	-	-	-	-	11,500	-	-	-	-	-	-	-	-	-	23,000	-



Table B-2 (Cont'd)

Description	Total 2021-2041	Forecast																			
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040
Minesing																					
Well 1 Refurbishment/Replacement	23,000	-	-	-	6,900	-	-	-	-	-	-	6,900	2,300	-	-	-	-	-	-	-	-
Well 2 Refurbishment/Replacement	27,600	-	-	-	-	-	6,900	-	-	-	-	-	-	6,900	-	-	-	-	-	6,900	-
Well 3 Refurbishment/Replacement	32,200	-	16,100	-	-	-	-	-	-	6,900	-	-	-	-	-	6,900	-	-	-	-	2,300
Well 4 Refurbishment/Replacement	27,600	-	-	-	-	-	-	-	6,900	13,800	-	-	-	-	-	6,900	-	-	-	-	-
Treatment/Pumphouse Replacements	151,800	-	-	19,550	-	13,800	-	-	5,750	-	-	-	-	57,500	41,400	-	-	-	-	13,800	-
Emergency Power Refurbish	57,500	-	-	-	-	-	-	-	11,500	-	-	-	-	-	-	-	-	-	46,000	-	-
Storage Reservoirs Refurbish/Replace	63,250	-	9,200	-	-	6,900	-	-	3,450	5,750	-	6,900	-	3,450	11,500	-	-	-	-	-	9,200
High Lift Pumps Refurbish/Replace	147,200	31,050	-	-	-	10,350	-	-	-	-	-	-	52,900	-	-	-	-	-	6,900	-	52,900
Distribution System Leak Detection Survey	17,250	-	-	-	-	-	-	17,250	-	-	-	-	-	-	-	-	-	-	-	-	-
Phelpston																					
Well 1 Refurbishment/Replacement	144,900	-	-	-	11,500	-	-	-	-	-	6,900	-	-	-	-	-	-	-	-	-	-
Well 2 Refurbishment/Replacement	34,500	-	-	-	12,650	-	-	-	-	-	6,900	-	-	-	-	-	-	-	-	-	-
Treatment Plant Replacements	121,900	-	-	8,050	5,750	-	-	10,350	-	5,750	23,000	-	-	-	-	-	-	-	8,050	-	-
Storage Reservoir Inspections	11,500	-	-	-	-	-	-	-	-	5,750	-	-	-	-	-	-	-	-	-	-	5,750
High Lift Pumps Refurbish/Replace	138,000	-	-	-	23,000	-	-	-	-	-	-	-	-	-	115,000	-	-	-	-	-	-
Emergency Power Refurbish	103,500	-	-	-	-	-	-	-	-	17,250	-	-	-	-	-	-	-	-	-	86,250	-
Distribution System Leak Detection Survey	5,750	-	-	-	-	-	-	-	5,750	-	-	-	-	-	-	-	-	-	-	-	-
Snow Valley																					
Well 1 Refurbishment/Replacement	40,250	-	-	-	21,850	-	-	6,900	-	-	-	-	-	-	6,900	-	-	-	-	4,600	-
Well 2 Refurbishment/Replacement	42,550	-	-	-	24,150	-	-	6,900	-	-	-	-	-	-	6,900	-	-	-	-	4,600	-
Well 1 & 2 Treatment Plant Rehab/Replacements	103,500	6,900	-	47,150	-	5,750	-	-	5,750	-	-	-	-	6,900	11,500	-	-	-	8,050	11,500	-
Emergency Power Rehab	103,500	-	-	-	-	-	-	-	-	17,250	-	-	-	-	-	-	86,250	-	-	-	-
High Lift Pump Replace/Rehab	17,250	-	-	-	-	-	-	-	-	-	5,750	-	-	11,500	-	-	-	-	-	-	-
Well 1&2 Reservoir Inspection/Rehab	20,700	-	-	-	6,900	-	-	-	-	-	-	6,900	-	-	-	-	-	-	-	6,900	-
Water supply Expansion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	115,000
Well 3 & 4 Rehab/Replacement	135,125	13,800	-	-	15,525	-	-	-	13,800	-	-	-	-	-	78,200	13,800	-	-	-	-	-
Well 3 & 4 Treatment Plant Replacement/Rehab	95,450	11,500	10,350	16,100	6,900	-	-	-	-	11,500	-	-	-	-	23,000	-	-	-	-	16,100	-
Snow Valley Environmental Centre Pumphouse and Re-Chlorination Facility Replacements and Rehab	247,250	5,750	8,050	-	6,900	-	-	5,750	-	24,150	-	-	-	5,750	23,000	-	-	92,000	-	75,900	-
SCADA Upgrades	69,000	-	-	-	-	-	-	-	-	-	-	-	-	69,000	-	-	-	-	-	-	-
Stand-by Power Supply Rehab	23,000	-	-	-	-	-	-	-	-	-	-	-	-	23,000	-	-	-	-	-	-	-
Storage Reservoirs Inspection	650,900	3,450	-	-	6,900	-	-	3,450	9,200	6,900	-	-	3,450	23,000	-	6,900	-	9,200	3,450	575,000	-
Yorkwood Expansion Study	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Watermains Leak Detection	23,000	-	-	-	-	-	-	-	-	11,500	-	-	-	-	-	-	-	-	-	-	11,500
Stonemanor Rechlorination Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage Reservoir Expansion	-	3,450	-	-	6,900	-	-	3,450	-	6,900	-	-	3,450	-	-	6,900	-	-	-	3,450	-
Vespra Downs																					
Well 1 Refurbishment/Replacement	34,500	-	-	-	-	-	6,900	13,800	-	-	-	-	-	6,900	-	-	-	-	-	-	6,900
Well 2 Refurbishment/Replacement	34,500	-	-	-	-	-	6,900	13,800	-	-	-	-	-	6,900	-	-	-	-	-	-	6,900
Treatment Plant Replacements	128,800	-	11,500	13,800	3,450	-	5,750	-	3,450	-	-	-	-	6,900	60,950	-	-	-	9,200	13,800	-
Refurbish Generator	69,000	11,500	-	-	-	-	-	-	57,500	-	-	-	-	-	-	-	-	-	-	-	-
Distribution System Leak Detection Survey	11,500	5,750	-	-	-	-	-	-	-	-	-	-	-	-	-	5,750	-	-	-	-	-
Miscellaneous Water System Works																					
Energy Efficiency Audit	46,000	-	-	-	-	-	-	-	23,000	-	-	-	-	-	-	-	-	-	23,000	-	-
Capital Planning (5 Year Update)	69,000	-	-	-	-	23,000	-	-	-	-	-	23,000	-	-	-	-	23,000	-	-	-	-
Well Repairs	69,000	-	-	-	-	23,000	-	-	-	-	-	-	23,000	-	-	-	-	-	-	23,000	-
Install/Replace Bolt Protection	-	-	15,525	-	-	-	-	-	-	-	-	15,525	-	-	-	-	-	-	-	-	-
Chemical Panel Replacements	28,750	28,750	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Install Dehumidifiers	-	4,140	5,750	5,750	-	-	4,140	-	-	-	-	4,140	-	-	-	-	4,140	-	-	-	-
Annual Water meters Replacement Program	2,760,000	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	-	-	-	-
Valves Chamber Inspections	23,000	11,500	-	-	-	-	-	-	-	-	11,500	-	-	-	-	-	-	-	-	-	-
Annual Works of Distribution Systems	138,000	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900	6,900
Hydrants and Valves Annual Replacement Program	575,000	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750	28,750



Table B-2 (Cont'd)

Description	Total 2021-2041	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Growth Related	-																					
Elmvale	-																					
Additional Water Storage Reservoir (500 cu.m.)	1,217,600					1,217,600																
Hillsdale	-																					
Secondary Plan Master Servicing Study	75,000										75,000											
Minesing	-																					
Approval & Design Study for Additional Storage	72,400							72,400														
Schedule "A" Environmental Assessment	14,700								14,700													
Engineering & Design	14,700									14,700												
New Well	363,200										363,200											
Midhurst Secondary Plan Area	-																					
Growth Related Projects - Funded by landowners (Detailed project listing provided below)	53,745,000	-	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	3,583,000	-	-	-	-	-	-
	-																					
Total Capital Expenditures	76,616,075	399,740	4,011,950	4,068,300	4,032,650	5,173,775	3,929,840	4,294,225	4,081,850	3,993,300	4,435,200	11,887,890	4,144,775	4,236,200	4,475,400	3,909,600	4,027,590	2,672,025	1,052,825	1,078,125	1,030,400	-



Table B-3
Township of Springwater
Water Services
Midhurst Detailed Project List

Midhurst Secondary Plan Area Growth Related Detailed Project List (2022-2041)	
Project	Cost (2020\$)
Production well OW24 (see Drawing 113027 - OP2 for all well locations) See Note 1	600,000
Production well TW21	600,000
Reserve well R2	600,000
Raw water supply pipe (250 mm) from Neighbourhood 3 to Neighbourhood 2 (See Note 2)	1,600,000
Production well PW1	2,200,000
Production well TW35	1,800,000
Reserve well R1	2,200,000
Raw water supply pipe (250 mm) within Neighbourhood 2) (See Note 2)	300,000
Raw water supply pipe (300 mm) from Neighbourhood 2 to treatment plant (See Note 2)	600,000
Production well OW19	1,277,500
Production well TW22	1,277,500
Reserve well R3	1,277,500
Raw water supply pipe (200 mm) from TW22 and OW19 to treatment plant (See Note 2)	40,000
Production well OW29	200,000
Land cost for OW29	37,500
Production well TW34	200,000
Land Cost for TW34	37,500
Raw water supply pipe (250 mm) from OW29 and TW34 to treatment plant (See Note 3)	4,800,000
Doran Road - Phase 1 Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	8,055,906
Doran Road - Ultimate Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	3,888,976
Treated water distribution main (400 mm) to Doran Road development (See Note 2)	240,000
Carson Road - Phase 1 Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	7,872,441
Carson Road - Ultimate - Water Treatment Plant and Inground Reservoir (see Drawing 113027 - OP3 for plant location) See Note 4	2,203,937
Treated water distribution main (400 mm) to Carson Road development (See Note 3)	400,000



Table B-4
Township of Springwater
Water Services
Capital Budget Forecast (Inflated \$)

Description	Total 2021-2041	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Arten Mills																						
Well 1 Rehab/Replace	48,000	-	-	-	30,000	-	-	-	-	-	-	6,000	-	-	-	-	6,000	6,000	-	-	-	-
Well 2 Rehab/Replace	48,000	-	-	-	30,000	-	-	-	-	-	-	6,000	-	-	-	-	6,000	6,000	-	-	-	-
Well 3 Rehab/Replace	55,000	-	-	-	14,000	-	-	-	-	-	-	9,000	32,000	-	-	-	-	-	-	-	-	-
Treatment/Pumphouse Rehab/Replacements	86,000	-	-	15,000	8,000	-	-	8,000	20,000	-	-	-	-	9,000	-	-	-	-	-	-	-	26,000
Emergency Power	142,000	-	-	-	-	-	-	-	20,000	-	-	-	-	-	-	-	-	-	122,000	-	-	-
Storage Reservoir Rehab and Reservoir Expansion	36,000	2,000	-	-	4,000	-	-	2,000	-	14,000	4,000	-	-	2,000	-	-	5,000	-	-	3,000	-	-
High Lift Pumping Station Rehab and Replacement	264,000	-	-	6,000	-	-	-	7,000	-	25,000	-	7,000	-	74,000	-	-	-	-	-	-	-	145,000
Distribution System Leak Detection Survey	29,000	-	-	-	-	-	-	-	13,000	-	-	-	-	-	-	-	-	-	-	-	-	16,000
Del Trend																						
Well 1 Rehab/Replace	33,000	-	-	-	-	-	14,000	-	-	-	-	-	-	9,000	-	-	-	-	-	-	-	10,000
Well 2 Rehab/Replace	33,000	-	-	-	-	-	14,000	-	-	-	-	-	-	9,000	-	-	-	-	-	-	-	10,000
Well 3 Rehab/Replace	43,000	-	-	-	-	-	8,000	-	-	16,000	-	-	-	9,000	-	-	-	-	-	-	-	10,000
Treatment/Pumphouse Rehab/Replacements	27,000	-	-	-	-	6,000	-	13,000	-	-	-	-	-	-	8,000	-	-	-	-	-	-	-
Chemical Feed Systems Replacement	60,000	-	-	23,000	-	-	8,000	-	-	-	-	-	-	9,000	-	-	-	-	20,000	-	-	-
Emergency Power	3,000	-	-	-	-	-	-	3,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Storage Reservoir Rehab and Inspection	50,000	-	19,000	-	-	-	-	-	7,000	-	-	-	-	-	-	-	-	-	-	-	-	24,000
Diesel Gen Set. Rehab	22,000	-	-	-	-	-	-	-	-	-	-	-	22,000	-	-	-	-	-	-	-	-	-
Motor Control Centre Replace/Refurbish	66,000	-	-	-	-	-	-	66,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
High Lift Pumps Rehab/Replace	145,000	-	-	-	-	-	-	145,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elmvale																						
Well 1 Rehab/Replace	69,000	-	42,000	-	-	-	-	-	-	8,000	-	-	-	-	-	-	19,000	-	-	-	-	-
Well 1 Pumphouse Replace Flow Meters	20,000	-	-	-	-	4,000	-	-	-	-	-	-	-	16,000	-	-	-	-	-	-	-	-
Well 2 Rehab/Replace	69,000	-	42,000	-	-	-	-	-	-	8,000	-	-	-	-	-	-	9,000	10,000	-	-	-	-
Well 2 Pumphouse Replacements	61,000	6,000	-	9,000	-	-	-	-	13,000	-	-	-	-	13,000	-	-	-	-	20,000	-	-	-
Storage Reservoir/Chlorine Contact Chamber Rehab and Replacements	158,000	-	4,000	23,000	-	8,000	65,000	-	-	4,000	-	-	9,000	-	-	5,000	-	-	-	40,000	-	
Booster Pumping Station Refurb/Rehab & Building Upgrades	321,000	18,000	15,000	6,000	-	-	-	82,000	-	-	84,000	-	99,000	-	-	-	-	-	-	-	-	17,000
Distribution System Leak Detection Surveys	1,990,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	985,000	1,005,000	-	-
Hillsdale																						
Well 2 Refurbish & Replacements	52,000	-	-	-	-	8,000	-	25,000	-	-	-	-	9,000	-	-	-	-	-	-	10,000	-	
Well 3 Refurbish & Replacements	52,000	-	-	-	-	8,000	-	25,000	-	-	-	-	9,000	-	-	-	-	-	-	10,000	-	
Pumphouse Replacements and Upgrades	265,000	-	-	41,000	-	-	-	-	67,000	-	-	7,000	-	-	5,000	-	-	97,000	39,000	-	9,000	-
Hillsdale Standpipe Rehab	97,000	-	4,000	-	-	2,000	13,000	5,000	-	4,000	-	-	2,000	-	-	5,000	16,000	6,000	40,000	-	-	-
Distribution System - Leak Detection Surveys	59,000	12,000	-	-	-	-	-	-	-	-	21,000	-	-	-	-	-	-	-	-	-	-	26,000
Midhurst																						
<i>Idlewood Drive Well Supply and Treatment</i>																						
Well 2 Rehab/Replace	34,000	-	-	-	-	8,000	-	-	-	-	-	-	9,000	7,000	-	-	-	-	-	10,000	-	
Well 3 Rehab/Replace	40,000	-	-	-	-	8,000	-	-	-	-	-	-	9,000	13,000	-	-	-	-	-	10,000	-	
Treatment Plant Rehab/Replacements	243,000	3,000	12,000	21,000	8,000	-	-	-	7,000	-	14,000	-	29,000	83,000	-	-	-	12,000	20,000	-	34,000	-
<i>Greenpine Well Supply and Treatment</i>																						
Well 4 Rehab/Replace	65,000	-	-	-	-	13,000	-	-	-	-	-	-	9,000	33,000	-	-	-	-	-	10,000	-	
Treatment Plant Rehab/Replacements	267,000	12,000	-	19,000	-	20,000	-	-	-	-	14,000	-	-	9,000	76,000	80,000	-	-	20,000	-	17,000	
<i>Carson Road Well Supply and Treatment</i>																						
Well 5 Rehab/Replace	71,000	-	14,000	-	-	-	-	-	-	8,000	-	-	-	40,000	-	-	9,000	-	-	-	-	-
Treatment Plant Rehab/Replacements	92,000	-	-	19,000	-	-	-	-	13,000	-	-	-	-	9,000	-	15,000	-	-	16,000	20,000	-	-
Booster Pumping Stations Rehab/Replace	27,000	-	-	-	-	-	-	7,000	-	-	-	-	3,000	-	-	-	-	-	-	-	-	17,000
Park Trail Pump	26,000	4,000	-	-	-	-	-	-	-	-	4,000	-	-	-	-	-	-	-	13,000	-	5,000	-
Storage Reservoirs Rehab/Replace	125,000	-	4,000	-	-	8,000	-	-	4,000	14,000	22,000	9,000	-	-	5,000	-	-	10,000	-	17,000	32,000	-
Distribution Watermains Leak Detection	48,000	-	-	-	-	-	-	-	-	-	14,000	-	-	-	-	-	-	-	-	-	-	34,000
Minesing																						
Well 1 Refurbishment/Replacement	30,000	-	-	-	8,000	-	-	-	-	-	-	9,000	3,000	-	-	-	-	-	10,000	-	-	-
Well 2 Refurbishment/Replacement	38,000	-	-	-	-	8,000	-	-	-	-	-	-	9,000	-	-	-	-	-	-	-	21,000	-
Well 3 Refurbishment/Replacement	37,000	-	17,000	-	-	-	-	-	-	8,000	-	-	-	-	-	9,000	-	-	-	-	3,000	-
Well 4 Refurbishment/Replacement	33,000	-	-	-	-	-	-	8,000	16,000	-	-	-	-	-	9,000	-	-	-	-	-	-	-
Treatment/Pumphouse Replacements	192,000	-	-	21,000	-	15,000	-	-	7,000	-	-	-	-	74,000	55,000	-	-	-	-	20,000	-	-
Emergency Power Refurbish	79,000	-	-	-	-	-	-	-	13,000	-	-	-	-	-	-	-	-	-	66,000	-	-	-
Storage Reservoirs Refurbish/Replace	82,000	-	10,000	-	-	8,000	-	-	4,000	7,000	-	9,000	-	-	5,000	15,000	-	10,000	-	-	14,000	-
High Lift Pumps Refurbish/Replace	189,000	32,000	-	-	-	11,000	-	-	-	-	-	-	67,000	-	-	-	-	-	-	-	-	79,000
Distribution System Leak Detection Survey	20,000	-	-	-	-	-	-	20,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Phelpston																						
Well 1 Refurbishment/Replacement	189,000	-	-	-	13,000	-	-	-	-	-	-	9,000	-	-	167,000	-	-	-	-	-	-	-
Well 2 Refurbishment/Replacement	43,000	-	-	-	14,000	-	-	-	-	-	-	9,000	-	-	20,000	-	-	-	-	-	-	-
Treatment Plant Replacements	153,000	-	-	9,000	6,000	-	-	12,000	-	7,000	28,000	-	-	-	80,000	-	-	-	11,000	-	-	-



Table B-4 (Cont'd)

Description	Total 2021-2041	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Storage Reservoir Inspections	16,000	-	-	-	-	-	-	-	-	-	7,000	-	-	-	-	-	-	-	-	-	9,000	-
High Lift Pumps Refurbish/Replace	178,000	-	-	-	26,000	-	-	-	-	-	-	-	-	-	152,000	-	-	-	-	-	-	-
Emergency Power Refurbish	147,000	-	-	-	-	-	-	-	-	21,000	-	-	-	-	-	-	-	-	-	-	126,000	-
Distribution System Leak Detection Survey	7,000	-	-	-	-	-	-	-	7,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Snow Valley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Well 1 Refurbishment/Replacement	49,000	-	-	-	25,000	-	-	8,000	-	-	-	-	-	9,000	-	-	-	-	-	7,000	-	-
Well 2 Refurbishment/Replacement	51,000	-	-	-	27,000	-	-	8,000	-	-	-	-	-	9,000	-	-	-	-	-	7,000	-	-
Well 1 & 2 Treatment Plant Rehab/Replacements	124,000	7,000	-	52,000	-	6,000	-	-	7,000	-	-	-	-	9,000	15,000	-	-	-	11,000	17,000	-	-
Emergency Power Rehab	139,000	-	-	-	-	-	-	-	-	21,000	-	-	-	-	-	-	118,000	-	-	-	-	-
High Lift Pump Replace/Rehab	22,000	-	-	-	-	-	-	-	-	7,000	-	-	15,000	-	-	-	-	-	-	-	-	-
Well 1&2 Reservoir Inspection/Rehab	27,000	-	-	-	8,000	-	-	-	-	-	-	9,000	-	-	-	-	-	-	-	10,000	-	-
Water supply Expansion	171,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	171,000	-
Well 3 & 4 Rehab/Replacement	169,000	14,000	-	-	17,000	-	-	-	16,000	-	-	-	-	103,000	19,000	-	-	-	-	-	-	-
Well 3 & 4 Treatment Plant Replacement/Rehab	116,000	12,000	11,000	18,000	8,000	-	-	-	-	14,000	-	-	-	30,000	-	-	-	-	-	-	23,000	-
Snow Valley Environmental Centre Pumphouse and Re-Chlorination Facility Replacements and Rehab	336,000	6,000	9,000	-	8,000	-	-	7,000	-	29,000	-	-	7,000	30,000	-	-	129,000	-	111,000	-	-	-
SCADA Upgrades	89,000	-	-	-	-	-	-	-	-	-	-	-	89,000	-	-	-	-	-	-	-	-	-
Stand-by Power Supply Rehab	30,000	-	-	-	-	-	-	-	-	-	-	-	-	30,000	-	-	-	-	-	-	-	-
Storage Reservoirs Inspection	950,000	4,000	-	-	8,000	-	-	4,000	11,000	-	8,000	-	4,000	30,000	-	9,000	-	13,000	5,000	854,000	-	-
Yorkwood Expansion Study	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution Watermains Leak Detection	31,000	-	-	-	-	-	-	-	-	-	14,000	-	-	-	-	-	-	-	-	-	17,000	-
Stonemanor Rechlorination Facility	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Rechlorination Facility Replacements	95,000	-	-	-	-	-	-	-	-	-	-	29,000	-	-	-	57,000	-	-	-	9,000	-	-
Storage Tank Rehabilitation	34,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	34,000	-	-
Storage Reservoir Expansion	42,000	4,000	-	-	8,000	-	-	4,000	-	-	8,000	-	-	4,000	-	9,000	-	-	5,000	-	-	-
Vespra Downs	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Well 1 Refurbishment/Replacement	43,000	-	-	-	-	-	8,000	16,000	-	-	-	-	9,000	-	-	-	-	-	-	10,000	-	-
Well 2 Refurbishment/Replacement	43,000	-	-	-	-	-	8,000	16,000	-	-	-	-	9,000	-	-	-	-	-	-	10,000	-	-
Treatment Plant Replacements	163,000	-	12,000	15,000	4,000	-	6,000	-	4,000	-	-	-	9,000	80,000	-	-	-	13,000	20,000	-	-	-
Refurbish Generator	79,000	12,000	-	-	-	-	-	-	67,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Distribution System Leak Detection Survey	14,000	6,000	-	-	-	-	-	-	-	-	-	-	-	-	-	8,000	-	-	-	-	-	-
Miscellaneous Water System Works	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Energy Efficiency Audit	60,000	-	-	-	-	-	-	-	27,000	-	-	-	-	-	-	-	-	33,000	-	-	-	-
Capital Planning (5 Year Update)	86,000	-	-	-	-	25,000	-	-	-	-	-	29,000	-	-	-	32,000	-	-	-	-	-	-
Well Repairs	88,000	-	-	-	-	25,000	-	-	-	-	-	-	29,000	-	-	-	-	-	-	34,000	-	-
Install/Replace Bolt Protection	36,000	-	17,000	-	-	-	-	-	-	-	-	19,000	-	-	-	-	-	-	-	-	-	-
Chemical Panel Replacements	30,000	30,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Install Dehumidifiers	32,000	4,000	6,000	6,000	-	-	5,000	-	-	-	-	5,000	-	-	-	6,000	-	-	-	-	-	-
Annual Water meters Replacement Program	3,301,000	179,000	187,000	188,000	194,000	190,000	194,000	198,000	202,000	206,000	210,000	214,000	219,000	223,000	228,000	232,000	237,000	-	-	-	-	-
Valves Chamber Inspections	26,000	12,000	-	-	-	-	-	-	-	-	-	14,000	-	-	-	-	-	-	-	-	-	-
Annual Works of Distribution Systems	172,000	7,000	7,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	8,000	9,000	9,000	9,000	9,000	9,000	9,000	10,000	10,000	10,000	10,000	-
Hydrants and Valves Annual Replacement Program	715,000	30,000	31,000	31,000	32,000	32,000	32,000	33,000	34,000	34,000	35,000	36,000	36,000	37,000	38,000	39,000	39,000	40,000	41,000	42,000	43,000	-
Growth Related:	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Elmvale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Additional Water Storage Reservoir (500 cu.m.)	1,344,000	-	-	-	-	1,344,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Hillsdale	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Secondary Plan Master Servicing Study	91,000	-	-	-	-	-	-	-	-	-	91,000	-	-	-	-	-	-	-	-	-	-	-
Minesing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Approval & Design Study for Additional Storage	83,000	-	-	-	-	-	-	83,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Schedule "A" Environmental Assessment	17,000	-	-	-	-	-	-	-	17,000	-	-	-	-	-	-	-	-	-	-	-	-	-
Engineering & Design	18,000	-	-	-	-	-	-	-	-	18,000	-	-	-	-	-	-	-	-	-	-	-	-
New Well	443,000	-	-	-	-	-	-	-	-	-	443,000	-	-	-	-	-	-	-	-	-	-	-
Midhurst Secondary Plan Area	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth Related Projects - Funded by landowners (Detailed project listing provided below)	64,881,000	-	3,875,000	3,915,000	4,033,000	3,956,000	4,035,000	4,116,000	4,198,000	4,282,000	4,368,000	4,455,000	4,544,000	4,635,000	4,728,000	4,822,000	4,919,000	-	-	-	-	-
Total Capital Expenditures	94,329,000	416,000	4,338,000	4,445,000	4,541,000	5,713,000	4,426,000	4,934,000	4,781,000	4,772,000	5,404,000	14,784,000	5,257,000	5,477,000	5,906,000	5,260,000	5,527,000	3,742,000	1,503,000	1,572,000	1,531,000	-
Capital Financing	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Provincial/Federal Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Charges Reserve Fund	1,242,450	-	-	-	-	900,000	-	12,450	8,500	9,000	312,500	-	-	-	-	-	-	-	-	-	-	-
Non-Growth Related Debenture Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Growth Related Debenture Requirements	444,000	-	-	-	-	444,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions - Midhurst	64,881,000	-	3,875,000	3,915,000	4,033,000	3,956,000	4,035,000	4,116,000	4,198,000	4,282,000	4,368,000	4,455,000	4,544,000	4,635,000	4,728,000	4,822,000	4,919,000	-	-	-	-	-
Developer Contributions - Hillsdale	9,885,000	-	-	-	-	-	-	-	-	-	-	9,885,000	-	-	-	-	-	-	-	-	-	-
Operating Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Water Reserve	17,876,550	416,000	463,000	530,000	508,000	413,000	391,000	805,550	574,500	481,000	723,500	444,000	713,000	842,000	1,178,000	438,000	608,000	3,742,000	1,503,000	1,572,000	1,531,000	-
Total Capital Financing	94,329,000	416,000	4,338,000	4,445,000	4,541,000	5,713,000	4,426,000	4,934,000	4,781,000	4,772,000	5,404,000	14,784,000	5,257,000	5,477,000	5,906,000	5,260,000	5,527,000	3,742,000	1,503,000	1,572,000	1,531,000	-



Table B-5
Township of Springwater
Water Service
Schedule of Non-Growth Related Debenture Repayments (Inflated \$)

Debenture Year	Principal (Inflated)	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2021	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2022	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2023	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2024	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2025	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2026	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2027	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2028	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2029	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
2030	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Total Annual Debt Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-6
Township of Springwater
Schedule of Growth-Related Debenture Repayments (Inflated \$)

		Forecast																			
2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041	
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670

Table B-7
Township of Springwater
Water Service
Water Reserve Fund (Inflated \$)

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	7,361,356	7,859,598	8,386,948	8,996,267	8,810,969	8,244,504	7,777,534	6,978,077	6,512,186	6,253,522	5,869,446	5,960,400	6,047,675	6,300,071	6,533,565	7,899,214	9,534,857	8,447,417	10,092,272	12,200,526	14,925,124
Transfer from Operating	760,132	825,901	962,922	149,937	-	-	-	-	99,718	224,337	418,084	681,693	970,866	1,283,385	1,648,762	2,056,685	2,488,925	2,949,967	3,441,028	3,962,949	4,516,383
Transfer to Capital	416,000	463,000	530,000	508,000	413,000	391,000	805,550	574,500	481,000	723,500	444,000	713,000	842,000	1,178,000	438,000	608,000	3,742,000	1,503,000	1,572,000	1,531,000	-
Transfer to Operating	-	-	-	-	315,122	228,470	130,732	19,081	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	7,705,488	8,222,498	8,819,870	8,638,205	8,082,847	7,625,033	6,841,252	6,384,496	6,130,904	5,754,359	5,843,530	5,929,093	6,176,541	6,405,456	7,744,328	9,347,899	8,281,782	9,894,385	11,961,300	14,632,475	19,441,508
Interest	154,110	164,450	176,397	172,764	161,657	152,501	136,825	127,690	122,618	115,087	116,871	118,582	123,531	128,109	154,887	186,958	165,636	197,888	239,226	292,649	388,830



Table B-8
Township of Springwater
Water Service
Water D.C. Reserve Fund Continuity – Hillsdale

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	21,358	21,785	22,221	22,665	23,119	23,581	24,053	24,534	25,024	25,525	(66,785)	(66,561)	(64,575)	(60,806)	(54,782)	(47,478)	(39,718)	(31,639)	(23,216)	(14,444)	(5,312)
Development Charge Proceeds	-	-	-	-	-	-	-	-	-	-	1,529	3,252	4,961	7,098	8,235	8,538	8,700	8,877	9,056	9,235	9,416
Transfer to Capital	-	-	-	-	-	-	-	-	-	91,000	-	-	-	-	-	-	-	-	-	-	-
Transfer to Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	21,358	21,785	22,221	22,665	23,119	23,581	24,053	24,534	25,024	(65,475)	(65,256)	(63,309)	(59,614)	(53,708)	(46,547)	(38,939)	(31,018)	(22,761)	(14,160)	(5,208)	4,103
Interest	427	436	444	453	462	472	481	491	500	(1,310)	(1,305)	(1,266)	(1,192)	(1,074)	(931)	(779)	(620)	(455)	(283)	(104)	82
Required from Development Charges	-	-	-	-	-	-	-	-	-	91,000	-	-	-	-	-	-	-	-	-	-	-

Table B-9
Township of Springwater
Water Service
Water D.C. Reserve Fund Continuity – Elmvale

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	418,998	519,465	625,627	736,787	853,137	55,841	129,349	206,439	287,229	372,018	460,745	553,538	599,069	637,113	671,489	694,631	696,812	699,469	702,620	706,284	710,479
Development Charge Proceeds	90,282	93,895	96,713	99,622	101,610	103,642	105,713	107,828	110,165	112,363	114,609	66,455	58,222	53,880	42,193	21,188	21,612	22,044	22,485	22,935	23,394
Transfer to Capital	-	-	-	-	900,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Operating	-	-	-	-	-	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670	32,670
Closing Balance	509,280	613,360	722,340	836,409	54,746	126,813	202,392	281,597	364,724	451,711	542,684	587,322	624,621	658,322	681,011	683,149	685,754	688,843	692,435	696,548	701,202
Interest	10,186	12,267	14,447	16,728	1,095	2,536	4,048	5,632	7,294	9,034	10,854	11,746	12,492	13,166	13,620	13,663	13,715	13,777	13,849	13,931	14,024
Required from Development Charges	-	-	-	-	1,344,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-10
Township of Springwater
Water Service
Water D.C. Reserve Fund Continuity – Anten Mills

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	81,247	82,872	84,530	86,220	87,945	89,704	91,498	93,328	95,194	97,098	99,040	101,021	103,041	105,102	107,204	109,348	111,535	113,766	116,041	118,362	120,729
Development Charge Proceeds	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	81,247	82,872	84,530	86,220	87,945	89,704	91,498	93,328	95,194	97,098	99,040	101,021	103,041	105,102	107,204	109,348	111,535	113,766	116,041	118,362	120,729
Interest	1,625	1,657	1,691	1,724	1,759	1,794	1,830	1,867	1,904	1,942	1,981	2,020	2,061	2,102	2,144	2,187	2,231	2,275	2,321	2,367	2,415
Required from Development Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-

Table B-11
Township of Springwater
Water Service
Water D.C. Reserve Fund Continuity – Midhurst

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	(93,698)	(95,572)	(94,338)	(91,974)	(88,349)	(82,621)	(76,506)	(69,995)	(63,082)	(55,163)	(46,800)	(33,414)	(19,447)	(5,192)	9,626	25,013	41,122	57,970	75,570	93,938	113,091
Development Charge Proceeds	-	3,084	4,168	5,357	7,348	7,615	7,883	8,150	9,000	9,280	14,041	14,349	14,357	14,629	14,896	15,303	15,711	16,118	16,527	16,935	17,344
Transfer to Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	(93,698)	(92,488)	(90,170)	(86,617)	(81,001)	(75,005)	(68,623)	(61,845)	(54,081)	(45,883)	(32,759)	(19,065)	(5,090)	9,438	24,522	40,316	56,833	74,088	92,096	110,873	130,435
Interest	(1,874)	(1,850)	(1,803)	(1,732)	(1,620)	(1,500)	(1,372)	(1,237)	(1,082)	(918)	(655)	(381)	(102)	189	490	806	1,137	1,482	1,842	2,217	2,609
Required from Development Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Table B-12
Township of Springwater
Water Service
Water D.C. Reserve Fund Continuity – Centre Vespra

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	(193,225)	(160,737)	(126,151)	(89,730)	(51,418)	(11,544)	29,943	73,096	117,969	120,328	122,735	125,190	127,693	130,247	132,852	135,509	138,219	140,984	143,804	146,680	149,613
Development Charge Proceeds	35,640	37,060	38,180	39,320	40,100	40,900	41,720	42,560	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital																					
Transfer to Operating																					
Closing Balance	(157,585)	(123,677)	(87,971)	(50,410)	(11,318)	29,356	71,663	115,656	117,969	120,328	122,735	125,190	127,693	130,247	132,852	135,509	138,219	140,984	143,804	146,680	149,613
Interest	(3,152)	(2,474)	(1,759)	(1,008)	(226)	587	1,433	2,313	2,359	2,407	2,455	2,504	2,554	2,605	2,657	2,710	2,764	2,820	2,876	2,934	2,992
Required from Development Charges																					

Table B-13
Township of Springwater
Water Service
Water D.C. Reserve Fund Continuity – Minesing

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	244,476	249,366	254,353	259,440	264,629	269,922	275,320	268,127	264,820	260,936	40,225	41,030	41,850	42,687	43,541	44,412	45,300	46,206	47,130	48,073	49,034
Development Charge Proceeds																					
Transfer to Capital	-	-	-	-	-	-	12,450	8,500	9,000	221,500	-	-	-	-	-	-	-	-	-	-	-
Transfer to Operating																					
Closing Balance	244,476	249,366	254,353	259,440	264,629	269,922	262,870	259,627	255,820	39,436	40,225	41,030	41,850	42,687	43,541	44,412	45,300	46,206	47,130	48,073	49,034
Interest	4,890	4,987	5,087	5,189	5,293	5,398	5,257	5,193	5,116	789	805	821	837	854	871	888	906	924	943	961	981
Required from Development Charges	-	-	-	-	-	-	12,450	8,500	9,000	221,500	-	-	-	-	-	-	-	-	-	-	-



**Table B-14
Township of Springwater
Water Service
Operating Budget Forecast (Inflated \$)**

Description	Forecast																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Expenditures																					
Operating Costs																					
Regular Salaries	76,300	77,800	79,400	81,000	82,600	84,300	86,000	87,700	89,500	91,300	93,100	95,000	96,900	98,800	100,800	102,800	104,900	107,000	109,100	111,300	113,500
Benefits - C.P.P.	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300	2,300
Benefits - E.I.	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900
Benefits - O.M.E.R.S.	8,600	8,800	9,000	9,200	9,400	9,600	9,800	10,000	10,200	10,400	10,600	10,800	11,000	11,200	11,400	11,600	11,800	12,000	12,200	12,400	12,600
Benefits - Health & Dental	6,100	6,200	6,300	6,400	6,500	6,600	6,700	6,800	6,900	7,000	7,100	7,200	7,300	7,400	7,500	7,700	7,900	8,100	8,300	8,500	8,700
Benefits - E.H.T.	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Benefits - W.S.I.B.	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900	1,900
Benefits - E.A.P.	28	29	30	31	32	33	34	35	36	37	38	39	40	41	42	43	44	45	46	47	48
Materials & Supplies	10,500	11,000	11,600	12,200	12,800	13,400	14,100	14,800	15,500	16,300	17,100	18,000	18,900	19,800	20,800	21,800	22,900	24,000	25,200	26,500	27,800
Water Meters - Repairs (Existing)	5,100	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000	6,100	6,200	6,300	6,400	6,500	6,600	6,700	6,800	6,900	7,000	7,100
Office Supplies	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300	3,400	3,500	3,600	3,700	3,800	3,900	4,000	4,100	4,200	4,300	4,400	4,500	4,600
Postage & Courier	15,300	15,600	15,900	16,200	16,500	16,800	17,100	17,400	17,700	18,100	18,500	18,900	19,300	19,700	20,100	20,500	20,900	21,300	21,700	22,100	22,500
Insurance	29,500	30,100	30,700	31,300	31,900	32,500	33,200	33,900	34,600	35,300	36,000	36,700	37,400	38,100	38,900	39,700	40,500	41,300	42,100	42,900	43,800
Consulting Fees	77,500	79,100	80,700	82,300	83,900	85,600	87,300	89,000	90,800	92,600	94,500	96,400	98,300	100,300	102,300	104,300	106,400	108,500	110,700	112,900	115,200
Engineering Fees	56,100	57,200	58,300	59,500	60,700	61,900	63,100	64,400	65,700	67,000	68,300	69,700	71,100	72,500	74,000	75,500	77,000	78,500	80,100	81,700	83,300
Memberships	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
Conferences	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Hydro	195,200	212,400	229,600	246,800	264,000	281,200	298,400	315,600	332,800	350,000	367,200	384,400	401,600	418,800	436,000	453,200	470,400	487,600	504,800	522,000	539,600
Telephone	23,000	23,500	24,000	24,500	25,000	25,500	26,000	26,500	27,000	27,500	28,000	28,500	29,000	29,500	30,000	31,000	31,700	32,300	32,900	33,600	34,300
Maintenance - Grounds	15,300	15,600	15,900	16,200	16,500	16,800	17,100	17,400	17,700	18,100	18,500	18,900	19,300	19,700	20,100	20,500	20,900	21,300	21,700	22,100	22,500
Maintenance - Buildings	10,200	10,400	10,600	10,800	11,000	11,200	11,400	11,600	11,800	12,000	12,200	12,400	12,600	12,800	13,000	13,200	13,400	13,600	13,800	14,000	14,200
Maintenance - Equipment	80,600	82,200	83,800	85,400	87,000	88,600	90,200	91,800	93,400	95,000	96,600	98,200	99,800	101,400	103,000	104,600	106,200	107,800	109,400	111,000	112,600
Maintenance - General	10,200	10,400	10,600	10,800	11,000	11,200	11,400	11,600	11,800	12,000	12,200	12,400	12,600	12,800	13,000	13,200	13,400	13,600	13,800	14,000	14,200
Contracts (OCWA)	1,021,900	1,042,300	1,063,100	1,084,400	1,106,100	1,128,200	1,150,800	1,173,800	1,197,300	1,221,200	1,245,600	1,270,500	1,295,900	1,321,800	1,348,200	1,375,200	1,402,700	1,430,800	1,459,400	1,488,600	1,518,400
Carson Road WTP Operating Costs (OCWA) - Midhurst	-	-	-	309,000	340,000	370,900	401,800	432,700	463,600	494,500	525,400	556,300	587,200	618,100	630,500	643,100	656,000	669,100	682,500	696,200	710,100
Doran Road WTP Operating Costs (OCWA) - Midhurst	-	-	-	-	275,200	302,800	330,300	357,800	385,300	412,900	440,400	467,900	495,400	523,000	550,500	561,500	572,700	584,200	595,900	607,800	620,000
Water Distribution Operating Costs - Midhurst	-	-	-	526,700	619,600	712,500	805,400	898,300	991,200	1,084,100	1,177,000	1,269,900	1,362,800	1,455,700	1,548,600	1,641,500	1,734,400	1,827,300	1,920,200	2,013,100	2,106,776
Technology	2,600	2,700	2,800	2,900	3,000	3,100	3,200	3,300	3,400	3,500	3,600	3,700	3,800	3,900	4,000	4,100	4,200	4,300	4,400	4,500	4,600
Source Water Protection	6,100	6,200	6,300	6,400	6,500	6,600	6,700	6,800	6,900	7,000	7,100	7,200	7,300	7,400	7,500	7,600	7,700	7,800	7,900	8,000	8,100
Minor Capital	245,800	250,700	255,700	260,800	266,000	271,300	276,700	282,200	287,800	293,600	299,500	305,500	311,600	317,800	324,100	330,500	337,000	343,600	350,300	357,100	364,000
Payment in Lieu	25,500	26,000	26,500	27,000	27,500	28,000	28,500	29,000	29,500	30,000	30,500	31,000	31,500	32,000	32,500	33,000	33,500	34,000	34,500	35,000	35,500
Transfers between Departments	152,500	155,600	158,700	161,900	165,100	168,400	171,800	175,200	178,700	182,300	185,900	189,600	193,400	197,200	201,200	205,200	209,300	213,500	217,800	222,200	226,600
Sub Total Operating	2,084,428	2,139,629	2,195,530	2,252,031	2,309,132	2,366,833	2,425,134	2,484,035	2,543,536	2,603,637	2,664,338	2,725,639	2,787,540	2,850,041	2,913,142	2,976,843	3,041,144	3,106,045	3,171,546	3,237,647	3,304,348
Capital-Related																					
Existing Debt (Principal) - Growth Related	-	-	-	-	-	14,910	15,507	16,127	16,772	17,443	18,141	18,866	19,621	20,406	21,222	22,071	22,954	23,872	24,827	25,820	26,853
Existing Debt (Interest) - Growth Related	-	-	-	-	-	17,760	17,164	16,543	15,898	15,227	14,530	13,804	13,049	12,265	11,448	10,599	9,717	8,798	7,844	6,850	5,818
New Growth Related Debt (Principal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Growth Related Debt (Interest)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Existing Debt (Principal) - Non-Growth Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Existing Debt (Interest) - Non-Growth Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Non-Growth Related Debt (Principal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Non-Growth Related Debt (Interest)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Water Reserve	760,132	825,901	892,922	961,937	1,032,952	1,105,967	1,180,982	1,257,997	1,336,012	1,416,027	1,498,042	1,582,057	1,668,072	1,756,087	1,846,102	1,938,117	2,032,132	2,128,147	2,226,162	2,326,177	2,428,192
Sub Total Capital Related	760,132	825,901	892,922	961,937	1,032,952	1,105,967	1,180,982	1,257,997	1,336,012	1,416,027	1,498,042	1,582,057	1,668,072	1,756,087	1,846,102	1,938,117	2,032,132	2,128,147	2,226,162	2,326,177	2,428,192
Total Expenditures	2,844,560	2,965,530	3,158,452	3,382,968	3,966,132	4,213,603	4,432,704	4,652,705	4,973,424	5,320,544	5,737,692	6,225,902	6,740,576	7,288,296	7,870,075	8,477,898	9,111,639	9,775,783	10,471,644	11,200,366	11,963,578
Revenues																					
Water Operations																					
Base Charge	983,517	1,030,182	1,105,051	1,193,031	1,299,161	1,419,155	1,545,447	1,677,763	1,813,223	1,951,500	2,119,020	2,316,230	2,524,323	2,746,107	2,981,975	3,228,477	3,485,647	3,755,342	4,038,081	4,334,405	4,644,874
Late Payment Revenue	15,300	15,600	15,900	16,200	16,500	16,800	17,100	17,400	17,700	18,100	18,500	18,900	19,300	19,700	20,100	20,500	20,900	21,300	21,700	22,100	22,500
Miscellaneous - Water Samples	6,800	6,900	7,000	7,100	7,200	7,300	7,400	7,500	7,600	7,700	7,800	7,900	8,000	8,100	8,200	8,300	8,400	8,500	8,600	8,700	8,800
Connection Fees	6,100	6,200	6,300	6,400	6,500	6,600	6,700	6,800	6,900	7,000	7,100	7,200	7,300	7,400	7,500	7,6					



Table B-15
Township of Springwater
Water Services
Water Rate Forecast (Inflated \$)

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Water Billing Recovery	1,822,142	1,895,748	2,013,101	2,148,938	2,310,149	2,490,908	2,680,755	2,879,391	3,082,931	3,290,874	3,539,501	3,829,502	4,135,083	4,460,019	4,804,929	5,165,151	5,540,622	5,933,971	6,345,993	6,777,290	7,228,933
Total Volume (cu.m.)	942,950	964,010	997,310	1,037,630	1,087,850	1,144,010	1,200,350	1,256,510	1,310,510	1,362,170	1,427,330	1,504,910	1,583,030	1,662,950	1,744,490	1,825,490	1,905,770	1,986,050	2,066,330	2,146,610	2,226,890
Increasing Block Rates (\$/cu.m.)																					
Block 1 (0-15 cu.m./month)	1.73	1.76	1.82	1.87	1.93	1.98	2.04	2.11	2.17	2.23	2.30	2.37	2.44	2.51	2.59	2.67	2.75	2.83	2.91	3.00	3.09
Block 2 (16-30 cu.m./month)	1.81	1.85	1.91	1.96	2.02	2.08	2.14	2.21	2.28	2.34	2.41	2.49	2.56	2.64	2.72	2.80	2.88	2.97	3.06	3.15	3.24
Block 3 (31-45 cu.m./month)	2.27	2.31	2.38	2.45	2.53	2.60	2.68	2.76	2.85	2.93	3.02	3.11	3.20	3.30	3.40	3.50	3.60	3.71	3.82	3.94	4.06
Block 4 (45+ cu.m./month)	3.18	3.24	3.34	3.44	3.54	3.65	3.75	3.87	3.98	4.10	4.23	4.35	4.48	4.62	4.76	4.90	5.05	5.20	5.35	5.51	5.68
Annual Percentage Change		2%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%	3%



Table B-16
Township of Springwater
Wastewater Service
Customer and Volume Forecast

Wastewater Customer Forecast	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Existing	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852	1,852
New - Growth - Elmvale	56	93	130	167	204	241	278	315	349	381	413	439	457	472	484	488	488	488	488	488	488
New - Growth - Centre Vespra	30	50	70	90	110	130	150	170	180	180	180	180	180	180	180	180	180	180	180	180	180
New - Growth - Midhurst	-	50	168	325	537	782	1,028	1,273	1,519	1,764	2,078	2,459	2,840	3,221	3,602	3,983	4,364	4,745	5,126	5,507	5,888
New - Growth - Snow Valley	15	25	35	45	55	65	75	85	95	105	113	115	115	115	115	115	115	115	115	115	115
Total	1,953	2,070	2,255	2,479	2,758	3,070	3,383	3,695	3,995	4,282	4,636	5,045	5,444	5,840	6,233	6,618	6,999	7,380	7,761	8,142	8,523

Wastewater Flows Forecast (cu.m.)	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Existing	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468	372,468
New - Elmvale	10,080	16,740	23,400	30,060	36,720	43,380	50,040	56,700	62,820	68,580	74,340	79,020	82,260	84,960	87,120	87,840	87,840	87,840	87,840	87,840	87,840
New - Centre Vespra	5,400	9,000	12,600	16,200	19,800	23,400	27,000	30,600	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400	32,400
New - Midhurst	-	9,000	30,240	58,500	96,660	140,760	185,040	229,140	273,420	317,520	374,040	442,620	511,200	579,780	648,360	716,940	785,520	854,100	922,680	991,260	1,059,840
New - Snow Valley	2,700	4,500	6,300	8,100	9,900	11,700	13,500	15,300	17,100	18,900	20,340	20,700	20,700	20,700	20,700	20,700	20,700	20,700	20,700	20,700	20,700
Total	390,648	411,708	445,008	485,328	535,548	591,708	648,048	704,208	758,208	809,868	873,588	947,208	1,019,028	1,090,308	1,161,048	1,230,348	1,298,928	1,367,508	1,436,088	1,504,668	1,573,248

Note: Above flows are water flows on which the wastewater billing will be calculated



Table B-17
Township of Springwater
Wastewater Service
Capital Budget Forecast (Uninflated \$)

Description	Total	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Elmvale Sewage Treatment Plant																						
Inlet Works	856,750	18,400	-	-	-	17,250	11,500	-	-	575,000	-	234,600	-	-	-	-	-	-	-	-	-	-
Aeration Tanks and Clarifiers	200,100	25,300	-	-	-	-	69,000	-	-	-	-	32,200	-	-	57,500	-	16,100	-	-	-	-	-
Digester Complex and Concrete Tankage	337,525	46,000	-	101,200	-	-	-	-	63,250	-	-	-	-	92,000	-	-	-	-	17,250	17,825	-	-
Tertiary Filters, Disinfection, and Outfall	885,500	460,000	-	-	11,500	-	-	-	-	-	-	-	-	-	11,500	-	-	-	402,500	-	-	-
Administration Building and Miscellaneous Assets	1,544,450	219,650	172,500	27,600	4,600	39,100	10,350	4,600	67,850	16,100	234,600	29,900	13,225	16,100	4,600	16,100	4,600	16,675	591,100	16,100	39,100	-
Infiltration & Inflow	1,236,250	-	-	287,500	287,500	-	-	-	-	661,250	-	-	-	-	-	-	-	-	-	-	-	-
Snow Valley Environmental Centre																						
Package Wastewater Treatment Plant Rehab/Replacements	539,350	-	49,450	17,250	4,600	2,300	-	-	34,500	146,050	-	-	2,300	-	13,800	36,800	-	-	2,300	230,000	-	-
Royal Oaks Sewage System																						
Inlet Works	75,900	51,750	-	6,900	-	-	-	-	-	-	-	-	-	5,750	-	11,500	-	-	-	-	-	-
Package Wastewater Treatment Plant	75,900	-	-	12,650	-	-	-	-	-	-	-	-	-	28,750	34,500	-	-	-	-	-	-	-
Effluent Discharge	362,250	17,250	287,500	5,750	-	-	-	-	-	-	11,500	-	-	28,750	-	-	-	-	-	-	-	11,500
Chemical Storage	40,250	-	-	14,375	-	-	-	-	-	-	-	-	11,500	-	-	-	-	-	-	-	14,375	-
Standby Power	46,000	5,750	-	-	-	-	5,750	-	-	-	-	5,750	-	23,000	-	-	5,750	-	-	-	-	-
Royal Oaks WWTP Building	74,750	-	-	-	-	-	-	-	11,500	-	-	5,750	34,500	-	-	-	-	23,000	-	-	-	-
Subsurface Disposal Tile Beds	609,500	-	23,000	-	-	-	-	-	-	-	-	11,500	-	-	-	575,000	-	-	-	-	-	-
Royal Oaks Pumping Station	128,225	-	-	9,775	-	2,875	-	-	13,800	-	2,300	-	-	2,875	33,350	-	-	-	57,500	-	5,750	-
Flow Equalisation Expansion	287,500	287,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stonemanor WWTP																						
Inlet Works	224,250	-	51,750	-	-	-	11,500	-	-	-	-	-	-	-	-	-	17,250	-	-	-	143,750	-
Package WWTP	152,375	23,000	-	-	-	-	-	-	-	-	-	-	-	-	-	8,625	120,750	-	-	-	-	-
Filtration and Effluent Discharge	186,760	2,070	-	-	-	-	-	2,070	-	-	-	11,500	-	2,070	57,500	57,500	54,050	-	-	-	-	-
Chemical Storage and Dosing	25,300	-	-	-	-	-	-	-	-	-	-	-	-	13,800	-	-	-	-	-	-	11,500	-
Sludge Storage and Mixing	78,200	-	-	-	-	-	-	-	-	-	5,750	-	-	-	9,200	-	5,750	-	-	-	-	57,500
Stonemanor WWTP Building	232,875	2,300	-	5,750	-	18,400	-	6,900	5,750	6,900	5,750	29,900	-	12,650	-	18,400	14,950	34,500	25,875	6,900	37,950	-
Collection Sewers																						
Sewer Replacement/Repair Works	3,450,000	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500	172,500
Collection System Flushing and CCTV Program	460,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000	23,000
Growth Related:																						
Elmvale																						
Expand Lift Pump Station	3,000,000	3,000,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Pumping Station	1,339,400	100,000	619,700	619,700	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upsize Sanitary Sewer on Amelia Street	657,500	-	-	-	-	657,500	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewage Pump Stations	1,020,800	-	-	480,500	492,000	-	-	-	11,500	11,500	-	-	-	-	11,500	-	13,800	-	-	-	-	-
EA for Plant Expansion	172,500	-	-	-	-	-	-	-	-	172,500	-	-	-	-	-	-	-	-	-	-	-	-
Centre Vespra																						
Flow Equalization Expansion	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Midhurst Secondary Plan - Phase 3 & 4 Class EA																						
Growth Related Projects - funded by landowners (see detailed project listing below)	130,815,000	-	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000	8,721,000
Total Capital Expenditures	160,665,760	4,454,470	10,120,400	10,505,450	9,716,700	8,996,425	9,682,100	8,930,070	9,124,650	10,505,800	9,170,650	9,283,350	8,978,025	9,142,245	9,149,950	9,065,425	15,545,100	6,399,175	912,525	492,200	491,050	-



**Table B-18
Township of Springwater
Wastewater Service
Capital Budget Forecast (Inflated \$)**

Description	Total	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Elmvale Sewage Treatment Plant																						
Inlet Works	1,030,000	19,000	-	-	-	19,000	13,000	-	-	687,000	-	292,000	-	-	-	-	-	-	-	-	-	-
Aeration Tanks and Clarifiers	242,000	26,000	-	-	-	-	78,000	-	-	-	-	40,000	-	-	-	76,000	-	22,000	-	-	-	-
Digester Complex and Concrete Tankage	403,000	48,000	-	111,000	-	-	-	-	74,000	-	-	-	-	119,000	-	-	-	-	25,000	26,000	-	-
Tertiary Filters, Disinfection, and Outfall	1,070,000	478,000	-	-	13,000	-	-	-	-	-	-	-	-	-	15,000	-	-	564,000	-	-	-	-
Administration Building and Miscellaneous Assets	1,951,000	228,000	187,000	30,000	5,000	43,000	12,000	5,000	79,000	19,000	286,000	37,000	17,000	21,000	6,000	22,000	6,000	23,000	844,000	23,000	58,000	-
Infiltration & Inflow	1,428,000	-	-	314,000	324,000	-	-	-	-	790,000	-	-	-	-	-	-	-	-	-	-	-	-
Snow Valley Environmental Centre																						
Package Wastewater Treatment Plant Rehab/Replacements	704,000	-	53,000	19,000	5,000	3,000	-	-	40,000	175,000	-	-	3,000	-	18,000	50,000	-	-	3,000	335,000	-	-
Royal Oaks Sewage System																						
Inlet Works	84,000	54,000	-	8,000	-	-	-	-	-	-	-	-	-	7,000	-	15,000	-	-	-	-	-	-
Package Wastewater Treatment Plant	97,000	-	-	14,000	-	-	-	-	-	-	-	-	-	37,000	46,000	-	-	-	-	-	-	-
Effluent Discharge	403,000	18,000	311,000	6,000	-	-	-	-	-	-	14,000	-	-	37,000	-	-	-	-	-	-	17,000	-
Chemical Storage	52,000	-	-	16,000	-	-	-	-	-	-	-	-	15,000	-	-	-	-	-	-	-	21,000	-
Standby Power	57,000	6,000	-	-	-	-	6,000	-	-	-	-	7,000	-	30,000	-	-	8,000	-	-	-	-	-
Royal Oaks WWTP Building	97,000	-	-	-	-	-	-	-	13,000	-	-	7,000	44,000	-	-	-	-	-	33,000	-	-	-
Subsurface Disposal Tile Beds	828,000	-	25,000	-	-	-	-	-	-	-	-	14,000	-	-	-	-	789,000	-	-	-	-	-
Royal Oaks Pumping Station	172,000	-	-	11,000	-	3,000	-	-	16,000	-	3,000	-	-	4,000	44,000	-	-	-	-	-	9,000	-
Flow Equalisation Expansion	299,000	299,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Stonemanor WWTP																						
Inlet Works	307,000	-	56,000	-	-	-	13,000	-	-	-	-	-	-	-	-	-	24,000	-	-	-	214,000	-
Package WWTP	202,000	24,000	-	-	-	-	-	-	-	-	-	-	-	-	-	12,000	166,000	-	-	-	-	-
Filtration and Effluent Discharge	248,000	2,000	-	-	-	-	2,000	-	-	-	14,000	-	3,000	76,000	77,000	74,000	-	-	-	-	-	-
Stonemanor WWTP Building	308,000	2,000	-	6,000	-	20,000	-	8,000	7,000	8,000	7,000	37,000	-	16,000	-	25,000	21,000	48,000	37,000	10,000	56,000	-
Collection Sewers																						
Sewer Replacement/Repair Works	4,296,000	179,000	187,000	188,000	194,000	190,000	194,000	198,000	202,000	206,000	210,000	214,000	219,000	223,000	228,000	232,000	237,000	242,000	246,000	251,000	256,000	-
Collection System Flushing and CCTV Program	573,000	24,000	25,000	25,000	26,000	25,000	26,000	26,000	27,000	27,000	28,000	29,000	29,000	30,000	30,000	31,000	32,000	32,000	33,000	34,000	34,000	-
Growth Related:																						
Elmvale																						
Expand Lift Pump Station	3,120,000	3,120,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Main Pumping Station	1,451,000	104,000	670,000	677,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Upsize Sanitary Sewer on Amelia Street	740,000	-	-	-	-	-	740,000	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Sewage Pump Stations	1,140,000	-	-	525,000	554,000	-	-	-	13,000	14,000	-	-	-	-	15,000	-	19,000	-	-	-	-	-
EA for Plant Expansion	206,000	-	-	-	-	-	-	-	-	206,000	-	-	-	-	-	-	-	-	-	-	-	-
Midhurst Secondary Plan - Phase 3 & 4 Class EA																						
Growth Related Projects - funded by landowners (see detailed project listing below)	157,919,000	-	9,433,000	9,530,000	9,816,000	9,629,000	9,821,000	10,018,000	10,218,000	10,422,000	10,631,000	10,843,000	11,060,000	11,282,000	11,507,000	11,737,000	11,972,000	-	-	-	-	-
Total Capital Expenditures	195,588,000	4,631,000	10,947,000	11,480,000	10,937,000	9,932,000	10,903,000	10,257,000	10,689,000	12,554,000	11,179,000	11,541,000	11,387,000	11,827,000	12,073,000	12,201,000	21,341,000	8,960,000	1,303,000	717,000	729,000	-
Capital Financing																						
Provincial/Federal Grants	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Development Charges Reserve Fund	22,240,880	3,224,000	670,000	1,202,000	554,000	-	378,880	-	13,000	220,000	-	-	-	15,000	-	7,913,000	8,051,000	-	-	-	-	-
Non-Growth Related Debenture Requirements	6,185,120	1,407,000	844,000	748,000	567,000	303,000	703,120	239,000	458,000	916,000	-	-	-	-	-	-	-	-	-	-	-	-
Growth Related Debenture Requirements	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions - Snow Valley	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions - Centre Vespra	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Developer Contributions - Midhurst	157,919,000	-	9,433,000	9,530,000	9,816,000	9,629,000	9,821,000	10,018,000	10,218,000	10,422,000	10,631,000	10,843,000	11,060,000	11,282,000	11,507,000	11,737,000	11,972,000	-	-	-	-	-
Operating Contributions	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Wastewater Reserve	9,243,000	-	-	-	-	-	-	-	-	996,000	548,000	698,000	327,000	545,000	551,000	464,000	1,456,000	909,000	1,303,000	717,000	729,000	-
Total Capital Financing	195,588,000	4,631,000	10,947,000	11,480,000	10,937,000	9,932,000	10,903,000	10,257,000	10,689,000	12,554,000	11,179,000	11,541,000	11,387,000	11,827,000	12,073,000	12,201,000	21,341,000	8,960,000	1,303,000	717,000	729,000	-



Table B-19
Township of Springwater
Wastewater Service
Schedule of Non-Growth Related Debenture Repayments (Inflated \$)

Debenture Year	Principal (Inflated)	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2021	1,407,000		103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530	103,530
2022	844,000			62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103	62,103
2023	748,000				55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039	55,039
2024	567,000					41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721	41,721
2025	303,000						22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295	22,295
2026	703,120							51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737	51,737
2027	239,000								17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586	17,586
2028	458,000									33,700	33,700	33,700	33,700	33,700	33,700	33,700	33,700	33,700	33,700	33,700	33,700	33,700
2029	916,000										67,401	67,401	67,401	67,401	67,401	67,401	67,401	67,401	67,401	67,401	67,401	67,401
2030	-											-	-	-	-	-	-	-	-	-	-	-
2031	-											-	-	-	-	-	-	-	-	-	-	-
2032	-											-	-	-	-	-	-	-	-	-	-	-
2033	-											-	-	-	-	-	-	-	-	-	-	-
2034	-											-	-	-	-	-	-	-	-	-	-	-
2035	-											-	-	-	-	-	-	-	-	-	-	-
2036	-											-	-	-	-	-	-	-	-	-	-	-
2037	-											-	-	-	-	-	-	-	-	-	-	-
2038	-											-	-	-	-	-	-	-	-	-	-	-
2039	-											-	-	-	-	-	-	-	-	-	-	-
2040	-											-	-	-	-	-	-	-	-	-	-	-
2041	-											-	-	-	-	-	-	-	-	-	-	-
Total Annual Debt Charges	6,185,120	-	103,530	165,633	220,672	262,393	284,688	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112

Table B-20
Township of Springwater
Wastewater Service
Schedule of Growth Related Debenture Repayments (Inflated \$)

Debenture Year	Principal (Inflated)	Forecast																				
		2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
2021	-																					
2022	-																					
2023	-																					
2024	-																					
2025	-																					
2026	-																					
2027	-																					
2028	-																					
2029	-																					
2030	-																					
2031	-																					
2032	-																					
2033	-																					
2034	-																					
2035	-																					
2036	-																					
2037	-																					
2038	-																					
2039	-																					
2040	-																					
2041	-																					
Total Annual Debt Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



Table B-21
Township of Springwater
Wastewater Service
Wastewater Reserve Fund Continuity (Inflated \$)

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	(409,046)	0	230,001	618,163	1,238,286	663,745	343,166	296,579	602,873	270,124	757,321	1,687,517	3,453,450	5,467,855	7,958,775	11,029,134	13,673,355	17,456,931	21,452,469	26,673,945	32,545,841
Transfer from Operating	196,727	329,021	541,673	816,514	-	-	284,022	648,483	1,045,665	1,475,460	2,050,220	2,480,330	2,907,304	3,340,978	3,773,213	4,287,228	4,805,395	5,333,013	5,870,570	6,417,854	6,975,553
Transfer from Tax-Supported Reserves (Interim Loan)	212,319	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital	-	-	-	-	-	-	-	-	996,000	548,000	698,000	327,000	545,000	551,000	464,000	1,456,000	909,000	1,303,000	717,000	729,000	-
Transfer to Tax-Supported Reserves (Interim Loan Repayment)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Operating	-	103,530	165,633	220,672	587,556	327,307	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112
Closing Balance	0	225,492	606,042	1,214,005	650,730	336,438	290,764	591,052	264,827	742,471	1,654,429	3,385,736	5,360,642	7,802,721	10,812,877	13,405,250	17,114,638	21,031,832	26,150,927	31,907,687	39,066,282
Interest	0	4,510	12,121	24,280	13,015	6,729	5,815	11,821	5,297	14,849	33,089	67,715	107,213	156,054	216,258	268,105	342,293	420,637	523,019	638,154	781,326

Table B-22
Township of Springwater
Wastewater Service
Wastewater D.C. Reserve Fund Continuity – Elmvale (Inflated \$)

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	(116,940)	(3,009,716)	(3,339,342)	(4,205,778)	(4,415,782)	(4,056,105)	(4,066,732)	(3,681,977)	(3,293,453)	(3,135,574)	(2,741,179)	(2,329,758)	(2,106,139)	(1,911,428)	(1,745,712)	(1,608,732)	(9,625,445)	(17,941,517)	(18,210,122)	(18,482,295)	(18,758,070)
Development Charge Proceeds	390,238	405,851	418,031	430,580	439,209	447,993	456,950	466,101	439,361	448,144	457,102	264,917	232,189	214,946	168,524	85,021	86,722	88,456	90,225	92,030	93,870
Transfer to Capital	3,224,000	670,000	1,202,000	554,000	-	378,880	-	13,000	220,000	-	-	-	-	15,000	-	7,913,000	8,051,000	-	-	-	-
Transfer to Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	(2,950,702)	(3,273,865)	(4,123,311)	(4,329,198)	(3,976,573)	(3,986,992)	(3,609,782)	(3,228,876)	(3,074,092)	(2,687,430)	(2,284,077)	(2,064,842)	(1,873,949)	(1,711,482)	(1,577,188)	(9,436,710)	(17,589,723)	(17,853,061)	(18,119,897)	(18,390,265)	(18,664,200)
Interest	(59,014)	(65,477)	(82,466)	(86,584)	(79,531)	(79,740)	(72,196)	(64,578)	(61,482)	(53,749)	(45,682)	(41,297)	(37,479)	(34,230)	(31,544)	(188,734)	(351,794)	(357,061)	(362,398)	(367,805)	(373,284)
Required from Development Charges	3,224,000	670,000	1,202,000	554,000	-	378,880	-	13,000	220,000	-	-	-	-	15,000	-	7,913,000	8,051,000	-	-	-	-

Table B-23
Township of Springwater
Wastewater Service
Wastewater D.C. Reserve Fund Continuity – Centre Vespra (Inflated \$)

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Opening Balance	(221,082)	(194,170)	(165,474)	(135,226)	(103,373)	(70,189)	(35,628)	339	37,759	38,515	39,285	40,071	40,872	41,690	42,523	43,374	44,241	45,126	46,029	46,949	47,888
Development Charge Proceeds	30,720	31,940	32,900	33,880	34,560	35,260	35,960	36,680	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Operating	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Closing Balance	(190,362)	(162,230)	(132,574)	(101,346)	(68,813)	(34,929)	332	37,019	37,759	38,515	39,285	40,071	40,872	41,690	42,523	43,374	44,241	45,126	46,029	46,949	47,888
Interest	(3,807)	(3,245)	(2,651)	(2,027)	(1,376)	(699)	7	740	755	770	786	801	817	834	850	867	885	903	921	939	958
Required from Development Charges	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-



**Table B-24
Township of Springwater
Wastewater Service
Operating Budget Forecast (Inflated \$)**

Description	Forecast																				
	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Expenditures																					
Operating Costs																					
Regular Salaries	41,600	42,400	43,200	44,100	45,000	45,900	46,800	47,700	48,700	49,700	50,700	51,700	52,700	53,800	54,900	56,000	57,100	58,200	59,400	60,600	61,800
Benefits-C.P.P.	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100	1,100
Benefits-E.I.	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500	500
Benefits - OMERS	4,700	4,800	4,900	5,000	5,100	5,200	5,300	5,400	5,500	5,600	5,700	5,800	5,900	6,000	6,100	6,200	6,300	6,400	6,500	6,600	6,700
Benefits - Health & Dental	3,100	3,200	3,300	3,400	3,500	3,600	3,700	3,800	3,900	4,000	4,100	4,200	4,300	4,400	4,500	4,600	4,700	4,800	4,900	5,000	5,100
Benefits-E.H.T.	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800	800
Benefits-W.S.I.B.	980	1,000	1,020	1,040	1,061	1,082	1,104	1,126	1,149	1,172	1,195	1,219	1,243	1,268	1,293	1,319	1,345	1,372	1,399	1,427	1,456
Benefits-E.A.P.	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14	14
Materials & Supplies	1,100	1,200	1,300	1,400	1,500	1,600	1,700	1,800	1,900	2,000	2,100	2,200	2,300	2,400	2,500	2,600	2,700	2,800	2,900	3,000	3,200
Postage & Courier	6,500	6,600	6,700	6,800	6,900	7,000	7,100	7,200	7,300	7,400	7,500	7,700	7,900	8,100	8,300	8,500	8,700	8,900	9,100	9,300	9,500
Insurance	15,200	15,500	15,800	16,100	16,400	16,700	17,000	17,300	17,600	18,000	18,400	18,800	19,200	19,600	20,000	20,400	20,800	21,200	21,600	22,000	22,400
Consulting Fees	33,500	34,200	34,900	35,600	36,300	37,000	37,700	38,500	39,300	40,100	40,900	41,700	42,500	43,400	44,300	45,200	46,100	47,000	47,900	48,900	49,900
Contracts (Ocwa)	565,200	576,500	588,000	599,800	611,800	624,000	636,500	649,200	662,200	675,400	688,900	702,700	716,800	731,100	745,700	760,600	775,800	791,300	807,100	823,200	839,700
WWTP Operating Costs (OCWA) - Midhurst	-	-	-	-	1,262,900	1,389,200	1,515,500	1,641,800	1,768,100	1,894,400	2,020,600	2,146,900	2,273,200	2,399,500	2,525,800	2,576,300	2,627,800	2,680,400	2,734,000	2,788,700	2,844,500
Wastewater Collection Operating Costs - Midhurst	-	-	-	-	94,700	112,500	130,300	148,100	165,900	183,700	201,500	219,300	237,100	254,900	272,700	290,500	308,300	326,100	343,900	361,700	378,900
Heat	3,600	3,700	3,800	3,900	4,000	4,100	4,200	4,300	4,400	4,500	4,600	4,700	4,800	4,900	5,000	5,100	5,200	5,300	5,400	5,500	5,600
Hydro	433,200	471,400	509,600	547,800	586,000	624,200	662,400	700,600	738,800	777,000	815,200	853,400	891,600	929,800	968,000	1,006,200	1,044,400	1,082,600	1,120,800	1,159,000	1,197,400
Telephone	17,300	17,600	18,000	18,400	18,800	19,200	19,600	20,000	20,400	20,800	21,200	21,600	22,000	22,400	22,800	23,300	23,800	24,300	24,800	25,300	25,800
Maintenance - Grounds	10,200	10,400	10,600	10,800	22,000	22,400	22,800	23,300	23,800	24,300	24,800	25,300	25,800	26,300	26,800	27,300	27,800	28,400	29,000	29,600	30,200
Maintenance-Buildings	26,500	27,000	27,500	28,100	57,300	58,400	59,600	60,800	62,000	63,200	64,500	65,800	67,100	68,400	69,800	71,200	72,600	74,100	75,600	77,100	78,600
Maintenance Equipment	31,600	32,200	32,800	33,500	68,300	69,700	71,100	72,500	74,000	75,500	77,000	78,500	80,100	81,700	83,300	85,000	86,700	88,400	90,200	92,000	93,800
Maintenance-General	41,500	42,300	43,100	44,000	89,800	91,600	93,400	95,300	97,200	99,100	101,100	103,100	105,200	107,300	109,400	111,600	113,800	116,100	118,400	120,800	123,200
Minor Capital	232,100	236,700	241,400	246,200	251,100	256,100	261,200	266,400	271,700	277,100	282,600	288,300	294,100	300,000	314,100	321,500	329,000	336,600	344,300	352,200	360,100
Payment In Lieu	33,000	33,700	34,400	35,100	57,900	59,100	60,300	61,500	62,700	64,000	65,300	66,600	67,900	69,300	70,700	72,100	73,500	75,000	76,500	78,000	79,600
Transfers between Departments	90,900	92,700	94,600	96,500	98,400	100,400	102,400	104,400	106,500	108,600	110,800	113,000	115,300	117,600	120,000	122,400	124,800	127,300	129,800	132,400	135,000
Sub Total Operating	1,594,194	1,655,514	1,717,334	1,779,954	3,341,175	3,551,396	3,762,118	3,973,440	4,185,463	4,397,986	4,611,109	4,824,933	5,039,457	5,254,582	5,478,407	5,620,333	5,763,659	5,908,986	6,055,913	6,204,741	6,354,870
Capital-Related																					
Existing Debt (Principal) - Growth Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Existing Debt (Interest) - Growth Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Growth Related Debt (Principal)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Growth Related Debt (Interest)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Existing Debt (Principal) - Non-Growth Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Existing Debt (Interest) - Non-Growth Related	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
New Non-Growth Related Debt (Principal)	-	47,250	77,483	105,701	128,970	144,304	173,688	188,662	211,589	250,813	260,845	271,279	282,130	293,416	305,152	317,358	330,053	343,255	356,985	371,264	386,115
New Non-Growth Related Debt (Interest)	-	56,280	88,150	114,971	133,423	140,384	162,737	165,349	176,123	204,299	194,266	183,833	172,981	161,696	149,960	137,754	125,059	111,857	98,127	83,848	68,997
Transfer to Capital	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Transfer to Capital Reserve	196,727	329,021	541,673	816,514	-	-	284,022	648,483	1,045,665	1,475,460	2,050,220	2,480,330	2,907,304	3,340,978	3,773,213	4,287,228	4,805,395	5,333,013	5,870,570	6,417,854	6,975,553
Sub Total Capital Related	196,727	432,550	707,306	1,037,186	262,393	284,688	620,447	1,002,494	1,433,376	1,930,571	2,505,332	2,935,442	3,362,416	3,796,090	4,228,325	4,742,340	5,260,507	5,788,125	6,325,682	6,872,966	7,430,665
Total Expenditures	1,790,921	2,088,064	2,424,640	2,817,140	3,603,568	3,836,084	4,382,565	4,975,934	5,618,839	6,328,557	7,116,441	7,760,375	8,401,873	9,050,672	9,706,732	10,362,673	11,024,166	11,697,111	12,381,595	13,077,707	13,785,535
Revenues																					
Base Charge	824,134	916,545	1,047,386	1,207,837	1,409,579	1,646,031	1,903,162	2,181,306	2,475,115	2,784,447	3,164,013	3,476,115	3,787,217	4,102,094	4,420,771	4,739,703	5,061,688	5,389,640	5,723,644	6,063,789	6,410,165
Late Payment Penalty and Interest	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Miscellaneous	8,200	8,400	8,600	8,800	9,000	9,200	9,400	9,600	9,800	10,000	10,200	10,400	10,600	10,800	11,000	11,200	11,400	11,600	11,800	12,000	12,200
Connection Fees	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500	1,500
Contributions from Development Charges Reserve Fund	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-
Contributions from Wastewater Reserve Fund	-	103,530	165,633	220,672	587,556	327,307	336,425	354,011	387,711	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112	455,112
Total Operating Revenue	833,834	1,029,975	1,223,118	1,438,808	2,007,634	1,984,038	2,250,487	2,546,416	2,874,127	3,251,059	3,630,825	3,943,127	4,254,429	4,569,506	4,888,383	5,207,515	5,529,700	5,857,852	6,192,056	6,532,401	6,878,977
Wastewater Billing Recovery - Operating	957,088	1,058,090	1,201,522	1,378,332	1,595,933	1,852,046	2,132,078	2,429,518	2,744,713	3,077,498	3,485,616	3,817,248	4,147,444	4,481,166	4,818,349	5,155,158	5,494,465	5,839,259	6,189,539	6,545,306	6,906,559
Wastewater Billing Recovery - Total	957,088	1,058,090	1,201,522	1,378,332	1,595,933	1,852,046	2,132,078	2,429,518	2,744,713	3,077,498	3,485,616	3,817,248	4,147,444	4,481,166	4,818,349	5,155,158	5,494,465	5,839,259	6,189,539	6,545,306	6,906,559



Table B-25
Township of Springwater
Wastewater Service
Wastewater Rate Forecast (Inflated \$)

Description	2021	2022	2023	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034	2035	2036	2037	2038	2039	2040	2041
Total Wastewater Billing Recovery	957,088	1,058,090	1,201,522	1,378,332	1,595,933	1,852,046	2,132,078	2,429,518	2,744,713	3,077,498	3,485,616	3,817,248	4,147,444	4,481,166	4,818,349	5,155,158	5,494,465	5,839,259	6,189,539	6,545,306	6,906,559
Total Volume (cu.m.)	390,648	411,708	445,008	485,328	535,548	591,708	648,048	704,208	758,208	809,868	873,588	947,208	1,019,028	1,090,308	1,161,048	1,230,348	1,298,928	1,367,508	1,436,088	1,504,668	1,573,248
Constant Rate	2.45	2.57	2.70	2.84	2.98	3.13	3.29	3.45	3.62	3.80	3.99	4.03	4.07	4.11	4.15	4.19	4.23	4.27	4.31	4.35	4.39
Annual Percentage Change	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	5%	1%	1%	1%	1%	1%	1%	1%	1%	1%	1%

