

DC Steering Committee Presentation

Development Charges Background Study and By-law Update



COUNTY OF GREY- DEVELOPMENT CHARGES STEERING COMMITTEE

Monday, July 19th, 2021



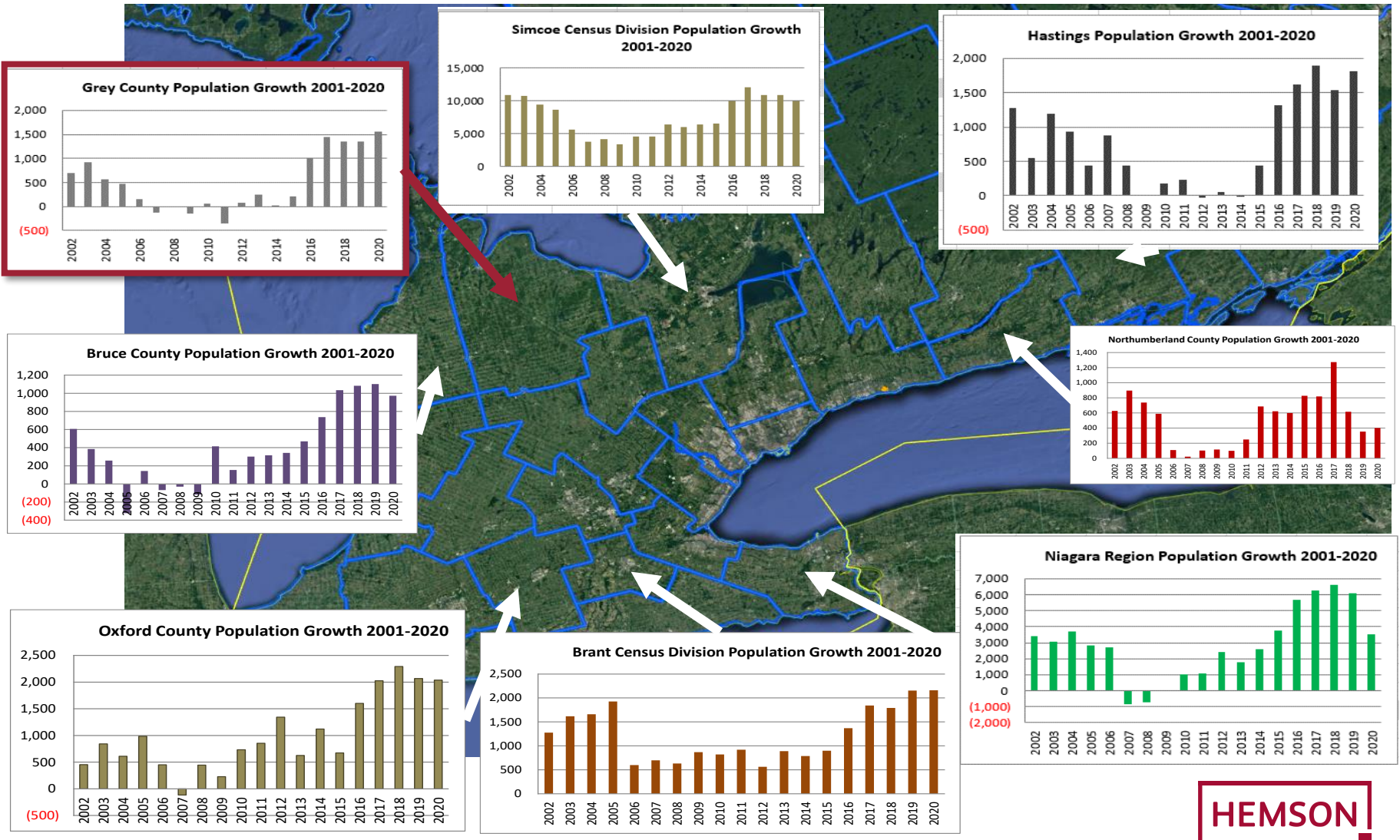
Discussion Topics

- Growth Forecast
- Historical Service Levels & Funding Envelopes
- DC Capital Programs
- Next Steps

Growth Forecast

- County-wide approach
- Two planning horizons:
 - 10 years (2022-2031) – General Services
 - 20 years (2022-2041) – Services Related to a Highway (i.e. Roads and Related works)
- Consistent with County GMS update (presentation to Committee July 22nd)

Highest Population Growth in Decades Now Occurring at Edges of GGH



County-Wide Forecast – Population

- County experienced significant up-tick in population growth from 2016—the change was immediate and substantial
- Recent rapid growth reflects closer connectivity to GGH and rapid development of lakeshore communities
- Impact of COVID lockdown appears to be short-lived and slight. In fact, there are signs of COVID-induced in-migration that could translate into permanent settlement
- Indications are for sustained high growth in near-term

Grey County Population Forecast to 2051			
Census Year	Total Population ¹	Population Growth	Annual Growth Rate
1986	76,610		
1991	86,560	9,950	2.5%
1996	89,900	3,340	0.8%
2001	92,560	2,660	0.6%
2006	95,410	2,850	0.6%
2011	94,770	(640)	-0.1%
2016	96,300	1,530	0.3%
2021	103,330	7,030	1.4%
2026	108,650	5,320	1.0%
2031	113,440	4,790	0.9%
2036	118,140	4,700	0.8%
2041	122,680	4,540	0.8%
2046	127,130	4,450	0.7%
2051	130,920	3,790	0.6%
1991-2021		16,770	0.6%
2021-2051		27,590	0.8%

Source: Hemson Consulting Ltd.

1: Total population includes Census Net Undercoverage

County-Wide Forecast – Employment

- County-wide employment forecast driven in part by the population growth
- Anecdotal short-term COVID impacts suggest effects of jobs lost in food, accommodation, and tourism offset by increased day trippers, seasonal home use, and in-migration from work at home workers and early retirees
- 47% of future growth is attributed to population related employment
- A steady growth of employment land employment is expected to occur throughout the County
- Rural employment will continue to provide stability in the County

Grey County Employment Forecast to 2051			
Census Year	Total Employment ¹	Employment Growth	Annual Growth Rate
1986	32,280		
1991	36,635	4,355	2.6%
1996	39,710	3,075	1.6%
2001	39,510	(200)	-0.1%
2006	42,900	3,390	1.7%
2011	42,030	(870)	-0.4%
2016	41,770	(260)	-0.1%
2021	43,550	1,780	0.8%
2026	45,360	1,810	0.8%
2031	46,980	1,620	0.7%
2036	48,570	1,590	0.7%
2041	50,410	1,840	0.7%
2046	52,230	1,820	0.7%
2051	54,040	1,810	0.7%
1991-2021		6,915	0.6%
2021-2051		10,490	0.7%

Source: Hemson Consulting Ltd.

1: Total employment includes work at home and no fixed workplace

County-Wide Residential Development Forecast

Residential Growth Forecast	2021 Estimate	General Services 2022 - 2031		Services Related to a Highway 2022 - 2041	
		Growth	Total at 2031	Growth	Total at 2041
Total Dwellings (including Seasonal)	50,630	5,120	55,750	9,720	60,350
Total Population (including Seasonal)	121,530	8,307	129,837	17,570	139,100
<i>Population Growth In New Dwelling Units</i>		11,880		22,717	

Note: Population in non-permanent units derived using a factor of 3.00 Persons Per Unit

County-Wide Non-Residential Development Forecast

Non-Residential Growth Forecast	2021 Estimate	General Services		Services Related to a Highway	
		2022 - 2031		2022 - 2041	
		Growth	Total at 2031	Growth	Total at 2041
Total Employment	43,560	3,420	46,980	6,850	50,410
<i>Population-Related</i>	22,580	1,700	24,280	3,120	25,700
<i>Employment Land</i>	13,880	1,400	15,280	2,970	16,850
<i>Rural</i>	7,100	320	7,420	760	7,860
Non-Residential Building Space (sq.m.)		240,999		491,054	

DC Forecasts Much Higher Than in 2016

	2016 DC Study	2021 DC Study
10 Year Population in New Units	9,045	11,880
Long-Term Population in New Units	18,410	22,717
10 Year Non-Residential Building Space	15,750	240,999
Long-Term Non-Residential Building Space	236,400	491,054

There Will be a Shift in Allocation of Service Benefits

Res/Non-Res Allocation	2016 DC Study	2021 DC Study
General Services	98% / 2%	78% / 22%
Services Related to a Highway	85% / 15%	77% / 23%

10-Year Historical Service Levels

- Maximum allowable charge based on average service level provided in preceding 10 years
- Average service level sets cap on eligible DC funding – “maximum allowable funding envelope”
- Quantity and quality of service must be considered

10 Year Historical Service Level Comparison

Service	Service Level (\$/capita OR /capita & emp)		Maximum Allowable Funding Envelope	
	2016	2021	2016	2021
Land Ambulance	\$64.94	\$87.24	\$482,439	\$1,023,037
Social Housing	\$436.02	\$521.92	\$3,139,344	\$4,335,433
Children's Services	\$15.28	\$20.85	\$109,984	\$173,195
Provincial Offences Act	\$9.17	\$9.45	\$68,124	\$110,817
Park Services (Trails)	\$37.30	\$64.30	\$268,560	\$534,121
Public Health Unit	\$118.80	\$137.38	\$882,565	\$1,611,014
Long-Term Care	\$535.62	\$664.15	\$3,856,464	\$5,516,895
Services Related to a Highway (Public Works)	\$214.09	\$286.39	\$1,590,475	\$3,358,410
Services Related to a Highway (Roads)	\$3,288.55	\$5,492.90	\$67,523,797	\$162,408,574

Development-Related Capital Program

- Future capital costs must be identified and Council must express intent to undertake capital works
- DC eligible costs cannot include:
 - Grants, subsidies & contributions
 - Benefit to existing or replacement elements
 - Uncommitted DC reserve funds
 - “Post-period” benefit
- Capital program has been developed in consultation with County staff
 - Key data source is 2022-2031 capital budget and forecast

What is Growth-Related?

- New facilities or expansions, less:
 - Replacement elements
 - “qualitative” improvements, unless they enhance capacity to provide service
- Prior investments
 - Debt (e.g. Chatsworth Land Ambulance station)
 - “Committed” excess capacity
- Roads BTE based on cost to maintain roadway in state of good repair during planning period to 2041
- Associated master plans and similar studies

Land Ambulance Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Cardiac Monitors/ Defrib.	2030	\$1,717,400	\$0	\$0	\$0	\$0	\$1,717,400
New Durham Facility	2025	\$1,596,700	\$0	\$319,500	\$0	\$685,372	\$591,828
Debt Repayment – Chatsworth Station	2022- 2031	\$654,000	\$0	\$0	\$225,913	\$166,487	\$261,600
Debt Repayment- Durham Base	2026- 2031	\$642,000	\$0	\$128,464	\$0	\$171,179	\$342,357
Total		\$4,610,100	\$0	\$447,964	\$225,913	\$1,023,237	\$2,913,185

Funding Envelope

\$1,023,037

Social Housing Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
New Units	2025	\$8,400,000	\$0	\$0	\$13,644	\$4,335,433	\$4,050,924
New Units	2026	\$8,400,000	\$0	\$0	\$0	\$0	\$8,400,000
Total		\$16,800,000	\$0	\$0	\$13,644	\$4,335,433	\$12,450,924

Funding Envelope

\$4,335,433

Children's Services Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Child Care & Early Years Strategic Growth Plan	2031	\$50,000	\$0	\$0	\$11,218	\$38,782	\$0
Total		\$50,000	\$0	\$0	\$11,218	\$38,782	\$0

Funding Envelope

\$173,195

Parks Services Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Trail Improvements-Stone Dusting & Grading	2022-2030	\$180,000	\$0	\$162,388	\$0	\$17,612	\$0
Kolapore County Forest Trail/Parking Improvements	2022	\$78,800	\$0	\$59,100	\$19,303	\$397	\$0
CP Rail Trail Parking Area - South of Grey Road 18	2023	\$55,000	\$0	\$41,300	\$0	\$13,700	\$0
CP Trail Crossing Improvements - Highway & County Roads	2024	\$16,000	\$0	\$12,200	\$0	\$3,800	\$0
Massie County Forest Trail/Parking Improvements	2024	\$47,200	\$0	\$35,400	\$0	\$11,800	\$0
Camp Oliver East & West County Forest Parking/Trail Improvements	2025	\$30,200	\$0	\$22,700	\$0	\$7,500	\$0

Parks Services Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Lily Oak County Forest - Parking Area & Trail Improvements	2025	\$30,200	\$0	\$22,700	\$0	\$7,500	\$0
CP Rail Parking Area - Chatsworth	2026	\$55,000	\$0	\$41,300	\$0	\$13,700	\$0
Glenelg Klondyke County Forest - Parking Area & Trail Improvements	2027	\$147,200	\$0	\$110,400	\$0	\$36,800	\$0
CP Rail Trail Parking Area - Berkley	2028	\$55,000	40	\$41,300	\$0	\$13,700	\$0

Parks Services Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
CP Rail Trail Parking Area - Ceylon	2029	\$55,000	\$0	\$41,300	\$0	\$13,700	\$0
CP Rail Trail Parking Area - Holland Centre	2030	\$55,000	\$0	\$41,300	\$0	\$13,700	\$0
Harkaway County Forest - Parking Area & Trail Improvements	2031	\$60,200	\$0	\$45,200	\$0	\$15,000	\$0
Total		\$864,800	\$0	\$676,588	\$19,303	\$168,909	\$0

Funding Envelope

\$534,121

Public Health Unit Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Health Unit Expansion	2022	\$44,196	\$0	\$25,634	\$18,562	\$0	\$0
Total		\$44,196	\$0	\$25,634	\$18,562	\$0	\$0

Funding Envelope

\$1,611,014

Long-Term Care Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Rockwood Expansion (Durham) Construction	2022	\$35,840,000	\$0	\$33,108,784	\$0	\$2,731,216	\$0
Grey Gables Expansion (Markdale)	2025	\$35,840,000	\$0	\$29,792,306	\$0	\$2,785,678	\$3,262,015
Total		\$71,680,000	\$0	\$62,901,089	\$0	\$5,516,895	\$3,262,015

Funding Envelope

\$5,516,895

Dev. Related Studies Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Long Term Care Strategy	2022	\$75,000	\$0	\$37,500	\$37,500	\$0	\$0
Bedrock & Shale Resource Study	2022	\$75,000	\$0	\$50,000	\$25,000	\$0	\$0
Transit Master Plan	2023	\$75,000	\$0	\$0	\$75,000	\$0	\$0
Archaeological Management Plan	2024	\$50,000	\$0	\$25,000	\$25,000	\$0	\$0
Development Charges Study	2026	\$66,300	\$0	\$0	\$66,300	\$0	\$0
Growth Management Study & Housing Study Updates	2028	\$125,000	\$0	\$14,700	\$110,300	\$0	\$0

Dev. Related Studies Cont'd Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit-to-Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Age-Friendly Community/Strategy Action Plan Update	2031	\$75,000	\$0	\$37,500	\$37,500	\$0	\$0
Climate Change Action Plan	2022	\$50,000	\$0	\$25,000	\$25,000	\$0	\$0
Development Charges Study	2031	\$73,200	\$0	\$0	\$73,200	\$0	\$0
Official Plan Background Studies & Official Plan Update	2031	\$130,000	\$0	\$65,000	\$29,275	\$32,775	\$0
Total		\$794,500	\$0	\$254,700	\$507,575	\$32,225	\$0

Summary of General Services Capital Programs

Service Area	Gross Cost	Grants/ Subsidies	Benefit-to- Existing	Development-Related		
				Prior Growth	2022 - 2031	Other Dev-Related
Land Ambulance	\$4,610,100	\$0	\$447,964	\$225,913	\$1,023,237	\$2,913,185
Social Housing	\$16,800,000	\$0	\$0	\$13,644	\$4,335,433	\$12,450,924
Children's Services	\$50,000	\$0	\$0	\$11,218	\$38,782	\$0
Parks- Trails	\$864,800	\$0	\$676,588	\$19,303	\$168,909	\$0
Public Health Unit	\$44,196	\$0	\$25,634	\$18,562	\$0	\$0
Long-Term Care	\$71,680,000	\$0	\$62,901,089	\$0	\$5,516,895	\$3,262,015
Dev. Related Studies	\$794,500	\$0	\$254,700	\$507,575	\$32,225	\$0
Total	\$94,843,596	\$0	\$64,305,976	\$796,215	\$11,115,280	\$18,626,123

Services Related to a Highway: Roads and Related Capital Programs

- **Category 1:** Major Road Projects
- **Category 2:** Upgrade of Road Classification
- **Category 3*:** Platform Widening
- **Category 4:** Intersection Improvements
- **Category 5:** Culverts
- **Category 6:** Studies

**Note: Category 3 in previous study was Change in Surface Treatment*

Summary of Roads Capital Program

	Gross Cost	Grants/ Subsidies	Benefit-to- Existing	Development-Related		
				Prior Growth	2022 - 2041	Other Dev- Related
Category 1	\$36,764,500	\$3,833,500	\$11,121,368	\$7,071,000	\$11,889,232	\$2,849,400
Category 2	\$25,529,000	\$592,500	\$10,296,500	\$6,992,500	\$7,647,500	\$0
Category 3*	\$85,990,490	\$0	\$39,200,304	\$1,919,900	\$44,870,286	\$0
Category 4	\$22,455,000	\$4,520,776	\$4,483,556	\$1,731,619	\$11,719,049	\$0
Category 5	\$1,950,000	\$690,000	\$210,000	\$140,000	\$910,000	\$0
Category 6	\$1,050,000	\$0	\$312,500	\$120,000	\$617,500	\$0
Total	\$173,738,990	\$9,636,776	\$65,624,228	\$17,975,020	\$77,653,566	\$2,849,400

**Note: Category 3 in previous study was Change in Surface Treatment*

Roads Capital Program Comparison

	2016 Gross Cost	2016 DC Recoverable	Current Study Gross Cost	Current Study DC Recoverable
Category 1	\$36,764,500	\$25,510,904	\$36,764,500	\$11,889,232
Category 2	\$26,526,450	\$12,403,738	\$25,529,000	\$7,647,500
Category 3*	\$12,625,866	\$6,488,292	\$85,990,490	\$44,870,286
Category 4	\$10,655,000	\$5,005,466	\$22,455,000	\$11,719,049
Category 5	\$845,000	\$714,000	\$1,950,000	\$910,000
Category 6	\$775,000	\$718,750	\$1,050,000	\$617,500
Total	\$105,422,266	\$50,841,150	\$173,738,990	\$74,863,769

**Note: Category 3 in previous study was Change in Surface Treatment*

Roads Category 1 (Major Roads Projects) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit-to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 1: Property Acquisition	2034	\$50,000	\$0	\$0	\$0	\$50,000	\$0
Grey Road 1: Urban 2 Lane with Auxiliary Lanes & Paved Shoulders	2035	\$1,250,000	\$0	\$425,000	\$0	\$825,000	\$0
Grey Road 1: Urban 2 Lane with Auxiliary Lanes & Paved Shoulders	2035	\$1,475,000	\$0	\$501,500	\$0	\$973,500	\$0
Grey Road 1: Urban 2 Lane with Auxiliary Lanes	2028	\$1,530,000	\$0	\$1,326,000	\$0	\$204,000	\$0

Roads Category 1 (Major Roads Projects) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit-to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 4: Property Acquisition	2028	\$100,000	\$0	\$0	\$0	\$100,000	\$0
Grey Road 4: Urban 4 Lane with Storm Sewer	2030	\$4,080,000	\$0	\$790,500	\$0	\$3,289,500	\$0
Grey Road 5: Urban 4 Lane with Storm Sewer	2027	\$2,800,000	\$0	\$420,000	\$0	\$2,380,000	\$0

Roads Category 1 (Major Roads Projects) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 17B: Property Acquisition	2022	\$100,000	\$0	\$0	\$100,000	\$0	\$0
Grey Road 17B: Urban 2 Lane with Paved Shoulders	2023	\$2,200,000	\$0	\$748,000	\$1,452,000	\$0	\$0
Grey Road 17B: Urban 2 Lane with Paved Shoulders	2035	\$2,375,000	\$0	\$570,000	\$0	\$1,805,000	\$0

Roads Category 1 (Major Roads Projects) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 19: Property Acquisition	2023	\$600,000	\$0	\$0	\$600,000	\$0	\$0
Grey Road 19: Rural 4 Lane with Paved Shoulders	2024	\$3,657,000	\$0	\$828,000	\$2,829,000	\$0	\$0
Grey Road 19: Rural 4 Lane with Paved Shoulders	2033	\$2,040,500	\$0	\$596,750	\$0	\$1,443,750	\$0
Grey Road 19: Semi-Urban 2 Lane with Paved Shoulders	2039	\$850,000	\$0	\$658,750	\$0	\$38,250	\$153,000
Grey Road 19: Semi-Urban 2 Lane with Paved Shoulders	2039	\$3,240,000	\$0	\$2,511,000	\$0	\$145,800	\$538,200

Roads Category 1 (Major Roads Projects) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit-to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 21: Property Acquisition	2037	\$300,000	\$150,000	\$43,868	\$0	\$106,132	\$0
Grey Road 21: Osler Bluff Road	2038	\$4,876,000	\$2,438,000	\$713,000	\$0	\$345,000	\$1,380,000
Grey Road 21: Osler Bluff Road	2038	\$2,491,000	\$1,245,500	\$329,000	\$0	\$183,300	\$733,200
Grey Road 28: Urban 2 Lane with Storm Sewer & Auxiliary Lanes	2023	\$2,750,000	\$0	\$660,000	\$2,090,000	\$0	\$0
Total		\$36,764,500	\$3,833,500	\$11,121,368	\$7,071,000	\$11,889,232	\$2,849,400

Roads Category 2 (Upgrade of Road Classification) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
3 - Grey Road 3, Derby	2038	\$625,000	\$0	\$150,000	\$0	\$475,000	\$0
3 - Grey Road 3, Derby	2038	\$625,000	\$0	\$175,000	\$0	\$450,000	\$0
16 - Grey Road 16, Keady, Sullivan/Derby	2038	\$585,000	\$0	\$180,000	\$0	\$405,000	\$0
16 - Grey Road 16, Keady, Sullivan/Derby	2038	\$1,033,500	\$0	\$318,000	\$0	\$715,500	\$0
5 - Grey Road 5, Derby	2030	\$1,075,000	\$0	\$301,000	\$0	\$774,000	\$0

Roads Category 2 (Upgrade of Road Classification) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
5 - Grey Road 5, Derby	2033	\$2,550,000	\$0	\$867,000	\$0	\$1,683,000	\$0
5 - 2nd Avenue East, Owen Sound	2024	\$475,000	\$0	\$114,000	\$361,000	\$0	\$0
5 - 2nd Avenue East, Owen Sound	2027	\$1,640,000	\$0	\$246,000	\$1,394,000	\$0	\$0
5 - 8th Street East, Owen Sound	2027	\$1,880,000	\$0	\$1,128,000	\$0	\$752,000	\$0
7-St. Vincent Street, Meaford	2023	\$1,375,000	\$0	\$330,000	\$1,045,000	\$0	\$0
10 - Grey Road 10, Normanby, South of Neustadt	2025	\$600,000	\$300,000	\$150,000	\$0	\$150,000	\$0

Roads Category 2 (Upgrade of Road Classification) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
10 - Jacob Street, Neustadt	2025	\$351,000	\$0	\$153,000	\$0	\$198,000	\$0
10 - Mill St, Neustadt	2025	\$700,000	\$0	\$625,000	\$0	\$75,000	\$0
9 - Queen St, Neustadt	2025	\$325,000	\$0	\$292,500	\$0	\$32,500	\$0
10 - David Winkler Pkwy, Neustadt	2025	\$507,000	\$0	\$156,000	\$0	\$351,000	\$0
10 - David Winkler Pkwy, Neustadt	2025	\$585,000	\$0	\$180,000	\$0	\$405,000	\$0
10 - Grey Road 10, Bentinck	2040	\$585,000	\$292,500	\$90,000	\$0	\$202,500	\$0

Roads Category 2 (Upgrade of Road Classification) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
13 - Clarksburg	2027	\$1,267,500	\$0	\$552,500	\$0	\$715,000	\$0
15-East Bayshore Road, Owen Sound	2022	\$3,675,000	\$0	\$882,000	\$2,793,000	\$0	\$0
15-3rd Avenue East, Owen Sound	2035	\$770,000	\$0	\$660,000	\$0	\$110,000	\$0
15-3rd Avenue East, Owen Sound	2023	\$1,050,000	\$0	\$819,000	\$231,000	\$0	\$0
15-3rd Avenue East, Owen Sound	2024	\$1,425,000	\$0	\$1,111,500	\$313,500	\$0	\$0
15-3rd Avenue East, Owen Sound	2025	\$700,000	\$0	\$546,000	\$0	\$154,000	\$0

Roads Category 2 (Upgrade of Road Classification) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
27 - Durham Road West, Durham	2023	\$1,125,000	\$0	\$270,000	\$855,000	\$0	\$0
Total		\$25,529,000	\$592,500	\$10,296,500	\$6,992,500	\$7,647,500	\$0

Roads Category 3 (Platform Widening) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 5	2028	\$1,785,600	\$0	\$548,179	\$0	\$1,237,421	\$0
Grey Road 5	2037	\$840,000	\$0	\$396,732	\$0	\$443,268	\$0
Grey Road 7	2023	\$2,812,760	\$0	\$1,249,428	\$1,143,461	\$419,871	\$0
Grey Road 12	2025	\$4,679,700	\$0	\$2,279,482	\$0	\$2,400,218	\$0
Grey Road 15	2029	\$2,330,500	\$0	\$1,085,314	\$0	\$1,245,186	\$0

Roads Category 3 (Platform Widening)

Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 17	Tbd	\$2,717,680	\$0	\$1,698,006	\$0	\$1,019,674	\$0
Grey Road 17	Tbd	\$2,830,200	\$0	\$1,353,968	\$0	\$1,476,232	\$0
Grey Road 28	2030	\$4,036,300	\$0	\$1,252,868	\$0	\$2,783,432	\$0
Grey Road 28	2030	\$810,690	\$0	\$397,238	\$0	\$413,452	\$0
Grey Road 30	2024	\$1,758,240	\$0	\$981,801	\$776,439	\$0	\$0

Roads Category 3 (Platform Widening) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 40	2031	\$5,749,640	\$0	\$3,038,685	\$0	\$2,710,955	\$0
Grey Road 40	Tbd	\$3,146,975	\$0	\$1,508,345	\$0	\$1,638,630	\$0
Grey Road 40	2023	\$4,755,250	\$0	\$2,279,191	\$0	\$2,476,059	\$0
Grey Road 40	Tbd	\$1,557,705	\$0	\$785,862	\$0	\$771,843	\$0

Roads Category 3 (Platform Widening) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 109	2031	\$2,586,750	\$0	\$942,612	\$0	\$1,644,138	\$0
Grey Road 109	2034	\$1,592,500	\$0	\$502,593	\$0	\$1,089,907	\$0
Grey Roads 2032-2041	2032-2041	\$42,000,000	\$0	\$18,900,000	\$0	\$23,100,000	\$0
Total		\$85,990,490	\$0	\$39,200,304	\$1,919,900	\$44,870,286	\$0

Roads Category 4 (Intersection Improvements/Realignments) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 4 and Grey Road 28	2030	\$300,000	\$0	\$75,000	\$0	\$225,000	\$0
Grey Road 4 and Grey Road 3 - West Grey	2023	\$2,500,000	\$1,516,606	\$245,849	\$737,546	\$0	\$0
Grey Road 5 and 16th Ave East	2027	\$500,000	\$0	\$125,000	\$0	\$375,000	\$0
Grey Road 5 and 20th Ave East	2027	\$3,000,000	\$0	\$750,000	\$0	\$2,250,000	\$0
Grey Road 9 and Grey Road 14	2037	\$2,250,000	\$0	\$562,500	\$0	\$1,687,500	\$0

Roads Category 4 (Intersection Improvements/Realignments) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 9 and Russel Street	2035	\$500,000	\$0	\$125,000	\$0	\$375,000	\$0
Grey Road 15 and 15th Street East – Owen Sound	2024	\$950,000	\$316,670	\$158,333	\$474,998	\$0	\$0
Grey Road 16 and Concession 5	2034	\$2,250,000	\$0	\$562,500	\$0	\$1,687,500	\$0
Grey Road 19 and 21 - Town of The Blue Mountains	2024	\$5,000,000	\$2,500,000	\$625,000	\$144,077	\$1,730,923	\$0
Grey Road 19 and Craighleith Road	2030	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0

Roads Category 4 (Intersection Improvements/Realignments) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 19 and Birches Boulevard (Home Farm Access)	2030	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0
Grey Road 19 and Helen Street (Home Farm Access)	2030	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0
Grey Road 19 and Snowbridge Way	2030	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0
Grey Road 19 and Sleepy Hollow Road	2039	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0
Grey Road 21 and Monterra Road	2025	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0

Roads Category 4 (Intersection Improvements/Realignments) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 21 and Plateau East	2038	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0
Grey Road 21 and Grand Cypress Lane	2038	\$250,000	\$0	\$62,500	\$0	\$187,500	\$0
Grey Road 28 and Grey Road 10 – West Grey	2030	\$80,000	\$0	\$20,000	\$0	\$60,000	\$0
Grey Road 28 and 14th Street, Hanover	2023	\$500,000	\$0	\$125,000	\$375,000	\$0	\$0

Roads Category 4 (Intersection Improvements/Realignments) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 40 and Grey Road 2	2035	\$2,250,000	\$0	\$562,500	\$0	\$1,687,500	\$0
Grey Road 124 and Grey Road 31 - Singhampton – Grey Highlands	2035	\$375,000	\$187,500	\$46,875	\$0	\$140,625	\$0
Total		\$22,455,000	\$4,520,776	\$4,483,556	\$1,731,620	\$11,719,048	\$0

Roads Category 5 (Culverts) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 4	2030	\$300,000	\$0	\$0	\$0	\$270,000	\$0
Grey Road 17B - Nicol's Gully	2023	\$140,000	\$0	\$0	\$140,000	\$0	\$0
Grey Road 19	2024	\$100,000	\$0	\$0	\$0	\$100,000	\$0
Grey Road 19	2033	\$30,000	\$0	\$0	\$0	\$30,000	\$0
Grey Road 21	2038	\$1,380,000	\$690,000	\$0	\$0	\$510,000	\$0
Total		\$1,950,000	\$690,000	\$0	\$140,000	\$910,000	\$0

Roads Category 6 (Studies) Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Transportation Master Plan	2023	\$300,000	\$0	\$200,000	\$100,000	\$0	\$0
Transportation Master Plan Update	2028	\$50,000	\$0	\$0	\$0	\$50,000	\$0
Transportation Master Plan Review	2033	\$100,000	\$0	\$0	\$0	\$100,000	\$0
Cycling and Trails Master Plan Update	2038	\$50,000	\$0	\$0	\$0	\$50,000	\$0

Roads Category 6 (Studies) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Cycling and Trails Master Plan Update	2030	\$75,000	\$0	\$56,250	\$0	\$18,750	\$0
Road Rationalization	2040	\$75,000	\$0	\$56,250	\$0	\$18,750	\$0
EA Allowance for Growth Related Projects	2022	\$20,000	\$0	\$0	\$20,000	\$0	\$0
Grey Road 1 Traffic Study - Marina to Owen Sound City Limit and 10th Street to 14th Street	Various	\$300,000	\$0	\$0	\$0	\$300,000	\$0
Grey Road 4 - Hanover to Durham - Traffic and Active Transportation Study	2025	\$25,000	\$0	\$0	\$0	\$25,000	\$0

Roads Category 6 (Studies) Capital Program Cont'd

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev- Related
Grey Road 4 Hanover - Traffic Study in East End of Hanover	2024	\$40,000	\$0	\$0	\$0	\$40,000	\$0
Various Urban Area Drainage Studies	2024	\$15,000	\$0	\$0	\$0	\$15,000	\$0
Total		\$1,050,000	\$0	\$312,500	\$120,000	\$617,500	\$0

Service Related to a Highway Public Works Capital Program

Project	Timing	Gross Cost	Grants/ Subsidies	Benefit- to- Existing	Development-Related		
					Prior Growth	2022 - 2031	Other Dev-Related
Patrol D-New Facility	2022	\$7,200,000	\$0	\$6,480,000	\$457,679	\$262,321	\$0
Total		\$7,200,000	\$0	\$6,480,000	\$457,679	\$262,321	\$0

Funding Envelope

\$3,358,410

Key Decision Points for Council

- Consider and approve development-related capital program
 - Direction to proceed with drafting Background Study
- Consider whether to hold another public meeting
- Implementation options
 - Full or partial rates
 - Phase-ins or delayed effective dates
 - Exemptions

DC Study Timeline

April 2021

Background
Review & Info
Requests

Kick-Off Meeting

May/June 2021

Prepare Growth
Forecast

Finalize Service
Levels & Capital
Programs

July/August 2021

Present DC
Capital Program

Calculate Draft
Rates

Present DC
Rates (early
Sept)

Fall 2021

Release DC
Background
Study & By-laws

Statutory Public
Meeting (Oct)

Council Passage of
By-Laws (Dec)