

Report for Public Consultation

Prepared by Hemson for the Township of Tiny

2025 Development Charges Background Study

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1000 – 30 St. Patrick Street, Toronto, ON M5T 3A3
416 593 5090 | hemson@hemson.com | www.hemson.com

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List of Acronyms

AMP Asset Management Plan

BTE Benefit to Existing

COG Cost of Growth

DCA Development Charges Act

DC Development Charges

GFA Gross Floor Area

PPB Post-Period Benefit

PPU Persons Per Unit

Executive Summary

A. Purpose of Development Charges Background Study

Hemson Consulting Ltd. was retained by the Township of Tiny to complete a Development Charges (DC) Background Study (the “Background Study”). The Background Study provides the basis and background to update the Township’s DCs to reflect the servicing needs of development and redevelopment. The study process is intended to facilitate the passage of a new by-law to implement new DCs.

i. Study Consistent with Development Charges Legislation

The Township’s Background Study is presented as part of a process to approve a new DC By-law in compliance with the *Development Charges Act* (DCA). The study is prepared in accordance with the DCA and associated regulations, including amendments that came into force through the *More Homes, More Choice Act*, the *COVID-19 Economic Recovery Act*, the *More Homes Built Faster Act*, and the *Cutting Red Tape to Build More Homes Act, 2024*, the latter of which was granted Royal Assent on June 6, 2024. Additionally, Bill 17, *Protect Ontario by Building Faster and Smarter Act*, 2025, was granted Royal Assent on June 5, 2025.

ii. Key Steps of the Development Charges Calculation

In accordance with the DCA and associated regulation, several key steps are required to calculate development charges. These include:

- preparing a development (growth) forecast;
- establishing historical service levels;
- determining the increased needs for services arising from development and appropriate shares of capital costs; and

- determining how these costs are attributed to development types (i.e. residential and non-residential).

iii. Development-Related Capital Forecast is Subject to Change

It is recognized that the DC Background Study is a point-in-time analysis and there may be changes to project timing, scope, and costs through the Township’s normal annual budget process.

B. Development Forecast

The table below summarizes the residential and non-residential development forecast over the 2024-2034 planning period. The forecast is further discussed in Appendix A.

Development Forecast	2024 Estimate	2025 - 2034	
		Growth	Total at 2034
Residential			
Total Households (Permanent and Seasonal)	9,916	683	10,599
Total Population (Permanent and Seasonal) <i>Population in New Dwellings</i>	27,388	990 <i>1,701</i>	28,378
Non-Residential			
Employment	1,168	231	1,399
Non-Residential Building Space (sq.m.)		8,155	

C. Development-Related Capital Program

The development-related capital program for all services is planned over a 10-year period from 2025 to 2034. The gross cost of the program amounts to \$30.0 million, of which \$7.5 million is eligible for recovery through development charges. Details regarding the capital programs for each service are provided in Appendix B of this report.

D. Calculated Development Charges

Development charge rates have been established under the parameters and limitations of the DCA. A Township-wide uniform cost recovery approach is used to calculate development charges for all services. This approach is in keeping with current DC practice in the Township.

The table below provides the maximum calculated Township-wide charges for residential and non-residential development based on the aforementioned development forecast.

Calculated Township-wide Development Charges

Service	Charge Per Capita	Residential Charge By Unit Type			
		Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom
Police Services	\$12	\$29	\$24	\$22	\$15
Fire Protection	\$513	\$1,278	\$1,049	\$975	\$667
Parks And Recreation	\$1,243	\$3,095	\$2,542	\$2,361	\$1,616
<i>Services Related to a Highway</i>					
Public Works and Fleet	\$273	\$680	\$559	\$519	\$355
Roads and Related	\$1,869	\$4,653	\$3,821	\$3,550	\$2,429
Development-Related Studies	\$125	\$311	\$255	\$237	\$162
TOTAL CHARGE	\$4,034	\$10,046	\$8,250	\$7,664	\$5,244

E. Cost of Growth Analysis

An overview of the long-term capital and operating costs, as well as the asset management-related annual provisions for capital facilities and infrastructure to be included in the DC by-law, is provided in Appendix D of the Background Study. This examination is required by the DCA.

F. DC By-law Included Under Separate Cover

The Township's proposed DC By-law will be released in draft at least two weeks prior to the public meeting being held under the DCA on September 3rd, 2025.

1. Introduction

The Township of Tiny 2025 Development Charges (DC) Background Study is presented as part of the process to approve a new DC by-law in compliance with the *Development Charges Act, 1997* (DCA). As the Township experiences residential and non-residential development that will increase the demand on municipal services, the Township wishes to implement development charges to fund capital projects related to growth so that development continues to be serviced in a fiscally responsible manner.

The DCA and O. Reg. 82/98 require that a DC background study be prepared in which development charges are determined with reference to:

- A forecast of the amount, type and location of population, housing, and non-residential development anticipated in the Township;
- The average capital service levels provided in the Township over the 15-year period immediately preceding the preparation of the background study;
- A review of future capital projects, including an analysis of gross expenditures, funding sources, and net expenditures incurred, or to be incurred, by the Township or its local boards to provide for the anticipated development, including the determination of the eligible and ineligible components of the capital projects;
- An asset management plan that demonstrates that all assets are financially sustainable over their full life cycle; and
- An examination of the long-term capital and operating costs for the capital infrastructure required for each service to which the development charges by-laws would relate.

This study presents the results of the review to determine the development-related net capital costs that are attributable to development that is forecast to occur in the Township. The development-related net capital costs are then apportioned among various types of development (residential and non-residential) in a manner that reflects the increase in the need for each service attributable to each type of development. The study therefore calculates development charges for various types of development.

The DCA provides for a period of public review and comment regarding the proposed development charges. This process includes considering and responding to comments received by members of the public about the calculated charges. Following completion of this process, in accordance with the DCA and Council's review of this study, it is intended that Council will pass a new development charges by-law for the Township.

The remainder of this study sets out the information and analysis upon which the proposed development charges are based.

A. Legislative Context

The study is prepared in accordance with the DCA and associated regulations, including the amendments that came into force most recently on November 28, 2022 under the *More Homes Built Faster Act, 2022*, and on June 6, 2024 under the *Cutting Red Tape to Build More Homes Act, 2024*. The latter reversed the 5-year mandatory phase-in of DCs and implemented DC exemptions for affordable housing projects that meet the DCA eligibility requirements. Key legislative changes incorporated into this study include:

- Historical service level standards have been extended from a 10 to 15-year planning period;
- DC by-laws now expire every 10 years instead of 5 years;

- The amount of interest paid on DC deferrals and freeze is capped at prime plus 1%;
- Costs associated with affordable housing services are now ineligible for recovery through DCs;
- Municipalities must spend or allocate 60% of available DC reserve funds per year for roads, water and wastewater services;
- DC discounts for purpose-built rentals based on the number of bedrooms; and
- DC exemptions for affordable and attainable housing developments which meet the provisions of the DCA.

On May 12th 2025, a series of development charge matters were introduced by Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*. The bill proposes amendments to several Provincial statutes, with changes to the DCA being a central focus. The bill was granted Royal Assent on June 5th, 2025. At the time of writing, changes in effect include:

- A DC exemption for long-term care homes;
- Allowing for DC by-law amendments that result in a decrease in the amount of DC payable without requiring the municipality to undertake a DC Background Study or hold a public meeting;
- Payable DCs are to be the lower of the “frozen” DC amount (including any interest applied), or the DC in effect at the time of permit issuance.

Bill 17 also proposes to defer residential DC payments until occupancy; this change was not in effect at the time of writing.

B. Relevant Analysis

The underlying assumptions and calculation methodologies contained in the Background Study have been informed by a range of inputs including the Township’s capital budget and forecasts, existing master plans, and discussions with Township staff and Council.

C. Consultation and Approval Process

The following provides a summary of the consultation and approval process undertaken to complete the Background Study. Following the release of the Background Study, consultation will continue with the public prior to the passage of the new DC By-law(s) anticipated to occur in October 2025.

Timeline of Consultation and Approval Process

Activity	Date
Council Information Session	June 25, 2025
Public Release of DC Background Study	August 8, 2025
Statutory Public Meeting of Council	September 3, 2025
Passage of 2025 DC By-law	October 2025 (targeted)

2. The DC Methodology Aligns Development-Related Costs and Benefits

Several key steps are required in calculating a development charge. However, specific circumstances arise in each municipality which must be reflected in the calculation. In this study, we have tailored our approach to the Township of Tiny's unique circumstances. The approach to the calculated DCs is focused on providing a reasonable alignment of development-related costs with the development that necessitates them. This study calculates charges on a Township-wide basis.

A. Consideration for Area Rated Services

In accordance with the DCA, Council must consider the use of area rating, also known as area-specific DCs, as part of the Background Study. Based on discussions with staff and Council, a Township-wide approach has been used as part of this Background Study update.

B. Township-Wide Development Charges Are Proposed

The DCA requires that DC by-laws designate the areas within which DCs shall be imposed. The DC's may apply to all lands in a municipality or to other designated development areas as specified in the by-laws.

For all services, a range of capital facilities and infrastructure is available throughout the Township, and all permanent and seasonal Tiny residents and employees have access to these assets. As new development occurs, new infrastructure will be needed in order to maintain overall service levels in the Township. A widely accepted method of sharing the

development-related capital costs for such Township services is to apportion them over all the anticipated growth.

The following services are included in the Township-wide DC calculations:

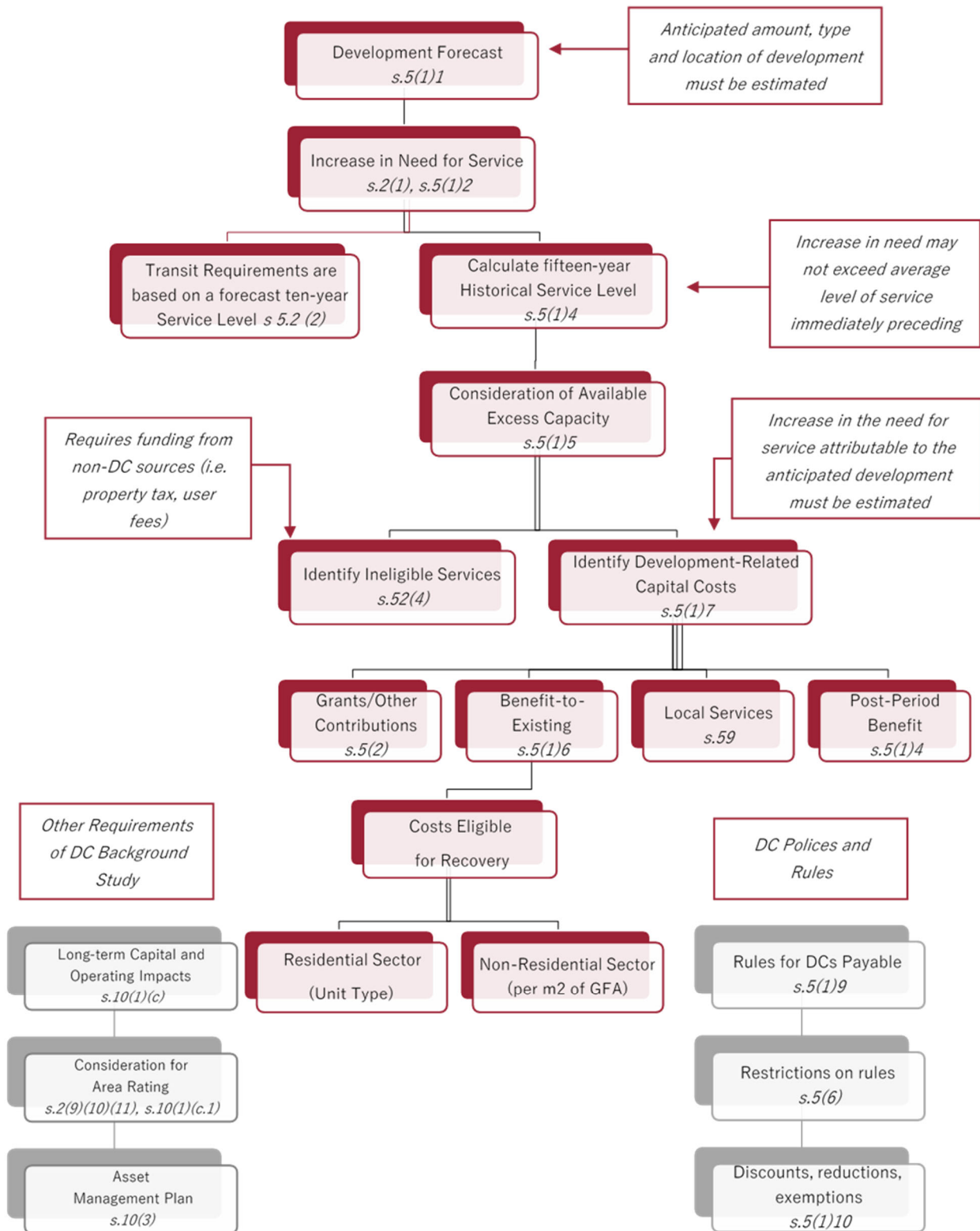
- Police Services
- Fire Protection
- Parks and Recreation
- Development-Related Studies
- Services Related to a Highway:
 - Public Works and Fleet
 - Roads and Related

These services form a reasonable basis in which to plan and administer the Township-wide development charges. It is noted that the analysis of each of these services examines the individual capital facilities and equipment that constitute it. The resulting DCs for these services would be imposed against all development anywhere in the Township.

C. Key Steps in Determining DCs for Future Development-Related Projects

Several key steps are required in calculating DCs for future development-related projects. These are summarized below and shown schematically in Figure 1.

Figure 1: Statutory Requirements of Development Charge Calculation and Study Process



i. Development Forecast

The first step in the methodology requires that a development forecast be prepared for forecast study period, in this case, a 10-year period from 2025-2034 is employed. The 10-year planning horizon is used for all services considered in this study.

The forecast of the future residential and non-residential development is based on growth anticipated to occur in the Township. For the residential portion of the forecast both the Census or “net” population growth and population growth in new units is estimated. Net population growth determines the need for additional facilities and provides the foundation for the development-related capital program.

The non-residential portion of the forecast estimates the gross floor area (GFA) of building space to be developed over the 10-year period 2025-2034. The forecast of GFA is based on the employment forecasts for the Township. Factors for floor space per worker are used to convert the employment forecast into gross floor areas for the purposes of the Background Study.

ii. Service Categories and Historical Service Levels

The DCA provides that the increase in the need for service attributable to anticipated development:

... must not include an increase that would result in the level of service exceeding the average level of that service provided in the municipality over the 15-year period immediately preceding the preparation of the background study...(s. 5. (1) 4.)

Historical 15-year average service levels thus form the basis for development charges. A review of the Township’s capital service levels for buildings, land, vehicles, and so on has therefore been prepared as a reference for the calculation so that the portion of future capital projects that may be included in the development charge can be determined. The historical service levels used in this study have been calculated based on the period 2010-2024.

iii. Development-Related Capital Program and Analysis of DC Eligible Costs to be recovered through Development Charges

A development-related capital program has been prepared by the Township's departments, in consultation with Hemson, as part of the study. The program identifies development-related projects and their gross and net municipal costs, after allowing for capital grants, subsidies or other recoveries as required by the Act (DCA, s. 5. (2)). The capital program provides another cornerstone upon which development charges are based. The *DCA* requires that the increase in the need for service attributable to the anticipated development may include an increase:

... only if the council of the Municipality has indicated that it intends to ensure that such an increase in need will be met. (s. 5. (1) 3.)

In conjunction with DCA, s. 5. (1) 4. referenced above, these sections have the effect of requiring that the development charge be calculated on the lesser of the historical 15-year average service levels or the service levels embodied in future plans of the Township. The development-related capital program prepared for this study ensures that development charges are only imposed to help pay for projects that have been or are intended to be purchased or built in order to accommodate future anticipated development. It is not sufficient in the calculation of development charges merely to have had the service in the past. There must also be a demonstrated commitment to continue to emplace facilities or infrastructure in the future. In this regard, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the *Act*, the council of a Municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

For some projects in the development-related capital program, a portion of the project may confer benefits to existing residents. As required by the DCA, s. 5. (1) 6., these portions of projects and their associated net costs are the funding responsibility of the Township from non-development charges sources. The amount of municipal funding for such non-DC-eligible shares of projects is also identified as part of the preparation of the development-related capital program.

There is also a requirement in the DCA to reduce the applicable development charge by the amount of any “uncommitted excess capacity” that is available for a service. Such capacity is available to partially meet the future servicing requirements. Adjustments are made in the capital program analysis to meet this requirement of the DCA.

iv. Attribution to Types of Development

The next step in the determination of development charges is the allocation of the development-related net capital costs between the residential and the non-residential sectors. In the Township of Tiny, the allocation is based on projected changes in population in new units and employment over the planning periods.

The residential component of the development charges is applied to different housing types based on average occupancy factors. The non-residential component is applied on the basis of gross floor area of building space in square metres.

v. Final Adjustment

The final determination of the development charge results from adjustments made to development-related DC eligible costs for each service and sector resulting from the application of any unallocated growth-related reserve fund balances that are available to fund the development-related capital costs in the capital program.

D. Operating & Capital Cost Impacts and Asset Management Plan Legislative Requirements

Section 10 of the DCA identifies what must be included in a Development Charges Background Study, namely:

- s.10 (2) The development charge background study shall include,
 - (c) an examination, for each service to which the development charge by-law would relate, of the long-term capital and operating costs for capital infrastructure required for the service; and
 - (c.2) an asset management plan prepared in accordance with subsection (3).

i. Asset Management Plan

- (3) The asset management plan shall,
 - (a) deal with all assets whose capital costs are proposed to be funded under the development charge by-law;
 - (b) demonstrate that all the assets mentioned in clause (a) are financially sustainable over their full life cycle;
 - (c) contain any other information that is prescribed; and
 - (d) be prepared in a prescribed manner.

The requirement to include an Asset Management Plan (AMP) was part of the DCA amendments that came into effect on January 1, 2016. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life cycle. The section of the DC Background Study that deals with the operating and capital cost impacts and the asset management plan can be found in Appendix D.

3. Development Forecast

This section provides the basis for the development forecasts used to calculate the development charges for the Township of Tiny. A more detailed summary of the forecasts, including tables illustrating historical trends and forecast results is provided in Appendix A. The forecasts are based on the Simcoe County Official Plan (February 2023) as well as Statistics Canada Census information.

i. Residential Forecast

DCs are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of the population growth (or net population growth) as well as the population growth in new units is required.

- The population growth determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

Table 1 provides a summary of the residential forecast for a ten-year planning period, from 2025 to 2034. The 10-year planning period is applicable to all development charge services.

As shown on Table 1, over the 10-year planning period from 2025 to 2034, the number of households is forecast to increase by 683. This translates to population growth in new units of 1,701 persons.

The Township's total population (permanent and seasonal) is forecast to increase by 990 over the next 10 years, reaching 28,378 people by 2034.

ii. Non-Residential Forecast

DCs are levied on non-residential development as a charge per square metre of GFA. The non-residential forecast requires a projection of employment growth as well as a projection of new floor space in the Township.

The non-residential forecast projects an increase of 231 jobs by 2034, excluding work from home employment. The net employment growth will be accommodated in approximately 8,155 square metres of new non-residential building space by 2034.

A summary of the non-residential growth forecast can be found in Table 1.

TABLE 1
TOWNSHIP OF TINY
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL
DEVELOPMENT FORECAST

Development Forecast	2024 Estimate	2025 - 2034	
		Growth	Total at 2034
Residential			
Total Households (Permanent and Seasonal)	9,916	683	10,599
Total Population (Permanent and Seasonal)	27,388	990	28,378
<i>Population in New Dwellings</i>		<i>1,701</i>	
Non-Residential			
Employment	1,168	231	1,399
Non-Residential Building Space (sq.m.)		8,155	

4. Summary of Historical Capital Service Levels

The DCA and O. Reg. 82/98 require that the development charges be set at a level no higher than the average service level provided in the Township over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis.

For General Services (Police, Parks and Recreation, Fire) and Services Related to a Highway, the legislative requirement is met by documenting historical service levels for the preceding 15 years; in this case, for the period 2010 to 2024. Typically, service levels are measured as a ratio of inputs per capita or per capita and employee.

O. Reg. 82/98 requires that when determining historical service levels both quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet per capita. The qualitative aspect is introduced by the consideration of the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of dollars per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be charged to new development reflect not only the quantity (number and size) but also the quality (value or replacement cost) of service provided historically by the Township. Both the quantitative and qualitative aspects of service levels used in the present analysis are based on information provided by Township staff based on historical records and their experience with costs to acquire or construct similar facilities, equipment and infrastructure.

Table 2 summarizes service levels for all services included in the development charges calculations. Appendix B provides detailed historical inventory data upon which the calculation of service levels is based for all services.

TABLE 2

TOWNSHIP OF TINY
HISTORICAL AVERAGE SERVICE LEVELS
2010 - 2024

Service	Historical Average Service Level 2010 - 2024
1.0 POLICE SERVICES	\$22.37 per capita & employment
Value Of Policing Contract	\$22.37 per capita & employment
2.0 FIRE PROTECTION	\$812.08 per capita & employment
Buildings	\$462.68 per capita & employment
Land	\$38.01 per capita & employment
Vehicles	\$235.32 per capita & employment
Equipment And Gear	\$76.07 per capita & employment
3.0 PARKS AND RECREATION	\$2,135.25 per capita
Indoor Recreation	\$696.34 per capita
Outdoor Recreation	\$1,438.91 per capita
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET	\$1,154.88 per capita & employment
Buildings	\$585.28 per capita & employment
Land	\$187.87 per capita & employment
Fleet & Equipment	\$381.73 per capita & employment
5.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED	\$4,385.16 per capita & employment
Roads	\$3,317.15 per capita & employment
Bridges & Culverts	\$1,010.19 per capita & employment
Other	\$28.02 per capita & employment
Sidewalks	\$29.80 per capita & employment

5. Development-Related Capital Forecast

The DCA requires the Council of a Municipality to express its intent to provide future capital facilities at the level incorporated in the development charges calculation. As noted above in Section 2, O. Reg. 82/98, s. 3 states that:

For the purposes of paragraph 3 of subsection 5 (1) of the Act, the council of a Municipality has indicated that it intends to ensure that an increase in the need for service will be met if the increase in service forms part of an official plan, capital forecast or similar expression of the intention of the council and the plan, forecast or similar expression of the intention of the council has been approved by the council.

A. A Development-Related Capital Forecast is Provided for Council's Approval

Based on the development forecasts summarized in Section 3 and detailed in Appendix A, Township staff, in collaboration with the consultants, developed a development-related capital program setting out those projects that are required to service anticipated development. For all services the capital plan covers the 10-year period from 2025-2034.

One of the recommendations contained in the Background Study is for Council to adopt the development-related capital program derived for the purposes of the development charges calculation. It is assumed that future capital budgets and forecasts will continue to bring forward the development-related projects contained herein that are consistent with the development occurring in the Township. It is acknowledged that changes to the capital program presented here may occur through the Township's normal capital budget process.

B. The Development-Related Capital Forecast

A summary of the development-related capital forecast for all services considered in this study is presented in Table 3. The table shows that the gross cost of the Township's capital forecast is estimated to be \$30.0 million. No grants and subsidies have been identified. Therefore, the Township's share of the capital forecast remains at \$30.0 million.

The capital forecast incorporates those projects identified to be related to development anticipated in the next 10 years. It is not implied that all of these costs are to be recovered from new development by way of development charges. Portions of the capital forecast may relate to replacement of existing facilities, shares of projects that benefit the existing population, or growth anticipated to occur beyond the 2025–2034 planning period. After these reductions, the remaining development-related capital costs are brought forward to the development charges calculation.

Of the \$30.0 million net municipal cost, approximately 56.3%, or \$16.9 million, is related to capital works for **Services Related to a Highway: Roads and Related**. This includes upgrading road surfaces, active transportation upgrades, and recovery of the negative reserve fund balance.

The next largest capital program is for **Parks and Recreation**. It amounts to \$9.1 million, or 30.4%, and provides for new recreation and administrative space, recreation facility upgrades, park amenity additions, and trail development.

The capital forecast associated with **Fire Protection** totals \$2.0 million and provides for station expansions, administrative space, a new vehicle, and equipment for new firefighters. This program represents 6.6% of the total net municipal cost.

Approximately 3.5%, or \$1.1 million, is related to capital works for **Services Related to a Highway: Public Works and Fleet**. This includes the recovery of administrative space and fleet and equipment additions.

The capital forecast associated with **Development-Related Studies** includes various planning studies and master plans over the planning period amounting to \$935,000 in total, or 3.1%.

The capital forecast associated with **Police Services** is included for a total of \$27,300, or 0.1%.

Further details on the capital forecasts for each individual service are available in Appendix B.

TABLE 3
TOWNSHIP OF TINY
SUMMARY OF DEVELOPMENT-RELATED CAPITAL PROGRAM
2025 - 2034
(in \$000)

Service	Gross Cost	Grants/ Subsidies	Municipal Cost
1.0 Police Services	\$27.3	\$0.0	\$27.3
2.0 Fire Protection	\$1,979.9	\$0.0	\$1,979.9
3.0 Parks And Recreation	\$9,130.0	\$0.0	\$9,130.0
4.0 Services Related To A Highway: Public Works And Fleet	\$1,050.0	\$0.0	\$1,050.0
5.0 Services Related To A Highway: Roads And Related	\$16,891.6	\$0.0	\$16,891.6
6.0 Development-Related Studies	\$935.0	\$0.0	\$935.0
TOTAL - 10 YEAR CAPITAL PROGRAM	\$30,013.8	\$0.0	\$30,013.8

6. Development Charges are Calculated in Accordance with the DCA

This section summarizes the calculation of development charges for each service and the resulting total development charge by type of development. For all services, the calculation of the per capita (residential) and per square metre (non-residential) charges is reviewed.

For residential development, the total per capita amount is applied to different housing types on the basis of average occupancy factors. For non-residential development, the calculated development charges rates are based on gross floor area (GFA) of building space.

It is noted that the calculation of the development charges does not include any provision for exemptions required under the DCA, for example, the exemption for enlargements of up to 50% on existing industrial buildings or for affordable housing exemptions. Such legislated exemptions, or other exemptions which Council may choose to provide, will result in a loss of development charges revenue for the affected types of development. Any such revenue loss may not be offset by increasing other portions of the calculated charge.

A. Development Charges Calculation

A summary of the residential and non-residential development charges for all services is presented in Table 4. Further details of the calculation for each individual service are available in Appendix B.

The capital forecast incorporates those projects identified to be related to growth anticipated in the next 10 years. However, not all of the capital costs are to be recovered from new development by way of development charges.

Table 4 shows that \$19.3 million of the capital forecast relates to replacement of existing capital facilities or to shares of projects that provide benefit to the existing community. These portions of capital costs will have to be funded from property taxes or other non-development charges revenue sources.

Development charge reserve funds contribute \$517,000 to the capital costs. Another share of the forecast, \$2.7 million, is either attributable to growth beyond the 2034 period (and can therefore only be recovered under future development charges studies) or represents a service level increase in the Township.

The remaining \$7.5 million is carried forward to the development charges calculation as a development-related cost. Of the development-related cost, \$6.4 million has been allocated to new residential development and \$584,000 has been allocated to new non-residential development. This results in charges of \$4,033.84 per capita and \$79.38 per square metre respectively.

TABLE 4

TOWNSHIP OF TINY
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES (2024-2033)

10-Year Growth in Population in New Units	1,701
10-Year Growth in Square Metres	8,155

	Development-Related Capital Program (2024 - 2033)					Residential Share		Non-Residential Share	
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	DC Reserve Funds (\$000)	Post-Period Benefits (\$000)	DC Eligible Costs (\$000)				
1.0 Police Services	\$27.3	\$0.0	\$5.0	\$0.0	\$22.3	88%	\$19.7	12%	\$2.68
Calculated Development Charge Per Capita							\$11.56		
Calculated Development Charge Per sq.m.									\$0.33
2.0 Fire Protection	\$1,979.9	\$150.0	\$265.6	\$572.8	\$991.5	88%	\$872.6	12%	\$118.98
Calculated Development Charge Per Capita							\$512.99		
Calculated Development Charge Per sq.m.									\$14.59
3.0 Parks And Recreation	\$9,130.0	\$4,682.0	\$176.7	\$2,157.4	\$2,113.9	100%	\$2,113.9	0%	\$0.00
Calculated Development Charge Per Capita							\$1,242.79		
Calculated Development Charge Per sq.m.									\$0.00
4.0 Services Related To A Highway: Public Works And Fleet	\$1,050.0	\$522.0	\$0.0	\$0.0	\$528.0	88%	\$464.6	12%	\$63.36
Calculated Development Charge Per Capita							\$273.17		
Calculated Development Charge Per sq.m.									\$7.77
5.0 Services Related To A Highway: Roads And Related	\$16,891.6	\$13,280.0	\$0.0	\$0.0	\$3,611.6	88%	\$3,178.2	12%	\$433.40
Calculated Development Charge Per Capita							\$1,868.52		
Calculated Development Charge Per sq.m.									\$53.14
6.0 Development-Related Studies	\$935.0	\$624.0	\$69.8	\$0.0	\$241.2	88%	\$212.3	12%	\$28.95
Calculated Development Charge Per Capita							\$124.81		
Calculated Development Charge Per sq.m.									\$3.55
TOTAL 10 YEAR CAPITAL PROGRAM	\$30,013.8	\$19,258.0	\$517.0	\$2,730.2	\$7,508.7		\$6,396.64		\$584.0
Calculated Development Charge Per Capita							\$4,033.84		
Calculated Development Charge Per sq.m.									\$79.38

B. Development Charge Rate Tables

Table 5 provides the calculated development charge rates by residential unit type. The rates range from a high of \$10,046 per unit for a single- and semi-detached units to a low of \$5,244 per unit for bachelor and 1-bedroom apartments.

Table 6 displays the Township-wide non-residential charges. The fully calculated non-residential charge is \$79.38 per square metre.

TABLE 5
TOWNSHIP OF TINY
TOWN-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Charge Per Capita	Residential Charge By Unit Type				Percentage of Charge
		Singles & Semis	Rows & Other Multiples	Apartments 2+ Bedrooms	Apartments Bachelor or 1 Bedroom	
Police Services	\$12	\$29	\$24	\$22	\$15	0.3%
Fire Protection	\$513	\$1,278	\$1,049	\$975	\$667	12.7%
Parks And Recreation	\$1,243	\$3,095	\$2,542	\$2,361	\$1,616	30.8%
<i>Services Related to a Highway</i>						
Public Works and Fleet	\$273	\$680	\$559	\$519	\$355	6.8%
Roads and Related	\$1,869	\$4,653	\$3,821	\$3,550	\$2,429	46.3%
Development-Related Studies	\$125	\$311	\$255	\$237	\$162	3.1%
TOTAL CHARGE	\$4,034	\$10,046	\$8,250	\$7,664	\$5,244	100.0%
(1) Based on Persons Per Unit Of:						
		2.49	2.05	1.90	1.30	

TABLE 6

TOWNSHIP OF TINY
TOWN-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Residential Charge per Square Metre	Percentage of Charge
Police Services	\$0.33	0.4%
Fire Protection	\$14.59	18.4%
Parks And Recreation	\$0.00	0.0%
<i>Services Related to a Highway</i>		
Public Works and Fleet	\$7.77	9.8%
Roads and Related	\$53.14	66.9%
Development-Related Studies	\$3.55	4.5%
TOTAL CHARGE	\$79.38	100.0%

C. Comparison of 2025 Newly Calculated Development Charges With Charges Currently in Force in Tiny

Tables 7 and 8 compare the newly calculated residential development charges with currently imposed charges.

As shown in Table 7, the residential development charge rate for a single- or semi-detached unit is calculated to increase by \$783 per unit, or 8.5%.

Table 8 compares the newly calculated non-residential development charges with currently imposed development charges. As shown, the non-residential development charge rate is calculated to increase by \$8.13 per sq.m., or 11.4%.

TABLE 7

**TOWNSHIP OF TINY
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES**

Service	Current Residential Charge / SDU	Calculated Residential Charge / SDU	Difference in Charge	
Police Services	\$33	\$29	(\$4)	-12.0%
Fire Protection	\$841	\$1,278	\$436	51.8%
Parks And Recreation	\$1,366	\$3,095	\$1,729	126.6%
<i>Services Related to a Highway</i>	\$6,659	\$5,334	(\$1,325)	-19.9%
Public Works and Fleet Roads and Related Development-Related Studies	\$364	\$311	(\$53)	-14.6%
TOTAL CHARGE	\$9,263	\$10,046	\$783	8.5%

TABLE 8

**TOWNSHIP OF TINY
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES**

Service	Non-Residential (\$/Square Metre)			
	Current Non-Residential Charge	Calculated Non-Residential Charge	Difference in Charge	
Police Services	\$0.28	\$0.33	\$0.05	16.5%
Fire Protection	\$7.20	\$14.59	\$7.39	102.7%
Parks And Recreation	\$7.90	\$0.00	(\$7.90)	N/A
<i>Services Related to a Highway</i>	\$52.91	\$60.91	\$8.00	15.1%
Public Works and Fleet Roads and Related Development-Related Studies	\$2.96	\$3.55	\$0.59	19.8%
TOTAL CHARGE	\$71.26	\$79.38	\$8.13	11.4%

7. Cost of Growth Analysis

This section examines the long-term capital and operating costs as well as the asset management-related annual provisions for the capital facilities and infrastructure to be included in the DC By-law. This examination is required as one of the provisions of the DCA. The analysis for all services is included in Appendix D.

A. Asset Management Plan

Table 9 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2025-2035 recoverable portion. The year 2035 has been included to calculate the annual contribution for the 2025-2034 period as the expenditures in 2034 will not trigger asset management contributions until 2035. As shown in Table 9, by 2035, the Township should fund an additional \$192,700 per annum to pay for the full life cycle costs of the new assets related to the services supported under the development charges by-law.

TABLE 9

**TOWNSHIP OF TINY
ANNUAL ASSET MANAGEMENT PROVISION BY 2035**

Service	2025 - 2034 Capital Program		Calculated AMP Annual Provision by 2035	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Police Services	\$22,348	\$4,966	\$0	\$0
Fire Protection	\$991,537	\$988,363	\$21,285	\$24,941
Parks And Recreation	\$2,113,898	\$7,016,103	\$62,612	\$220,719
Services Related To A Highway: Public Works And Fleet	\$528,000	\$522,000	\$25,059	\$10,781
Services Related To A Highway: Roads And Related	\$3,611,630	\$13,280,000	\$83,770	\$335,081
Development-Related Studies	\$241,241	\$693,759	\$0	\$0
TOTAL	\$7,508,653	\$22,505,190	\$192,727	\$591,522

** Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.*

B. Long-Term Capital and Operating Cost Impacts

i. Net Operating Costs for the Township's Services Estimated to Increase over the Forecast Period

The Township will experience estimated increase in net operating costs for additions associated with the planned capital program. These estimates are based on average costs derived from a review of recent budgets and the 2023 Financial Information Return (FIR) (additional details are included in Appendix D).

As described in Appendix D, by 2034, the Township's net operating costs are estimated to increase by about \$470,000 for property tax supported services. Increases in net operating costs will be experienced as new facilities are opened, park amenities are developed, and roads/sidewalks are constructed.

ii. Long-Term Capital Financing from Non-Development Charge Sources Totals \$22.0 million for Tax Supported Assets

Table 10 summarizes the components of the development-related capital program that will require funding from non-development charges sources for tax supported assets. In total, \$19.3 million will need to be financed from non-DC sources over the 2025-2034 planning period. In addition, \$2.7 million in interim DC financing related to post-period shares of projects may be required or these costs may be recovered from other growth funding tools.

TABLE 10

TOWNSHIP OF TINY
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

General and Engineered Services	Development-Related Capital Program (2025 - 2034)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 Police Services	\$27.3	\$0.0	\$5.0	\$0.0	\$22.3
2 Fire Protection	\$1,979.9	\$150.0	\$265.6	\$572.8	\$991.5
3 Parks And Recreation	\$9,130.0	\$4,682.0	\$176.7	\$2,157.4	\$2,113.9
4 Services Related To A Highway: Public Works And Fleet	\$1,050.0	\$522.0	\$0.0	\$0.0	\$528.0
5 Services Related To A Highway: Roads And Related	\$16,891.6	\$13,280.0	\$0.0	\$0.0	\$3,611.6
6 Development-Related Studies	\$935.0	\$624.0	\$69.8	\$0.0	\$241.2
TOTAL GENERAL & ENGINEERED SERVICES	\$30,013.8	\$19,258.0	\$517.0	\$2,730.2	\$7,508.7

*Development related costs to be considered for funding from other tools and/or future DC Studies.

iii. Program is Deemed Financially Sustainable

The calculated annual funding provision should be considered within the context of the Township's projected growth. Over the next 10 years (to 2034), the Township is projected to increase by 683 dwelling units and 990 people. In addition, the Township will also add 231 new employees that will result in approximately 8,155 square metres of additional non-residential building space.

In addition, as part of the annual budget update the Township also contributes to asset replacement reserves and spends on yearly asset replacement needs as needed. Through this annual exercise, staff identify the required funding and propose mitigating measures in order to ensure there are sufficient funds in reserves over the long-term. Life-cycle funding methodologies are also reviewed in order to ensure that the Township is continuing to implement financially sustainable practices for funding the eventual replacement of assets.

The calculated annual provisions identified are considered to be financially sustainable as it is expected that the increased capital asset management requirements can be absorbed by the tax and user base over the long-term.

8. Other Considerations and Legislative Requirements

This section sets out other considerations and legislative requirements relating to the DCA including administration and collection, recent legislative changes, and consideration for area rating.

A. Development Charges Administration and Collection

The DCA requirements in respect of the collection of DCs, certification and remittance, as well as reserve fund management are outlined in this section.

i. Development Charges Amount Payable and Date of Payment

The total amount of a DC is the amount that would be determined under the by-law on the day of an application for site plan approval or the day of an application for rezoning or, if neither of these apply, the day of building permit issuance. Full details on determining the DCs payable in any particular case are provided in s.26, s.26.1 and s.26.2 of the DCA.

The default date of payment of a DC is the date of building permit issuance. However, under s.27 of the DCA the Township may enter into an agreement with a developer to alter the timing of payment.

For two specific types of development, DCs must be paid according to the following plan:

- Six equal annual installments beginning at building occupancy (permit or actual occupancy) and for the following five anniversaries of that date for rental housing and institutional development.

For required instalments, the Township may charge interest from the date the DC would have been payable to the date the instalment is paid. Interest may

accrue on each installment until the final payment has been made. Any skipped or late payments can be added to the tax roll (including interest). Full details on the prescribed payment plans are provided in s.26.1 of the DCA. In accordance with s.26.3 of the DCA the maximum interest rate a municipal can charge is prime plus 1%.

ii. Reserve Funds

Under the DCA, a municipality that has passed a development charge by-law must establish a separate reserve fund for each service to which the development charge relates and pay each development charge it collects into the respective reserve fund. Beginning in 2023 and each calendar year thereafter, a municipality shall spend or allocate at least 60% of the monies in a reserve fund associated with Water supply, Wastewater services and Services Related to a Highway.

While the DCA does permit municipalities to borrow from the reserve fund, the amount borrowed is to be repaid with interest at a rate not less than the prescribed minimum interest rate. Additionally, money in the reserve fund is to be spent only on development-related capital costs.

Annual financial statements are to be provided to Council and must include the following:

- Opening and closing balances and in-year transactions
- A description of service or category of service
- Details on credits paid by individual credit holders
- Amounts borrowed and purpose of borrowing
- Interest accrued on borrowing
- Amount and source of money used to repay borrowing
- Projects funded from DCs including amount and source of DC and non-DC funding

B. Changes Arising From the More Homes Built Faster Act (Bill 23) and Cutting Red Tape to Build More Homes Act (Bill 185)

As of November 28, 2022, there are several changes to the DCA due to the enactment and Royal Assent of Bill 23. A list of the changes that are now in force is provided below in Table 11.

Table 11: Recent Changes to the DCA

Section	Description
Section 2(1)	Exemptions for existing rental residential buildings and a range of residential units in existing and new houses.
Section 2(4)	Housing services are ineligible for DC funding (repeal of paragraph 17 of ss.2(4) of the DCA). Existing by-laws are deemed to be “amended” and no development charges can be collected for housing services from November 28, 2022 onward.
Section 4.1	Exemptions for affordable and attainable residential units as defined in the Affordable Residential Units Bulletin.
Section 4.2	Exemptions for non-profit housing development. This does not apply with respect to a DC payable before November 28, 2022.
Section 4.3	Exemption for inclusionary zoning residential units. This does not apply with respect to a DC payable before November 28, 2022.
Section 5(1)	Historical service level calculation period extended from 10 years to 15 years. Does not apply to by-laws in force prior to November 28, 2022.
Section 9(1)	Maximum life of a DC by-law extended from 5 years to 10 years. This does not apply to by-laws in-force before November 28, 2022.
Section 26.1	Deferral payments now apply to rental housing and institutional development. Interest on deferral payments is now capped at prime plus 1% in accordance with s.26.3.
Section 26.2	DCs for rental housing development are now discounted based on the number of bedrooms proposed. Interest on DC freeze now capped at prime plus 1% in accordance with section 26.3.

Section	Description
Section 26.3	Maximum interest rates are capped at prime plus 1%. This does not apply with respect to a DC that was payable before November 28, 2022.
Section 35	Municipalities are now required to spend or allocate at least 60% of reserve balances each year for Water Supply, Wastewater, and services related to a highway beginning in 2023.
Section 44(4)	Rules for front ending agreements as they relate to affordable and attainable residential units.
Section 60(1)(s.4)	Additional services for which municipalities are required to spend or allocate at least 60% of reserve fund balances may be prescribed through Regulations (none are proposed as of yet).
Section 60(1)(d.2) and 9d.3)	Prescribes developments and criteria related to attainable residential units (section 4.1).

C. Changes Arising from Bill 17

Bill 17, the *Protect Ontario by Building Faster and Smarter Act, 2025*, was granted Royal Assent on June 5th, 2025. Four key amendments to the *Development Charges Act* took effect upon Bill 17 receiving Royal Assent:

i. DC Exemption for Long-Term Care Homes

Both non-profit and for-profit developments intended for use as long-term care homes are now exempt from paying municipal DCs. This exemption is intended to encourage the construction of long-term care facilities in response to Ontario's aging population. Where a long-term term care home is part of a mixed-use development—for example, one that includes commercial uses—only the portion of the development dedicated to the long-term care home would be eligible for the exemption.

ii. Streamlined Process for Certain By-law Amendments

Municipalities are no longer required to undertake a background study or hold a public meeting when amending a DC by-law, if the amendment solely:

- decreases one or more DC rate;
- repeals a provision to index DCs; or
- amends an indexing provision that provides for a DC not to be indexed.

iii. Revised DC “Freeze” Rule

DC rates are currently frozen at the time of application for rezoning or site plan approval, provided building permits are not issued within 18 months of application approval. Changes arising from Bill 17 require that the payable DC be the lower of:

- the frozen DC amount (including any interest applied); or
- the DC in effect at the time of permit issuance.

This change is intended to prevent frozen DCs from being higher than current rates. All applicable DCs at the time of payment are to be included in the calculation.

iv. Proposed Deferral of Residential DC Payments Until Occupancy

Currently, DCs are typically payable at building permit issuance. Bill 17 proposes to defer payment until occupancy—defined as the earlier of:

- the day an occupancy permit is issued; or
- the actual date of occupancy.

At the time of writing, this change was not yet in effect. Additional proposed changes that may take place through future regulation include the following:

- Merging of services for DC credits;
- Limiting eligible capital costs;
- Defining local services;
- Prescribe benefit to existing (BTE) methodology; and
- Standardizing DC Background Studies and annual reports.

D. Development Charges Administration

A draft copy of the development charges by-law will be made available on the Township's website at least two weeks before the scheduled public meeting for review. The by-law itself will contain a series of polices as it relates to the Township's policies and practices regarding development charge administration. In this regard, a few specific recommendations:

- It is recommended that the Township develop reporting policies consistent with the requirements of the DCA;
- It is recommended that the by-law permit the payment of a development charge in cash or through services-in-lieu agreements. The municipality is not obligated to enter into services-in-lieu agreements;
- The proposed draft by-law sets out the rules to determine development charges applicable in any particular case. Rules for exemptions are also to be outlined in the proposed draft by-law; and
- It is recommended that Council adopt the development-related capital forecast included in this background study, subject to annual review through the Township's normal capital budget process.

E. Local Service Policy and Definitions

Services deemed to be local in nature are not to be included in the determination of the development charges rates. The provision of local services is considered to be a direct responsibility under s. 59 of the DCA and will (or may) be recovered under other agreement(s) with the landowner or developer. It is recommended that the Township maintain its existing policies and guidelines with respect to local services. It is noted that forthcoming changes as part of Bill 17 may include standardized local service definitions that may necessitate changes to the Township's current practices in this regard.

F. Area-Rating Consideration

In accordance with the recent changes to s.10(2) of the DCA, a development charge background study must give consideration for “the use of more than one development charge by-law to reflect different needs for services in different areas”. Following consultation with Township staff and Council, it was determined that a municipal-wide approach continues to be most appropriate for the nature of the works and services provided in the Township, and as such, only a Township-wide charge has been proposed.

For all of the development charge eligible services that Tiny provides, the full range of capital facilities, land, equipment and infrastructure is available throughout the Township. All residents therefore have access to all facilities. A widely accepted method for recovering the development-related capital costs for such services is to apportion them over all new development anticipated in the Township.

The needs for servicing are outlined as follows:

i. General and Engineering Services

- Services such as Library and Parks & Recreation are open and accessible to all residents in the Township and are driven and planned for based on Township-wide population growth.
- Fire Services, Services Related to a Highway: Public Works: Buildings and Fleet, and Development-Related Studies are provided to all residents and employees in the Township and are driven and planned for based on Township-wide population or population and employment growth.
- All engineered services, including Roads & Related, are provided through a Township-wide network and are planned based on Township-wide population and employment growth.

Appendix A

Development Forecast

Development Forecast

This appendix summarizes the development forecasts used to prepare the Development Charges Background Study for the Township of Tiny.

The Development Charges Act (DCA) requires the Township to estimate “the anticipated amount, type and location of development” for which development charges may be imposed. The forecast must cover both residential and non-residential development and be specific enough with regards to the quantum, type, location and timing of such development to allow the Township to prepare a reasonable development-related capital program.

The development forecasts are based on the Simcoe County Official Plan (February 2023) as well as Statistics Canada Census information. This Background Study provides details on the forecast methodology and key assumptions.

The forecast results are presented in the following tables:

Historical Development

- A-1 Population and Occupied Dwellings Summary
- A-2 Place of Work Employment Summary
- A-3 Housing by Period of Construction Showing Household Size

Forecast Development

- A-4 Population and Household Growth
- A-5 Population, Housing, and Employment Growth Summary
- A-6 Dwellings by Unit Type
- A-7 Growth in Dwellings by Unit Type
- A-8 Population in Dwellings by Unit Type
- A-9 Place of Work Employment and Non-Residential Space

A. Key Assumptions, Definitions, and Historical Trends

Historical population and employment set out in this appendix are used to determine the average service levels attained in the Township over the last 15 years (2010-2024). Population figures shown in the development forecast represent mid-year estimates. Population figures account for:

- The population recorded in the Census (“Census population”). This definition does not include the Census net under-coverage (estimated at 3.2% of the Census population) which represents those who were missed or double-counted by the Census;
- Seasonal residents who typically maintain a primary place of residence outside the Township.

Similarly, the forecasts of households and housing units account for both permanently occupied households and households that are occupied only part of the year, usually the summer months.

Historical data indicates the population of Tiny increased from 27,132 in 2010 to 27,388 in 2024; an increase of 618 people, of which all were permanent residents. The seasonal population has decreased. Total private dwellings increased by 553 dwellings, from 9,463 to 9,916, over the same period, of which all were permanently occupied dwellings (see Table 1). Seasonal dwellings have decreased. This change is due to conversions from seasonal to permanently occupied dwellings and associated population.

“Place of Work Employment” figures in the forecasts record where people work rather than their place of residence. It includes employment with a regular or no fixed place of work. However, work-at-home employment is excluded from the figures as, for development charge purposes, this type of employment is considered not to require building floorspace for its activities.

Place of work data indicates that employment in Tiny has increased by 271 jobs over the last 15 years, from 868 jobs in 2010 to 1,168 jobs in 2024 (excluding work at home – see Table 2).

Table 3 provides details on historical occupancy patterns for permanently occupied dwelling units in the Township of Tiny. The overall average occupancy level in the Township for single and semi-detached units is 2.49 persons per housing unit (PPU). Occupancy levels for recently constructed units of all types, built between 2011 and 2021, are on par or higher than the overall average and have been increasing over time. Higher PPUs are therefore used in the development charges calculations since they better reflect the number of people that are likely to reside in the new development.

B. Development Forecast Summary

A ten-year development forecast, from 2025 to 2034, has been used for all the development charge eligible services in the Township.

Residential Forecast

Development charges are levied on residential development as a charge per new unit. Therefore, for the residential forecast, a projection of both the population growth as well as the population in new housing units is required.

- The population growth¹ determines the need for additional facilities and provides the foundation for the development-related capital program.
- When calculating the development charge, however, the development-related net capital costs are spread over the total additional population that occupy new housing units. This population in new units represents the population from which development charges will be collected.

¹ Commonly referred to as “net population growth” in the context of development charges.

The residential development forecast incorporates anticipated growth in population and private dwellings (permanent and seasonal) by type. As shown in Table 4, the Township’s total population is forecasted to grow from 27,520 in 2025 to 28,378 in 2034, with the growth being entirely permanent residents. Similarly, all 683 new private dwellings forecast for the next ten years are anticipated to be permanently occupied units.

The entirety of new housing is anticipated to be constructed as single detached dwelling units (see Table 7). Population growth in the new units is estimated by applying the following PPUs to the housing unit forecast: 2.49 for single and semi-detached units; 2.05 for rows; 1.60 blended assumption for apartments (see Table 8). Large apartments use a 1.90 PPU assumption, and small apartments use a 1.30 PPU assumption.

Non-Residential Forecast

Non-residential development charges are calculated on a per unit of gross floor area basis. Therefore, as per the DCA, a forecast of future non-residential building space has been developed.

Approximately 8,155 square metres of new non-residential floor space and 231 new jobs are anticipated to be added over the 2025-2034 planning period. An assumed floor space per worker (FSW) for each employment category is applied to the new floorspace forecast in order to establish the number of associated employees. The following FSW assumptions have been used:

Population-Related Employment	50m ² per employee
Employment Land Employment	100m ² per employee
Other Rural Based Employment	15m ² per employee

APPENDIX A - TABLE 1
TOWNSHIP OF TINY
HISTORICAL POPULATION AND OCCUPIED DWELLINGS SUMMARY

Mid-Year	Year-Round Population (1)	Annual Growth	Seasonal Population	Annual Growth	Total Population	Annual Growth	Year-Round Occupied	Annual Growth	Av. Household Size (PPU)	Seasonal Dwellings	Annual Growth	Av. Household Size (PPU)	Total Private Dwellings	Annual Growth	Av. Household Size (PPU)
2010	11,141	90	15,991	272	27,132	362	4,603	17	2.42	4,860	83	3.29	9,463	100	2.87
2011	11,232	91	16,268	277	27,500	368	4,620	17	2.43	4,944	84	3.29	9,564	101	2.88
2012	11,341	109	16,177	-91	27,518	18	4,676	56	2.43	4,916	-28	3.29	9,592	28	2.87
2013	11,451	110	16,086	-91	27,537	19	4,732	56	2.42	4,888	-28	3.29	9,620	28	2.86
2014	11,562	111	15,996	-90	27,558	21	4,789	57	2.41	4,861	-27	3.29	9,650	30	2.86
2015	11,674	112	15,906	-90	27,580	22	4,847	58	2.41	4,834	-27	3.29	9,681	31	2.85
2016	11,787	113	15,817	-89	27,604	24	4,905	58	2.40	4,807	-27	3.29	9,712	31	2.84
2017	12,014	227	15,443	-374	27,457	-147	5,007	102	2.40	4,693	-114	3.29	9,700	-12	2.83
2018	12,245	231	15,078	-365	27,323	-134	5,111	104	2.40	4,582	-111	3.29	9,693	-7	2.82
2019	12,481	236	14,722	-356	27,203	-120	5,217	106	2.39	4,474	-108	3.29	9,691	-2	2.81
2020	12,721	240	14,374	-348	27,095	-108	5,325	108	2.39	4,368	-106	3.29	9,693	2	2.80
2021	12,966	245	14,034	-340	27,000	-95	5,434	109	2.39	4,265	-103	3.29	9,699	6	2.78
2022	13,094	128	14,034	0	27,128	128	5,506	72	2.38	4,265	0	3.29	9,771	72	2.78
2023	13,223	129	14,034	0	27,257	129	5,578	72	2.37	4,265	0	3.29	9,843	72	2.77
2024	13,354	131	14,034	0	27,388	131	5,651	73	2.36	4,265	0	3.29	9,916	73	2.76
Growth 2010-2024		2,303		-1,685		618		1,065			-512			553	

Source: Statistics Canada, Census of Canada, Economic Development Corporation of North Simcoe; Hemson Consulting 2025

(1) Based on permanent Census population excluding Census net undercoverage.

APPENDIX A - TABLE 2
TOWNSHIP OF TINY
HISTORICAL PLACE OF WORK EMPLOYMENT SUMMARY

Mid-Year	Place of Work Employment (1)	Annual Growth	Activity Rate (2)	Work at Home	Annual Growth	Total w/ Work At Home	Annual Growth
2010	868	-29	7.8%	557	3	1,425	-26
2011	840	-28	7.5%	560	3	1,400	-25
2012	877	37	7.7%	529	-31	1,406	6
2013	913	36	8.0%	499	-30	1,412	6
2014	947	34	8.2%	471	-28	1,418	6
2015	979	32	8.4%	445	-26	1,424	6
2016	1,009	30	8.6%	420	-25	1,429	5
2017	1,027	18	8.5%	430	10	1,457	28
2018	1,023	-4	8.4%	440	10	1,463	6
2019	1,019	-4	8.2%	450	10	1,469	6
2020	1,014	-5	8.0%	461	11	1,475	6
2021	1,102	88	8.5%	472	11	1,574	99
2022	1,123	21	8.6%	481	9	1,604	30
2023	1,145	22	8.7%	490	9	1,635	31
2024	1,168	23	8.7%	500	10	1,668	33
Growth 2010-2024		271			-54		217

Source: Statistics Canada, Census of Canada

(1) Includes no fixed place of work employment, but excludes work at home

(2) Based on permanent Census population

APPENDIX A - TABLE 3
TOWNSHIP OF TINY
HISTORICAL DWELLINGS BY PERIOD OF CONSTRUCTION SHOWING HOUSEHOLD SIZE: TOWNSHIP OF TINY

Dwelling Unit Type	Period of Construction											Period of Construction Summaries		
	Pre 1945	1946-1960	1961-1970	1971-1980	1981-1990	1991-1995	1996-2000	2001-2005	2006-2010	2011-2016	2016-2021	Pre 2011	2011-2021	Total
<i>Singles and Semis</i>														
Household Population	1,050	935	1,275	2,080	2,000	870	885	1,105	940	580	715	11,140	1,295	12,435
Households	405	505	595	930	805	355	345	425	390	225	295	4,755	520	5,275
Household Size	2.59	1.85	2.14	2.24	2.48	2.45	2.57	2.60	2.41	2.58	2.42	2.34	2.49	2.36
<i>Rows</i>														
Household Population	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Households	0	0	0	0	0	0	0	0	0	0	0	0	0	0
Household Size	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<i>Apartments: Small</i>														
Household Population												0	0	0
Households												0	0	0
Household Size	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<i>Apartments: Large</i>														
Household Population												0	0	0
Households												0	0	0
Household Size	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a	n/a
<i>Apartments: Total</i>														
Household Population	40	65	45	45	50	0	0	0	0	0	0	245	0	245
Households	20	35	25	25	25	0	0	0	0	0	0	130	0	130
Household Size	2.00	1.86	1.80	1.80	2.00	n/a	n/a	n/a	n/a	n/a	n/a	1.88	n/a	1.88
<i>All Units</i>														
Household Population	1,090	1,000	1,320	2,125	2,050	870	885	1,105	940	580	715	11,385	1,295	12,680
Households	425	540	620	955	830	355	345	425	390	225	295	4,885	520	5,405
Household Size	2.56	1.85	2.13	2.23	2.47	2.45	2.57	2.60	2.41	2.58	2.42	2.33	2.49	2.35

Source: Census Special Run

APPENDIX A - TABLE 4
TOWNSHIP OF TINY
FORECAST POPULATION & HOUSEHOLD GROWTH

Mid-Year	Year-Round Population (1)	Annual Growth	Seasonal Population	Annual Growth	Total Population	Annual Growth	Year-Round Occupied	Annual Growth	Av. Household Size (PPU)	Seasonal Dwellings	Annual Growth	Av. Household Size (PPU)	Total Private Dwellings	Annual Growth	Av. Household Size (PPU)
2025	13,486	132	14,034	0	27,520	132	5,725	74	2.36	4,265	0	3.29	9,990	74	2.75
2026	13,619	133	14,034	0	27,653	133	5,801	76	2.35	4,265	0	3.29	10,066	76	2.75
2027	13,713	94	14,034	0	27,747	94	5,868	67	2.34	4,265	0	3.29	10,133	67	2.74
2028	13,807	94	14,034	0	27,841	94	5,935	67	2.33	4,265	0	3.29	10,200	67	2.73
2029	13,902	95	14,034	0	27,936	95	6,003	68	2.32	4,265	0	3.29	10,268	68	2.72
2030	13,998	96	14,034	0	28,032	96	6,072	69	2.31	4,265	0	3.29	10,337	69	2.71
2031	14,094	96	14,034	0	28,128	96	6,142	70	2.29	4,265	0	3.29	10,407	70	2.70
2032	14,177	83	14,034	0	28,211	83	6,205	63	2.28	4,265	0	3.29	10,470	63	2.69
2033	14,260	83	14,034	0	28,294	83	6,269	64	2.27	4,265	0	3.29	10,534	64	2.69
2034	14,344	84	14,034	0	28,378	84	6,334	65	2.26	4,265	0	3.29	10,599	65	2.68
Growth 2025-2034		990		0		990		683			0			683	

Source: Hemson Consulting 2025

(1) Based on permanent Census population excluding Census net undercoverage.

APPENDIX A - TABLE 5
TOWNSHIP OF TINY
FORECAST POPULATION, HOUSING & EMPLOYMENT GROWTH SUMMARY

Mid-Year	Total Population	Annual Growth	Total Private Dwellings	Annual Growth	Av. Household Size (PPU)	Place of Work Employment	Annual Growth	Activity Rate
2025	27,520	132	9,990	74	2.75	1,192	24	4.3%
2026	27,653	133	10,066	76	2.75	1,220	28	4.4%
2027	27,747	94	10,133	67	2.74	1,243	23	4.5%
2028	27,841	94	10,200	67	2.73	1,266	23	4.5%
2029	27,936	95	10,268	68	2.72	1,290	24	4.6%
2030	28,032	96	10,337	69	2.71	1,315	25	4.7%
2031	28,128	96	10,407	70	2.70	1,339	24	4.8%
2032	28,211	83	10,470	63	2.69	1,359	20	4.8%
2033	28,294	83	10,534	64	2.69	1,379	20	4.9%
2034	28,378	84	10,599	65	2.68	1,399	20	4.9%
Growth 2025-2034		990		683			231	

Source: Hemson Consulting 2025

APPENDIX A - TABLE 6
TOWNSHIP OF TINY
FORECAST OF DWELLINGS BY UNIT TYPE

Mid-Year	Total Dwellings				Shares By Unit Type			
	Singles/Semis	Rows	Apartments	Total	Singles/Semis	Rows	Apartments	Total
2025	9,880	5	105	9,990	99%	0%	1%	100%
2026	9,956	5	105	10,066	99%	0%	1%	100%
2027	10,023	5	105	10,133	99%	0%	1%	100%
2028	10,090	5	105	10,200	99%	0%	1%	100%
2029	10,158	5	105	10,268	99%	0%	1%	100%
2030	10,227	5	105	10,337	99%	0%	1%	100%
2031	10,297	5	105	10,407	99%	0%	1%	100%
2032	10,360	5	105	10,470	99%	0%	1%	100%
2033	10,424	5	105	10,534	99%	0%	1%	100%
2034	10,489	5	105	10,599	99%	0%	1%	100%
Growth 2025-2034	101,904	50	1,050	103,004	99%	0%	1%	100%

Source: Hemson Consulting 2025

APPENDIX A - TABLE 7
TOWNSHIP OF TINY
GROWTH IN DWELLINGS BY UNIT TYPE

Mid-Year	Annual Growth in Dwellings				Shares By Unit Type			
	Singles/Semis	Rows & Other Multiples	Apartments	Total	Singles/Semis	Rows & Other Multiples	Apartments	Total
2025	74	0	0	74	100%	0%	0%	100%
2026	76	0	0	76	100%	0%	0%	100%
2027	67	0	0	67	100%	0%	0%	100%
2028	67	0	0	67	100%	0%	0%	100%
2029	68	0	0	68	100%	0%	0%	100%
2030	69	0	0	69	100%	0%	0%	100%
2031	70	0	0	70	100%	0%	0%	100%
2032	63	0	0	63	100%	0%	0%	100%
2033	64	0	0	64	100%	0%	0%	100%
2034	65	0	0	65	100%	0%	0%	100%
Growth 2025-2034	683	0	0	683	100%	0%	0%	100%

Source: Hemson Consulting 2025

APPENDIX A - TABLE 8
TOWNSHIP OF TINY
FORECAST POPULATION IN NEW DWELLINGS BY UNIT TYPE

Mid-Year	Singles/Semis	Rows & Other Multiples	Apartments	Total	Singles/Semis	Rows & Other Multiples	Apartments	Population in New Dwellings
2025	2.49	2.05	1.60	2.49	184	0	0	184
2026	2.49	2.05	1.60	2.49	190	0	0	190
2027	2.49	2.05	1.60	2.49	166	0	0	166
2028	2.49	2.05	1.60	2.49	167	0	0	167
2029	2.49	2.05	1.60	2.49	169	0	0	169
2030	2.49	2.05	1.60	2.49	172	0	0	172
2031	2.49	2.05	1.60	2.49	173	0	0	173
2032	2.49	2.05	1.60	2.49	158	0	0	158
2033	2.49	2.05	1.60	2.49	159	0	0	159
2034	2.49	2.05	1.60	2.49	162	0	0	162
Growth 2025-2034	2.49	2.05	1.60	2.49	1,701	0	0	1,701

Source: Hemson Consulting 2025

PPU Assumptions:	2.49	2.05	1.60
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APPENDIX A - TABLE 9
TOWNSHIP OF TINY
FORECAST PLACE OF WORK EMPLOYMENT
AND NON-RESIDENTIAL SPACE

Employment Density		
Population-Related Employment	50.0	m2 per employee
Employment Land Employment	100.0	m2 per employee
Other Rural Based	15.0	m2 per employee

Mid-Year	Population Related	Annual Growth	Space (sq.m. GFA)	Employment Land	Annual Growth	Space (sq.m. GFA)	Other Rural	Annual Growth	Space (sq.m. GFA)	Total POW Employment	Annual Growth	Space (sq.m. GFA)	Work at Home Employment	Annual Growth	Total Employment	Annual Growth
2025	205	16	800	33	0	0	954	8	120	1,192	24	920	516	11	1,708	35
2026	223	18	900	33	0	0	964	10	150	1,220	28	1,050	523	7	1,743	35
2027	236	13	650	33	0	0	974	10	150	1,243	23	800	533	10	1,776	33
2028	249	13	650	33	0	0	984	10	150	1,266	23	800	543	10	1,809	33
2029	263	14	700	33	0	0	994	10	150	1,290	24	850	553	10	1,843	34
2030	278	15	750	33	0	0	1,004	10	150	1,315	25	900	562	9	1,877	34
2031	293	15	750	33	0	0	1,013	9	135	1,339	24	885	573	11	1,912	35
2032	303	10	500	33	0	0	1,023	10	150	1,359	20	650	581	8	1,940	28
2033	313	10	500	33	0	0	1,033	10	150	1,379	20	650	589	8	1,968	28
2034	323	10	500	33	0	0	1,043	10	150	1,399	20	650	598	9	1,997	29
Growth 2025-2034		134	6,700		0	0		97	1,455		231	8,155		93		324

Source: Hemson Consulting 2025

Appendix B

General and Engineered Services

Technical Appendix

General and Engineered Services Technical Appendix - Introduction and Overview

The following appendix provides the detailed analysis undertaken to establish the development charge rates for each of the General and Engineered Services in the Township of Tiny. Six services have been analysed as part of the Development Charges Background Study:

- Appendix B.1 Police Services
- Appendix B.2 Fire Protection
- Appendix B.3 Parks and Recreation
- Appendix B.4 Services Related to a Highway: Public Works and Fleet
- Appendix B.5 Services Related to a Highway: Roads and Related
- Appendix B.6 Development-Related Studies

Every service, apart from Development Related Studies, contains a set of two tables. The tables provide the background data and analysis undertaken to arrive at the calculated development charge rates for that particular service. An overview of the content and purpose of each of the tables is given below.

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

Table 1 presents the data used to determine the 15-year historical service level. The DCA and O. Reg. 82/98 require that development charges be set at a level no higher than the average service level provided in the Township over the 15-year period immediately preceding the preparation of the background study, on a service-by-service basis. For the purpose of this study, the historical inventory period has been defined as 2010 to 2024.

O. Reg. 82/98 requires that when defining and determining historical service levels both the quantity and quality of service be taken into consideration. In most cases, the service levels are initially established in quantitative terms. For example, service levels for buildings are presented in terms of square feet. The qualitative aspect is introduced by considering the monetary value of the facility or service. In the case of buildings, for example, the cost would be shown in terms of cost per square foot to replace or construct a facility of the same quality. This approach helps to ensure that the development-related capital facilities that are to be funded by new growth reflect not only the quantity (number and size) but also the quality (replacement value or cost) of service provided by the Township in the past. Both the quantitative and qualitative aspects of service levels used in the current analysis are based on information provided by municipal staff. The information is generally based on historical records, recent tenders and experience with costs to acquire or construct similar facilities, equipment and infrastructure in comparable municipalities.

The final page of Table 1 shows the calculation of the “maximum allowable funding envelope”. This is defined as the 15-year historical service level (expressed as either \$/capita or \$/capita and employment) multiplied by the forecast increase in net population, or net population and employment, over the planning period. The resulting figure is the value of capital infrastructure that would have to be acquired for that particular service so that the 15-year historical service level is maintained.

There is also a requirement in the DCA to consider “excess capacity” within the Township’s existing infrastructure that may be available to partially meet the future servicing requirements. If Council has expressed its intent before or at the time the capacity was created to recoup the cost of providing the capacity from new development, it is considered “committed excess capacity” under the DCA, and the associated capital cost is eligible for recovery. The development of the capital programs takes into consideration any available, or useable, servicing capacity within existing infrastructure.

Should uncommitted excess capacity exist, it is determined whether or not this capacity will be available to service new development, and if so, deductions to maximum allowable funding envelope are required.

B. Development Related Capital Program

The DCA requires that Council express its intent to provide future capital facilities to support future growth. Based on the growth forecasts presented in Appendix A, Township master plans, and capital budgets, Hemson Consulting in collaboration with Township staff have developed a development-related capital program which sets out the projects required to service anticipated growth for the 10-year period from 2025 to 2034. Township Council directed that this development charges background study be prepared on the basis of information on development-related capital costs and associated development charges that were presented to Council on June 25th, 2025.

To determine the share of the program that is eligible for recovery through development charges, the project costs are reduced by any anticipated grants, benefit to existing shares, or replacement shares.

Benefit to existing shares represent portions of costs that benefit existing residents of the Township. A replacement share occurs when a new facility will, at least in part, replace a facility that is demolished, redeployed or will otherwise not be available to serve its former function. The benefit to existing and replacement shares of the capital program are not deemed to be development-related and are therefore removed from the development charge calculation. The capital cost for these shares will require funding from non-development charge sources, typically property taxes or user fees.

The capital program less any replacement or benefit to existing shares, yields the net development-related capital program. Although deemed development-related, not all of the net development-related capital program may be recoverable from development charges in the period from 2025 to

2034. For some of the services, a portion of the capital program will service growth that will not occur until after 2034. This portion of the capital program is either deemed “pre-built” service capacity to be considered as committed excess capacity to be recovered under future development, or represents a service level increase. The capital costs associated with this “post-period” benefit is also removed from the development charge calculation.

The remaining portion of the net capital program represents the development-related cost that may be included in the development charge. In all cases, as required, this amount is equal to or less than the maximum allowable funding envelope as calculated on the final page of Table 1. The result is the development-related net capital cost that is eligible for recovery against growth over the period from 2025 to 2034.

Calculation of the Unadjusted Development Charge Rates

The section below the capital program displays the calculation of the development charge rates.

The first step when determining the development charge rate is to allocate the development-related net capital cost between the residential and non-residential sectors. For the services of Police Services, Fire Protection, Services Related to a Highway, and Development-Related Studies, the development-related costs have been apportioned as 88% residential and 12% non-residential. This apportionment is based on the anticipated shares of population growth in new units and employment growth over the 10-year forecast period.

The development-related costs associated with the Parks and Recreation service have been allocated 100% to the residential sector because the need for these services is generally driven by residential development.

The residential share of the 2025-2034 development charge-eligible costs is then divided by the forecast population growth in new units. This results in the residential development charge per capita. The non-residential development-related net capital costs are divided by the forecast increase in non-residential gross floor area (GFA). This yields a charge per square metre of new non-residential GFA. The DCA permits the inclusion of interest on money borrowed to pay for the development-related capital program in the development charge calculation. However, given the uncertainty of the timing of projects in the program, a cash flow analysis of interest and financing requirements has not been undertaken.

Appendix B.1

Police Services

Police Services

Police Services in Tiny are provided by the Ontario Provincial Police through an agreement. The Township of Tiny does not have any buildings or land associated with Police Services.

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

The Fire Services fifteen-year historical inventory of capital assets includes for the total policing contract cost per property. The per property cost amounts to \$250. Ontario Provincial Police serviced approximately 10,650 properties in the Township of Tiny as per the 2024 agreement.

The 2024 full replacement cost of the inventory of capital assets for Police Services amounts to \$665,700 and the 15-year historical average service level is \$22.37 per capita and employment. The historical service level multiplied by the 10-year forecast of net population and employment growth results in a 10-year maximum allowable funding envelope of \$27,314 (1,221 net population and employment growth X historical service level of \$22.37/capita and employment).

B. Development-Related Capital Program

The Police Services capital program recovers for new properties to be serviced in future agreements in the Township. The total capital program has a gross cost of \$27,314 which has been calculated using the existing service level and the forecasted population and employment growth over the 10-year planning period.

No grants or subsidies are identified to help pay for the Police capital program. No benefit to existing or replacement shares have been identified.

Of this development-related cost, \$4,966 can be funded through the Township’s existing Police DC reserve fund. No costs exceed the maximum allowable funding envelope or are considered excess capacity. The remaining \$22,348 is brought forward to the development charge calculation.

These costs are allocated 88%, or \$19,666, against residential development, and 12%, or \$2,682, against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth in population in new units and employment. The resulting development charge is \$11.56 per capita for residential and \$0.33 per square metre for non-residential.

The following table summarizes the calculation of the Police Services development charge:

POLICE SERVICES SUMMARY				
15-year Hist. Service Level per capita	2025 - 2034		Calculated	
	Development-Related Capital Program		Development Charge	
	Total	Net DC Recoverable	\$/capita	\$/sq.m
\$22.37	\$27,314	\$22,348	\$11.56	\$0.33

APPENDIX B.1
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
POLICE SERVICES

VALUE OF POLICING CONTRACT Station Name	# of Properties															UNIT COST (\$/property)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Total Policing Cost (per property)	9,712	9,813	9,841	9,869	9,899	9,930	10,184	10,208	10,230	10,269	10,326	10,386	10,443	10,497	10,651	\$250
Total (\$000)	\$2,428.0	\$2,453.3	\$2,460.3	\$2,467.3	\$2,474.8	\$2,482.5	\$2,546.0	\$2,552.0	\$2,557.5	\$2,567.3	\$2,581.5	\$2,596.5	\$2,610.8	\$2,624.3	\$2,662.8	
Capital Contribution @25% (\$000)	607	\$613.3	\$615.1	\$616.8	\$618.7	\$620.6	\$636.5	\$638.0	\$639.4	\$641.8	\$645.4	\$649.1	\$652.7	\$656.1	\$665.7	

APPENDIX B.1
TABLE 1

TOWNSHIP OF TINY
CALCULATION OF SERVICE LEVELS
POLICE SERVICES

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historical Population	27,132	27,500	27,518	27,537	27,558	27,580	27,604	27,457	27,323	27,203	27,095	27,000	27,128	27,257	27,388
Historical Employment	868	840	877	913	947	979	1,009	1,027	1,023	1,019	1,014	1,102	1,123	1,145	1,168
Total Population and Employment	28,000	28,340	28,395	28,450	28,505	28,559	28,613	28,484	28,346	28,222	28,109	28,102	28,251	28,402	28,556

INVENTORY SUMMARY (\$000)

Value Of Policing Contract	\$607.0	\$613.3	\$615.1	\$616.8	\$618.7	\$620.6	\$636.5	\$638.0	\$639.4	\$641.8	\$645.4	\$649.1	\$652.7	\$656.1	\$665.7
Total (\$000)	\$607.0	\$613.3	\$615.1	\$616.8	\$618.7	\$620.6	\$636.5	\$638.0	\$639.4	\$641.8	\$645.4	\$649.1	\$652.7	\$656.1	\$665.7

SERVICE LEVEL (\$/capita & emp)

Average Service
Level

Value Of Policing Contract	\$21.68	\$21.64	\$21.66	\$21.68	\$21.70	\$21.73	\$22.24	\$22.40	\$22.56	\$22.74	\$22.96	\$23.10	\$23.10	\$23.10	\$23.31	\$22.37
Total (\$/capita & emp)	\$21.68	\$21.64	\$21.66	\$21.68	\$21.70	\$21.73	\$22.24	\$22.40	\$22.56	\$22.74	\$22.96	\$23.10	\$23.10	\$23.10	\$23.31	\$22.37

TOWNSHIP OF TINY
CALCULATION OF MAXIMUM ALLOWABLE
POLICE SERVICES

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$22.37
Net Population & Employment Growth 2025 - 2034	1,221
Maximum Allowable Funding Envelope	\$27,314

APPENDIX B.1
TABLE 2

TOWNSHIP OF TINY
DEVELOPMENT-RELATED CAPITAL PROGRAM
POLICE SERVICES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2025- 2034	Post 2034
1.0 POLICE SERVICES										
1.1 Buildings, Land & Furnishings										
1.1.1 Growth-Related Capital Provision	2025 - 2034	\$ 27,314	\$ -	\$ 27,314	0%	\$ -	\$ 27,314	\$ 4,966	\$ 22,348	\$ -
Subtotal Buildings, Land & Furnishings		\$ 27,314	\$ -	\$ 27,314		\$ -	\$ 27,314	\$ 4,966	\$ 22,348	\$ -
TOTAL POLICE SERVICES		\$ 27,314	\$ -	\$ 27,314		\$ -	\$ 27,314	\$ 4,966	\$ 22,348	\$ -

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 Development-Related Capital Program	88%	\$19,666
10-Year Growth in Population in New Units		1,701
Unadjusted Development Charge Per Capita		\$11.56
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 Development-Related Capital Program	12%	\$2,682
10-Year Growth in Square Metres		8,155
Unadjusted Development Charge Per Square Metre		\$0.33

2025 - 2034 Net Funding Envelope	\$27,314
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2024	\$4,966

Appendix B.2

Fire Protection

Fire Protection

The Tiny Fire Department is responsible for the provision of fire protection services across the entire Township. The department currently operates five fire stations, as well as a training facility. A Township-wide approach to the development charge calculation has been utilized.

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

The Fire Services fifteen-year historical inventory of capital assets includes five fire stations and a training facility, with a combined area of 21,379 square feet and a replacement cost of \$13.5 million. The land area associated with the buildings is 4.31 hectares and has a replacement cost of \$1.1 million. The 20 Fire vehicles have a replacement cost of \$7.0 million. Finally, furniture, equipment, and gear add another \$2.3 million to the replacement cost of the inventory.

The 2024 full replacement cost of the inventory of capital assets for Fire Services amounts to \$23.8 million and the 15-year historical average service level is \$812.07 per capita and employment. The historical service level multiplied by the 10-year forecast of net population and employment growth results in a 10-year maximum allowable funding envelope of \$991,537 (1,221 net population and employment growth X historical service level of \$812.07/capita and employment).

B. Development-Related Capital Program

The Fire Services capital program recovers for buildings, vehicles, and equipment for the Fire Department. This includes for the expansion of two existing fire stations, a new administrative centre (fire services share of

space), a new fire vehicle, and equipment for new firefighters over the planning period. The total capital program has a gross cost of \$2.0 million.

No grants or subsidies are identified to help pay for the Fire capital program. Benefit to existing and replacement shares amounting to \$150,000 have been identified for the expansion of Station 4, as some space will be replaced. The Station 2 expansion will be entirely net new space with an increase of 2 bays; therefore no replacement shares have been deducted. The remaining \$1.8 million is treated as a development-related cost.

Of this development-related cost, \$265,564 can be funded through the Township’s existing Fire DC reserve fund. A portion of the costs for the new Fire station, \$572,799, will be considered for recovery under future development charges studies as it exceeds the maximum allowable funding envelope. The remaining \$991,537 is brought forward to the development charge calculation.

These costs are allocated 88%, or \$872,553, against residential development, and 12%, or \$118,984, against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth in population in new units and employment. The resulting development charge is \$512.99 per capita for residential and \$14.59 per square metre for non-residential.

The following table summarizes the calculation of the Fire Protection development charge:

FIRE PROTECTION SUMMARY				
15-year Hist.	2025 - 2034		Calculated	
Service Level	Development-Related Capital Program		Development Charge	
per capita & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m
\$812.07	\$1,979,900	\$991,537	\$512.99	\$14.59

APPENDIX B.2
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

BUILDINGS	# of Square Feet																UNIT COST
Branch Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq.ft.)	
Station 1 - Lafontaine	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	4,582	\$733	
Station 2 - Wyevale	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	6,820	\$589	
Station 3 - North West Basin	2,800	2,800	2,800	2,800	2,800	2,800	2,800	2,800	3,767	3,767	3,767	3,767	3,767	3,767	3,767	\$645	
Station 4 - Wyebridge	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	2,500	\$673	
Station 5 - Woodland Beach	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	2,390	\$629	
Old Toanche Fire Hall (Training Centre)	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	1,320	\$349	
Total (sq.ft.)	20,412	20,412	20,412	20,412	20,412	20,412	20,412	20,412	21,379	21,379	21,379	21,379	21,379	21,379	21,379		
Total (\$000)	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7		

LAND	# of Hectares															UNIT COST
Branch Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/ha)
Station 1 - Lafontaine	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	\$250,000
Station 2 - Wyevale	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	2.02	\$250,000
Station 3 - North West Basin	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	0.68	\$250,000
Station 4 - Wyebridge	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	0.25	\$250,000
Station 5 - Woodland Beach	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$250,000
Total (ha)	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	4.31	
Total (\$000)	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	

VEHICLES	# of Vehicles																UNIT COST
Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$)	
Pumpers	5	5	5	5	5	6	6	6	6	6	6	6	6	6	6	\$580,000	
Tankers	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$475,000	
Rescues	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$300,000	
Utility Van	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$75,000	
John Deere Gator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000	
Single Axle Landscape Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000	
Chevrolet TR Silverado	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$67,000	
FC91 GMC Sierra 1500	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$52,000	
Replacement 4X4 F150 in 2018	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$75,000	
Hovercraft & Trailer	-	-	-	-	-	-	1	1	1	1	1	-	-	-	-	\$104,000	
Mini Pumper/Brush Truck	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$200,000	
FC92 2002 Ford F150 4X4 Ext. Cab	1	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$52,000	
Standard 1/2 Ton Pickup Truck	-	-	-	-	-	-	-	-	-	-	-	-	2	2	2	\$75,000	
Total (#)	17	17	17	18	18	19	20	20	20	21	21	20	20	20	20		
Total (\$000)	\$6,099.0	\$6,099.0	\$6,099.0	\$6,174.0	\$6,174.0	\$6,754.0	\$6,858.0	\$6,858.0	\$6,858.0	\$7,058.0	\$7,066.0	\$6,962.0	\$7,008.0	\$7,008.0	\$7,008.0		

APPENDIX B.2
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

EQUIPMENT AND GEAR	# of Equipment and Gear																UNIT COST
Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$)	
Bunker Gear	94	94	94	94	94	94	94	94	94	94	94	94	94	94	94	\$5,800	
Cascade System	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000	
EOC Equipment	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000	
Propane Genenerator Radio Tower	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$25,000	
Gas Generator Radio Tower	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$23,500	
Chain and Chop Saws	8	8	8	8	8	8	9	9	9	9	10	10	10	10	10	\$1,000	
Portable Generators	6	6	6	6	7	7	7	7	7	7	7	7	7	7	7	\$5,000	
Smoke Machine	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	\$2,500	
AMKUS Cutter	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	\$7,000	
AMKUS Ram	2	2	2	2	2	2	2	2	2	2	-	-	-	-	-	\$4,000	
AMKUS Spreader	1	2	2	2	2	2	2	2	2	2	-	-	-	-	-	\$10,000	
eDRAULIC Spreader	-	-	-	1	1	1	2	2	2	2	2	2	2	2	2	\$21,000	
eDraulic Cutter	-	-	-	-	1	1	2	2	2	2	2	2	2	2	2	\$19,000	
eDraulic Ram	-	-	-	-	1	1	2	2	2	2	2	2	2	2	2	\$15,000	
Immersion Suits	10	12	16	20	20	20	20	20	20	20	20	20	20	20	20	\$1,000	
Rescue PFD's	10	12	16	20	20	20	20	20	20	20	20	20	20	20	20	\$300	
Reciprocating Saws	3	3	3	3	-	-	-	-	-	-	-	-	-	-	-	\$500	
Thermmal Imagin Camera Small	-	-	-	-	-	-	-	-	-	-	-	-	-	-	3	\$1,400	
Thermal Imaging Camera Large	2	2	2	2	2	2	2	3	3	3	3	3	5	5	7	\$4,000	
AED Life pack (Defibrulator)	5	5	5	5	5	5	5	5	5	5	5	5	8	8	8	\$1,800	
Portable Pump Large	7	7	7	7	7	7	7	7	7	7	7	7	7	7	7	\$12,000	
Hose Tester	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$4,000	
Stokes Basket	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$2,500	
Stretcher	1	1	1	1	1	1	1	1	1	1					-	\$2,000	
Vehicle Stabilization Kit	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$6,000	
Inline Eductor	1	1	1	1	-	-	-	-	-	-	5	5	5	5	5	\$1,500	
Bullex Fire Safety Training System	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$7,000	
Gas Detector	3	3	3	7	6	6	6	6	6	6	6	6	6	6	6	\$1,000	
Portable Radios	55	55	55	55	55	60	60	60	60	60	65	65	65	65	65	\$1,200	
Radio Base Station Kit	2	2	2	2	2	2	2	2	2	2	1	1	1	1	1	\$4,500	
Pagers	100	100	100	100	100	100	100	100	100	100	100	100	100	100	100	\$660	
Nozzles 38mm Foam	-	-	-	-	-	5	5	5	5	5	5	5	5	5	5	\$750	
Nozzles 38mm Foam	25	25	25	25	25	25	25	25	27	27	30	30	30	30	30	\$1,200	
Nozzles 65mm	8	8	8	8	8	16	16	16	16	16	16	16	16	16	16	\$1,500	
Nozzles Fast Attack	1	1	1	1	1	3	3	3	3	3	-	-	-	-	-	\$3,000	
Nozzles Truck Monitors	3	3	3	3	3	5	6	6	6	6	6	6	6	6	6	\$7,500	

APPENDIX B.2

TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
FIRE PROTECTION

EQUIPMENT AND GEAR	# of Equipment and Gear																UNIT COST
Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$)	
Nozzles Piercing	-	-	-	-	-	-	-	4	4	6	6	6	6	6	6	\$1,800	
SCOTT -SCBA MASK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	90	\$450	
SCOTT -RIT PACK	-	-	-	-	-	-	-	-	-	-	-	-	-	-	5	\$6,900	
SCOTT -SCBA	-	-	-	-	-	-	-	-	-	-	-	-	-	-	35	\$6,900	
MSA - SCBA	31	31	31	31	31	31	31	31	31	31	31	31	31	31	-	\$9,000	
MSA Rescue Air/Rit Pack	4	4	4	4	4	4	4	4	4	4	-	-	-	-	-	\$9,000	
SCBA Cylinders	93	93	93	93	93	93	93	93	93	93	93	93	93	93	105	\$1,600	
Groves Mobile Bottle Cart	2	2	2	2	-	-	-	-	-	-	-	-	-	-	-	\$2,000	
Blk Max Piston Intake	5	5	5	5	5	5	5	5	6	6	6	6	6	6	6	\$2,500	
Electric PPV	-	-	-	-	-	-	-	-	-	1	1	1	1	2	3	\$7,500	
Oceanid RDC Ice/Water Rescue Boat	-	-	1	1	2	2	2	2	2	2	2	2	2	2	2	\$6,800	
Auto Extrication Tool	-	-	-	1	3	3	3	3	3	3	-	-	-	-	-	\$19,000	
PortaCount Fit Tester	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$24,000	
Air Compressor	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$3,000	
Security System	-	2	2	2	2	2	2	2	2	2	5	5	5	5	5	\$1,500	
Printer	-	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000	
Key Lock Box Program	4	4	4	4	4	4	4	4	4	10	-	-	-	-	-	\$4,000	
Hose 100mm x 15m	90	90	90	90	90	108	108	108	108	108	108	108	108	108	120	\$600	
Hose 65mm x 15m	118	118	118	118	118	140	140	140	152	152	152	152	152	152	152	\$300	
Hose 45 mm x 15m	-	-	-	-	-	-	-	48	48	56	56	56	56	56	56	\$250	
Hose 38mm x 15m	64	64	64	64	64	64	64	64	64	64	64	64	64	64	64	\$200	
Positive Pressure Fans	5	5	5	4	4	4	4	4	4	4	4	4	4	3	2	\$3,500	
Oxygen Ventilator	10	10	10	10	10	10	10	10	10	10	10	10	10	10	10	\$1,000	
Cascade System - own a 25% share	-	-	-	-	-	-	0.25	0.25	0.25	0.25	-	-	-	-	-	\$149,000	
Small Handtools Kit	-	-	-	-	-	-	-	-	5	5	5	5	5	5	5	\$1,000	
Thermal Imaging Camera - mall	-	-	-	-	-	-	-	-	-	6	12	12	12	12	12	\$1,200	
Portable Pumps Small	-	-	-	-	-	-	-	-	-	5	-	-	-	-	-	\$3,000	
Auto Extrication Tool (Edraulics)	-	-	-	1	3	3	3	6	6	6	-	-	-	-	-	\$19,000	
Rescue Air Bags	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$7,500	
Dryers	-	-	-	-	-	-	-	5	5	5	5	5	5	5	5	\$8,500	
Extractors	-	-	-	-	-	2	3	3	3	3	3	3	3	3	3	\$6,000	
35 foot ladder	-	-	-	-	-	-	-	-	-	2	2	2	2	2	2	\$2,500	
Flotation Suit	16	16	16	16	16	20	20	20	20	20	10	10	10	10	10	\$450	
First Aid Kits	7	7		7	7	7	7	7	7	7	10	10	10	10	10	\$2,000	
GPS Tablets	-	-	-	-	-	-	-	-	-	17	17	17	17	17	17	\$1,200	
Mobile Repeaters	-	-	-	-	-	-	-	-	-	-	3	3	3	3	3	\$6,250	
Radio Antenna	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$12,500	
Portable Lighting	-	-	-	-	-	-	-	-	-	-	-	-	4	4	4	\$350	
Total (#)	816	824	826	849	848	916	924	985	1,005	1,052	1,032	1,032	1,042	1,042	1,175		
Total (\$000)	\$1,833.9	\$1,852.5	\$1,850.5	\$1,958.2	\$2,060.0	\$2,134.0	\$2,265.7	\$2,388.4	\$2,401.9	\$2,486.6	\$2,183.4	\$2,183.4	\$2,223.2	\$2,227.2	\$2,309.8		

APPENDIX B.2
TABLE 1

TOWNSHIP OF TINY
CALCULATION OF SERVICE LEVELS
FIRE PROTECTION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historical Population	27,132	27,500	27,518	27,537	27,558	27,580	27,604	27,457	27,323	27,203	27,095	27,000	27,128	27,257	27,388
Historical Employment	<u>868</u>	<u>840</u>	<u>877</u>	<u>913</u>	<u>947</u>	<u>979</u>	<u>1,009</u>	<u>1,027</u>	<u>1,023</u>	<u>1,019</u>	<u>1,014</u>	<u>1,102</u>	<u>1,123</u>	<u>1,145</u>	<u>1,168</u>
Total Population and Employment	28,000	28,340	28,395	28,450	28,505	28,559	28,613	28,484	28,346	28,222	28,109	28,102	28,251	28,402	28,556

INVENTORY SUMMARY (\$000)

Buildings	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$12,827.3	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7	\$13,450.7
Land	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8	\$1,077.8
Vehicles	\$6,099.0	\$6,099.0	\$6,099.0	\$6,174.0	\$6,174.0	\$6,754.0	\$6,858.0	\$6,858.0	\$6,858.0	\$7,058.0	\$7,066.0	\$6,962.0	\$7,008.0	\$7,008.0	\$7,008.0
Equipment And Gear	\$1,833.9	\$1,852.5	\$1,850.5	\$1,958.2	\$2,060.0	\$2,134.0	\$2,265.7	\$2,388.4	\$2,401.9	\$2,486.6	\$2,183.4	\$2,183.4	\$2,223.2	\$2,227.2	\$2,309.8
Total (\$000)	\$21,837.9	\$21,856.5	\$21,854.5	\$22,037.2	\$22,139.0	\$22,793.0	\$23,028.7	\$23,151.4	\$23,788.3	\$24,073.0	\$23,777.8	\$23,673.8	\$23,759.6	\$23,763.6	\$23,846.2

SERVICE LEVEL (\$/capita & emp)

Average Service
Level

Buildings	\$458.12	\$452.62	\$451.74	\$450.87	\$450.00	\$449.15	\$448.30	\$450.33	\$474.52	\$476.60	\$478.52	\$478.64	\$476.11	\$473.58	\$471.03	\$462.68
Land	\$38.49	\$38.03	\$37.96	\$37.88	\$37.81	\$37.74	\$37.67	\$37.84	\$38.02	\$38.19	\$38.34	\$38.35	\$38.15	\$37.95	\$37.74	\$38.01
Vehicles	\$217.82	\$215.21	\$214.79	\$217.01	\$216.59	\$236.49	\$239.68	\$240.77	\$241.94	\$250.09	\$251.38	\$247.74	\$248.06	\$246.74	\$245.41	\$235.32
Equipment And Gear	\$65.50	\$65.37	\$65.17	\$68.83	\$72.27	\$74.72	\$79.18	\$83.85	\$84.74	\$88.11	\$77.68	\$77.70	\$78.69	\$78.42	\$80.89	\$76.07
Total (\$/capita & emp)	\$779.93	\$771.22	\$769.66	\$774.59	\$776.67	\$798.10	\$804.82	\$812.79	\$839.21	\$852.99	\$845.91	\$842.42	\$841.02	\$836.69	\$835.07	\$812.07

TOWNSHIP OF TINY
CALCULATION OF MAXIMUM ALLOWABLE
FIRE PROTECTION

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$812.07
Net Population & Employment Growth 2025 - 2034	1,221
Maximum Allowable Funding Envelope	\$991,537

APPENDIX B.2
TABLE 2

TOWNSHIP OF TINY
DEVELOPMENT-RELATED CAPITAL PROGRAM
FIRE PROTECTION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2025-2034	Post 2034
2.0 FIRE PROTECTION										
2.1 Buildings & Land										
2.1.1 Station 4 Expansion	2028 - 2029	\$ 340,000	\$ -	\$ 340,000	44%	\$ 150,000	\$ 190,000	\$ -	\$ 190,000	\$ -
2.1.2 Station 2 Expansion	2031 - 2032	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ 427,201	\$ 572,799
2.1.3 New Administrative Centre - Fire Services Space Allocation	2027 - 2027	\$ 577,500	\$ -	\$ 577,500	0%	\$ -	\$ 577,500	\$ 203,164	\$ 374,336	\$ -
Subtotal Buildings & Land		\$ 1,917,500	\$ -	\$ 1,917,500		\$ 150,000	\$ 1,767,500	\$ 203,164	\$ 991,537	\$ 572,799
2.2 Vehicles										
2.2.1 Rav4	2025 - 2025	\$ 45,000	\$ -	\$ 45,000	0%	\$ -	\$ 45,000	\$ 45,000	\$ -	\$ -
Subtotal Vehicles		\$ 45,000	\$ -	\$ 45,000		\$ -	\$ 45,000	\$ 45,000	\$ -	\$ -
2.3 Furniture, Equipment and Studies										
2.3.1 Equipment for 3 New Firefighters	2025 - 2034	\$ 17,400	\$ -	\$ 17,400	0%	\$ -	\$ 17,400	\$ 17,400	\$ -	\$ -
Subtotal Furniture, Equipment and Studies		\$ 17,400	\$ -	\$ 17,400		\$ -	\$ 17,400	\$ 17,400	\$ -	\$ -
TOTAL FIRE PROTECTION		\$ 1,979,900	\$ -	\$ 1,979,900		\$ 150,000	\$ 1,829,900	\$ 265,564	\$ 991,537	\$ 572,799

Residential Development Charge Calculation

Residential Share of 2025 - 2034 Development-Related Capital Program	88%	\$872,553
10-Year Growth in Population in New Units		1,701
Unadjusted Development Charge Per Capita		\$512.99

Non-Residential Development Charge Calculation

Non-Residential Share of 2025 - 2034 Development-Related Capital Program	12%	\$118,984
10-Year Growth in Square Metres		8,155
Unadjusted Development Charge Per Square Metre		\$14.59

2025 - 2034 Net Funding Envelope	\$991,537
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2024	\$265,564

Appendix B.3

Parks and Recreation

Parks and Recreation

The Township delivers outdoor recreation services to residents through parks, trails, and amenities, many of which contain facilities and structures. This section also covers the land, buildings, vehicles, furniture and equipment associated with Indoor Recreation in the Township. All residents have access to all facilities and amenities (indoors and outdoors). A Township-wide approach has been used when calculating the development charge for Parks and Recreation services.

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

Table 1 displays the Parks and Recreation 15-year historical inventory for buildings, land, parks, trails, and amenities. The building space associated with indoor recreation facilities amounts to 15,531 square feet, with a replacement cost of \$9.9 million. The land associated with the buildings amounts to 37 hectares and has a replacement cost of \$9.2 million. This reflects the Township’s three community centres, and coordinator’s office space.

Developed parkland in the Township totals 292 acres and has an estimated replacement cost of \$18.4 million (excluding land acquisition costs). The Township also has 1,734 meters of trails (including boardwalks), with a total replacement cost of \$485,400. Additionally, Tiny has over 100 park amenities, such as baseball diamonds, soccer pitches, tennis courts, pickleball, skate parks, skating rinks, playgrounds, and others, with a total replacement cost of \$21.5 million.

The 2024 full replacement cost of the inventory of capital assets for Parks and Recreation amounts to \$59.5 million, and this yields an average service level of \$2,135.25 per capita.

The historical service level multiplied by the 10-year forecast of net population growth results in a 10-year maximum allowable funding envelope of \$2.1 million (990 net population growth X historical service level of \$2,135.25/capita).

B. Development-Related Capital Program

The 2025-2034 development-related capital program for Parks and Recreation amounts to \$9.1 million. It includes for new recreation space, recreation facility upgrades, park amenity additions, and trail development. These projects have been outlined in the Township’s Parks and Recreation Master Plan (April 2019).

No grants or subsidies have been identified to pay for these costs. A \$4.7 million benefit to existing share has been identified related to the new administrative space (90%), and the three outdoor recreation projects (80%) as they will benefit existing residents and replace existing infrastructure. The remaining \$4.5 million is treated as a development-related cost.

Parks and Recreation reserve funds in the amount of \$176,681 are available to fund the development-related cost. Approximately \$2.2 million of the costs exceed the funding envelope and will be considered in future studies. The remaining \$2.1 million is allocated entirely against future residential development in the Township. This results in a development charge of \$1,242.79 per capita.

The following table summarizes the calculation of the Parks and Recreation development charge:

PARKS AND RECREATION SUMMARY				
15-year Hist.	2025 - 2034		Calculated	
Service Level	Development-Related Capital Program		Development Charge	
per capita	Total	Net DC Recoverable	\$/capita	\$/sq.m
\$2,135.25	\$9,130,000	\$2,113,898	\$1,242.79	\$0.00

APPENDIX B.3

TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
INDOOR RECREATION FACILITIES

BUILDINGS	# of Square Feet															UNIT COST
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq.ft.)
Lafontaine Community Centre	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	3,896	\$662
Wyebridge Community Centre	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	4,506	\$806
Tiny Township Community Centre	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	5,554	\$625
Recreation Coordinator's Office (Portable)	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	1,575	\$114
Total (sq.ft.)	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	15,531	
Total (\$000)	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	\$9,862.1	

LAND	# of Hectares															UNIT COST
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/ha)
Lafontaine Community Centre	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	5.08	\$250,000
Wyebridge Community Centre	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	1.75	\$250,000
Tiny Township Community Centre	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	27.86	\$250,000
Recreation Coordinator's Office (Portable)	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	2.04	\$250,000
Total (ha)	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	36.73	
Total (\$000)	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	\$9,183.3	

APPENDIX B.3
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OUTDOOR RECREATION

DEVELOPED PARKLAND Park Name	# of Acres of Developed Area															UNIT COST (\$/acre)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Major Parks																
Lafontaine Community Park	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	\$100,000
Perkinsfield Community Park	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	\$100,000
Toanche Community Park	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	20.1	\$100,000
Wyebridge Community Park	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$100,000
Wyevale Community Park	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	6.3	\$100,000
Wyevale Train Station Lands	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	\$100,000
Wyevale Soccer Pitches	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	11.9	\$100,000
Tiny Trail/Bernie Leclair Park	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	5.2	\$100,000
Beaches																
Plan 1371 Blk O	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	3.8	\$30,000
Plan 1371 Blk P	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	\$30,000
Plan 1385 Blk E	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	3.4	\$30,000
Plan 1385 Blk F	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	2.9	\$30,000
Plan 1385 Blk G	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$30,000
Plan 1385 Blk H	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	\$30,000
706 Sandy Bay Road	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$30,000
1039 Concession 18W	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	4.8	\$30,000
Park Plan 1127 Park Lot B (1530 TBRN)	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$30,000
1350 Tiny Beaches Road North	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$30,000
1480 Tiny Beaches Road North	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$30,000
Plan 656 Pt Lt Blk B	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$30,000
Block B Plan 1613 (30 Waterview Rd)	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$30,000
Plan 894	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	4.5	\$30,000
Wahnekeewening Beach	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	7.0	\$30,000
Waterfront Plan 1252 Pk Lt A	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$30,000
Asselin Park (on water) RP 1176	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	1.6	\$30,000
Waterfront Plan 1537 Lot 144 (19 Huronia)	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$30,000
2270 Tiny Beaches Road South	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$30,000
42 Lackie	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$30,000
25 Bow Road	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	0.8	\$30,000
Park Waterfront Plan 1482 Blk A (1662 TBRN)	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	2.0	\$30,000
10 Nassau Court	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$30,000
Block A Plan 735	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$30,000
Plan 691 Blks C, D & G	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	2.5	\$30,000
Waterfront Plan 735 Blk B	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	\$30,000
Plan 776 (North of Jackson Park)	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	7.4	\$30,000
Plan 773	-	-	-	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$30,000

APPENDIX B.3
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OUTDOOR RECREATION

DEVELOPED PARKLAND Park Name	# of Acres of Developed Area															UNIT COST (\$/acre)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Major Beach Parks																
Balm Beach	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	\$75,000
Lafontaine	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	12.6	\$75,000
Bluewater (excludes Dunes)	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	5.8	\$75,000
Jackson	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	16.3	\$75,000
Woodland	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	11.1	\$75,000
Minor Parks																
Corrie Hamelin Park (Plan 1321 Lot 35)	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	1.0	\$50,000
CBO Community Park	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	7.1	\$50,000
Balm Beach Park (Parkside)	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	1.3	\$50,000
Reynolds Road Parkette	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$50,000
Whippoorwill Park	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	4.4	\$50,000
Plan 1143 Park Lot A (133 Peek-a-boo) - Waterfront	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$50,000
Church in the Pines Park Block RP 1309	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	7.8	\$50,000
Tee Pee Point Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$50,000
Maplegate Park M361 Blk 60	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$50,000
Marks Point Park Plan M26 Blk 11	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$50,000
Stott Park	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	\$50,000
Park Plan 763 Lot 1 (423 Conc. 13)	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$50,000
Farlain Lake Parkette	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$50,000
Parkette Plan 1446 Lot 120 (5 Parkside)	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$50,000
Parkette Plan 776 Pt Lot 130 parking lot grass	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$50,000
TTCC Lands	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	68.9	\$50,000
Plan 958 Lot 44&45 (8 Parent)	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$50,000
Total (acres)	289.7	289.7	289.7	292.0	292.0	292.0	292.0	292.0	292.0	292.0	292.0	292.0	292.0	292.0	292.0	
Total (\$000)	\$18,353.0	\$18,353.0	\$18,353.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	\$18,422.0	

APPENDIX B.3
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OUTDOOR RECREATION

TRAILS Park Name	# of Metres of Trails (linear metres)															UNIT COST (\$/metre)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Access Ways																
Beach Access Ways	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$100
Boardwalks																
Bluewater Beach Boardwalk	472	472	472	472	472	472	472	472	472	472	472	472	472	472	472	\$525
Woodland Beach Boardwalk	200	200	200	200	200	200	200	200	200	200	200	200	200	262	262	\$525
Total (m)	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,672	1,734	1,734	
Total (\$000)	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$452.8	\$485.4	\$485.4	

APPENDIX B.3
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OUTDOOR RECREATION

PARK AMENITIES Park Name	# of Park Amenities															UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Baseball Diamonds																
Lit																
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Wyebridge Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$390,000
Unlit																
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Perkinsfield Community Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$55,000
Toanche Community Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$55,000
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$55,000
Soccer Pitches																
Lafontaine Community Park (full)	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$10,000
Perkinsfield Community Park (junior)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Wyevale Community Park	-	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$600,000
Tennis Courts/Pickleball																
Unlit																
Balm Beach	3	3	3	3	3	3	3	3	3	3	3	3	3	3	4	\$200,000
Bluewater Beach	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Perkinsfield Community Park (old)	2	2	2	2	-	-	-	-	-	-	-	-	-	-	-	\$200,000
Lit																
Perkinsfield Community Park (Outdoor)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$300,000
Perkinsfield Community Park (Under the Pavilion, Lines and Nets)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$5,000
Lafontaine Community Park (Under the Pavilion, Lines and Nets)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$5,000
Shuffleboard																
Balm Beach	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$10,000
Perkinsfield Community Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$10,000
Skate Park																
Mobile Skate Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$70,000

APPENDIX B.3
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OUTDOOR RECREATION

PARK AMENITIES	# of Park Amenities															UNIT COST
Park Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/unit)
Playgrounds																
CBO Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Jackson's Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	2	2	\$100,000
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$100,000
Tee Pee Point Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
West Ridge Park (Reynold's Road)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Whippoorwill Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$50,000
Lafontaine Beach Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$100,000
Balm Beach Park (parkside)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$100,000
Wyebridge Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Maplegate Playground Equipment (Small Park)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$30,000
Goldfinch Park (Small Park)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$30,000
Horseshoe Pits																
CBO Community Park	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$15,000
Lafontaine Community Park	1	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$15,000
Perkinsfield Community Park (Unlit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
Toanche Community Park (Lit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Tiny Township Community Centre (Lit)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Bleachers																
Lafontaine Community Park	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$5,000
Perkinsfield Community Park	8	8	8	8	8	8	8	8	8	8	8	8	8	8	8	\$5,000
Toanche Community Park	4	4	4	4	6	6	6	6	6	6	6	6	6	6	6	\$5,000
Wyebridge Community Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$5,000
Wyevale Community Park	5	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$5,000
Skating Rinks/Pavillions																
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,308,351
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,570,563
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$261,000
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$416,500

APPENDIX B.3
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
PARKS AND RECREATION
OUTDOOR RECREATION

PARK AMENITIES Park Name	# of Park Amenities															UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Buildings																
CBO Park - Storage/Clubhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$588,321
Jackson Park - Comfort Station/Change House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$506,875
Perkinsfield Park - Fieldhouse	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,935
Perkinsfield Park - Storage	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,373
Toanche Park - Washrooms/Canteen	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$675,643
Toanche Park - Storage Building/Change House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$927,326
Wyevale Soccer Pitch Washroom	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$200,000
Wyevale Soccer Pitch Storage	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$70,935
Wyebridge Park - Rink Change Rooms	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,935
Wyebridge Park - Shed	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$70,935
Wyevale Park - Fieldhouse/Change House	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$209,818
Wyevale Park - Concession Booth	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$372,713
Wyevale Park - Storage Building	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$616,904
1 Tiny Beaches Road South - Washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$652,048
2024 Tiny Beaches Road South - Washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$454,850
333 Concession 8 West - Washroom	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$560,238
Building Furniture and Equipment	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$534,965
Lafontaine Beach Washroom	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$350,000
Woodland Beach Park (Shade Structure/Pavilion)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,000
Lafontaine Beach Park (Shade Structure/Pavilion)	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$75,000
Signs																
Lafontaine Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Perkinsfield Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Wyebridge Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Wyevale Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$65,000
Toanche Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Bluewater Park	-	3	3	3	3	3	3	3	3	3	3	1	1	1	1	\$20,000
Boat Ramps																
Jackson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
Farlain Lake	-	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$40,000
Total (#)	91	94	94	94	92	93	95	96	98	99	98	98	99	100	106	
Total (\$000)	\$19,820.3	\$19,880.3	\$19,880.3	\$19,880.3	\$19,460.3	\$19,530.3	\$20,730.3	\$20,830.3	\$21,101.2	\$21,201.2	\$20,841.3	\$20,841.3	\$20,881.3	\$20,931.3	\$21,501.3	

APPENDIX B.3
TABLE 1

TOWNSHIP OF TINY
CALCULATION OF SERVICE LEVELS
PARKS AND RECREATION
COMBINED

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historical Population	27,132	27,500	27,518	27,537	27,558	27,580	27,604	27,457	27,323	27,203	27,095	27,000	27,128	27,257	27,388

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4	\$19,045.4
Outdoor Recreation	\$38,626.1	\$38,686.1	\$38,686.1	\$38,755.1	\$38,335.1	\$38,405.1	\$39,605.1	\$39,705.1	\$39,976.0	\$40,076.0	\$39,716.1	\$39,716.1	\$39,756.1	\$39,838.6	\$40,408.6
Total (\$000)	\$57,671.5	\$57,731.5	\$57,731.5	\$57,800.5	\$57,380.5	\$57,450.5	\$58,650.5	\$58,750.5	\$59,021.4	\$59,121.4	\$58,761.4	\$58,761.4	\$58,801.4	\$58,884.0	\$59,454.0

SERVICE LEVEL (\$/capita)															Average Service Level
Indoor Recreation	\$701.95	\$692.55	\$692.11	\$691.63	\$691.10	\$690.55	\$689.94	\$693.64	\$697.05	\$700.12	\$702.91	\$705.38	\$702.06	\$698.73	\$696.34
Outdoor Recreation	\$1,423.64	\$1,406.75	\$1,405.85	\$1,407.38	\$1,391.07	\$1,392.50	\$1,434.74	\$1,446.08	\$1,463.09	\$1,473.22	\$1,465.81	\$1,470.97	\$1,465.50	\$1,461.59	\$1,438.91
Total (\$/capita)	\$2,125.59	\$2,099.31	\$2,097.95	\$2,099.01	\$2,082.17	\$2,083.05	\$2,124.67	\$2,139.73	\$2,160.14	\$2,173.34	\$2,168.72	\$2,176.35	\$2,167.56	\$2,160.33	\$2,135.25

TOWNSHIP OF TINY
CALCULATION OF MAXIMUM ALLOWABLE
PARKS AND RECREATION

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$2,135.25
Net Population Growth 2025 - 2034	990
Maximum Allowable Funding Envelope	\$2,113,898

APPENDIX B.3
TABLE 2

TOWNSHIP OF TINY
DEVELOPMENT-RELATED CAPITAL PROGRAM
PARKS AND RECREATION

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2025-2034	Post 2034
3.0 PARKS AND RECREATION										
3.1 Indoor Recreation Facilities										
3.1.1 New Recreation Space	2027 - 2027	\$ 3,350,000	\$ -	\$ 3,350,000	0%	\$ -	\$ 3,350,000	\$ 176,681	\$ 1,015,898	\$ 2,157,421
3.1.2 New Administrative Centre - Recreation Space	2027 - 2027	\$ 580,000	\$ -	\$ 580,000	90%	\$ 522,000	\$ 58,000	\$ -	\$ 58,000	\$ -
Subtotal Indoor Recreation Facilities		\$ 3,930,000	\$ -	\$ 3,930,000		\$ 522,000	\$ 3,408,000	\$ 176,681	\$ 1,073,898	\$ 2,157,421
3.2 Parks Master Plan Implementation										
3.2.1 Recreation Facility Upgrades	2025 - 2034	\$ 2,000,000	\$ -	\$ 2,000,000	80%	\$ 1,600,000	\$ 400,000	\$ -	\$ 400,000	\$ -
Subtotal Parks Master Plan Implementation		\$ 2,000,000	\$ -	\$ 2,000,000		\$ 1,600,000	\$ 400,000	\$ -	\$ 400,000	\$ -
3.3 Park and Trail Development										
3.3.1 Park Amenities Additions	2025 - 2034	\$ 2,000,000	\$ -	\$ 2,000,000	80%	\$ 1,600,000	\$ 400,000	\$ -	\$ 400,000	\$ -
3.3.2 Trail Development	2025 - 2034	\$ 1,200,000	\$ -	\$ 1,200,000	80%	\$ 960,000	\$ 240,000	\$ -	\$ 240,000	\$ -
Subtotal Park and Trail Development		\$ 3,200,000	\$ -	\$ 3,200,000		\$ 2,560,000	\$ 640,000	\$ -	\$ 640,000	\$ -
TOTAL PARKS AND RECREATION		\$ 9,130,000	\$ -	\$ 9,130,000		\$ 4,682,000	\$ 4,448,000	\$ 176,681	\$ 2,113,898	\$ 2,157,421

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 Development-Related Capital Program	100%	\$2,113,898
10-Year Growth in Population in New Units		1,701
Unadjusted Development Charge Per Capita		\$1,242.79
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 Development-Related Capital Program	0%	\$0
10-Year Growth in Square Metres		8,155
Unadjusted Development Charge Per Square Metre		\$0.00

2025 - 2034 Net Funding Envelope	\$2,113,898
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2024	\$176,681

Appendix B.4

Services Related to a Highway: Public Works and Fleet

Services Related to a Highway: Public Works and Fleet

The Township's Public Works Department is responsible for the operation and maintenance of Township infrastructure, including public works buildings, fleet, and equipment. A Township-wide approach has been used to calculate the development charges for Services Related to a Highway: Public Works and Fleet.

The cost, quantum and timing of projects identified in the development-related capital program have been developed in consultation with Township staff.

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

The 15-year historical inventory of capital assets for Public Works includes 41,773 square feet of building space, valued at a total replacement cost of \$16.7 million. This includes various public works buildings, depots, and shelters. Land associated with these facilities, totalling 21.31 hectares, has a replacement cost of \$5.3 million. Finally, the Township's 90 vehicles and pieces of equipment have a replacement cost of \$10.8 million. Tiny's Public Works department operates the vehicle and equipment infrastructure for the Indoor Recreation service.

The total inventory of capital assets for the Public Works has a full replacement cost of \$32.9 million. This results in a 15-year historical service level of \$1,154.88 per capita and employment. The resulting maximum allowable funding envelope is \$1.4 million ($\$1,154.88 \times 1,221$ net population and employment growth over the 10-year planning horizon).

B. Development-Related Capital Program

Table 2 summarizes the development-related capital program for Public Works. The program totals \$1.1 million and includes for new administrative space, and new fleet and equipment additions over the planning period.

No grants or subsidies have been identified. A significant benefit to existing share of \$522,000, associated with the portions of the replacement of administrative space, has been removed from the development charge calculation. The remaining \$528,000 is treated as a development-related cost.

The entirety of the remaining cost of \$528,000 is allocated 88%, or \$464,640, against residential development, and 12%, or \$63,360 against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth in population in new units and employment. The resulting development charge is \$273.17 per capita for the residential sector, and \$7.77 per square metre for the non-residential sector.

The following table summarizes the calculation of the Public Works and Fleet development charge:

SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET SUMMARY				
15-year Hist.	2025 - 2034		Calculated	
Service Level	Development-Related Capital Program		Development Charge	
per capita & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m
\$1,154.88	\$1,050,000	\$528,000	\$273.17	\$7.77

APPENDIX B.4
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

BUILDINGS	# of Square Feet															UNIT COST
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/sq.ft.)
Public Works Office Complex - 220 Conc. 9E	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	16,278	\$649
Equipment/Storage Depot - 380 Lafontaine Rd. W.	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	4,450	\$544
Sand/Salt Shed	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$238
Public Works Portable	835	835	835	835	835	835	835	835	835	835	835	835	835	835	835	\$139
Coverall Shelter - 220 Conc. 9 E.	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	3,360	\$149
Salt/Storage Coverall Shelter - 220 Conc. 9 E.	-	-	-	-	-	-	-	4,850	4,850	4,850	4,850	4,850	4,850	4,850	4,850	\$50
Total (sq.ft.)	36,923	36,923	36,923	36,923	36,923	36,923	36,923	41,773	41,773	41,773	41,773	41,773	41,773	41,773	41,773	
Total (\$000)	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	

LAND	# of Hectares															UNIT COST
Facility Name	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/ha)
Public Works Office Complex - 220 Conc. 9E	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	20.65	\$250,000
Equipment/Storage Depot - 380 Lafontaine Rd. W.	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	0.66	\$250,000
Sand/Salt Shed	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$250,000
Public Works Portable	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$250,000
Coverall Shelter - 220 Conc. 9 E.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$250,000
Salt/Storage Coverall Shelter - 220 Conc. 9 E.	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$250,000
Total (ha)	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	21.31	
Total (\$000)	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	

APPENDIX B.4
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

FLEET & EQUIPMENT	# of Fleet															UNIT COST
Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	(\$/unit)
Public Works Department																
Vehicles																
Compact Sedan (Shared)	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	-	\$39,000
Crossover	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$47,000
Hybrid Crossover	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$55,000
1/2 Ton Trucks	2	2	2	2	2	2	2	2	2	2	2	2	2	5	5	\$70,000
3/4 Ton Trucks	12	12	12	12	12	12	12	12	12	11	11	10	10	10	11	\$95,000
1 Ton Trucks	3	3	3	3	3	3	3	3	3	4	4	4	3	3	2	\$120,000
2 Ton Trucks	-	-	-	-	-	-	-	-	-	-	1	1	1	1	3	\$96,000
Single Axle Trucks (with dump box & spreader)	2	2	2	2	2	2	2	2	2	3	5	5	5	5	5	\$465,000
Tandem Trucks (with dump box & spreader)	6	7	7	7	8	8	8	8	8	7	5	5	5	5	5	\$465,000
Tanker Truck	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	\$475,000
Tractors	3	3	3	3	3	3	3	3	3	3	1	1	1	1	1	\$85,000
Loaders	2	2	2	2	2	3	3	3	3	3	3	3	3	3	3	\$355,000
Graders	1	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$550,000
Sidewalk Plows	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$190,000
Wheeled Excavator	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$560,000
Combination Backhoe/Loader	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$230,000
Mini Excavator	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Track Excavator	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$250,000
Equipment																
Chipper	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,000
Berm Retriever	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$30,000
RE05 Kargo Max Tandem Axle Cargo Trailer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
RE06 2 Axle LDTR Model 720 Equipment Trailer	1	1	1	1	1	1	1	1	-	-	-	-	-	-	-	\$20,000
Hydraulic Dump Trailer	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$16,000
Gravity Tilt Trailer - Scott Reinhart	-	-	-	-	-	1	1	1	1	1	1	1	1	1	-	\$19,000
Thompson Steamer	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$15,000
RE04 Trail King Tilt & Load Trailer	1	1	1	1	1	-	-	-	-	-	-	-	-	-	-	\$19,000
Power Broom	1	1	2	2	2	2	2	2	2	2	3	3	3	3	3	\$28,000
Promac Brusher Head	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$52,000
Flail Mower	-	-	-	-	-	-	1	1	1	1	2	2	2	2	2	\$25,000
Harness Retrofit for RT25	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$32,000
Plow Attachment for RT16, 14, 34	3	3	3	3	3	3	3	3	3	3	-	-	-	-	-	\$11,000
Reversible Plow for RT24	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$22,000
RT18 Automatic Greasing Machine	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$9,000
Metro Wing & New Dump #18	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$40,000
Dump Box Install #34	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$8,000
Dump-It Body Old #1	-	-	1	1	1	1	1	1	1	1	-	-	-	-	-	\$9,000
Metro Wing & New Dump #18	1	1	1	1	1	1	1	1	1	1	-	-	-	-	-	\$40,000
Holms SH3.0 w. Rotation Power Broom	-	-	1	1	1	1	1	1	1	1	1	1	1	1	2	\$30,000
Frontier DM1150 3pt Disc Mower 6-7' Cut	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$20,000
Cold Patch Hot Box	-	-	-	-	-	-	1	1	1	1	-	-	-	-	-	\$44,000
Spray Patch Tank	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000
Sander Unit RT15	-	-	-	1	1	1	1	1	1	1	1	-	-	-	-	\$14,000
One Way Plow	-	-	-	1	1	1	1	1	1	1	-	-	-	-	-	\$13,000
Float Trailer - triaxle	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$45,000
Poly Tank	1	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$5,000
Hydraulic Hose Machine	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$12,000
Rugby 260 sg Laser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,000
Solus Ultra Vehicle Scanner	-	-	1	1	1	1	1	1	1	1	1	-	-	-	-	\$17,000
Zeus Vehicle Scanner	-	-	-	-	-	-	-	-	-	-	-	1	1	1	1	\$14,000
Grading Attachments/Blade/Edget	-	-	-	-	-	-	-	-	-	-	4	4	4	4	4	\$5,500
Tow Behind Packer	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$22,500
Vacuum/Blower Attachments	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$8,000
Drop Deck Trailer (TA01)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$20,000
Misc. Maintenance Equipment/Attachments	-	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$3,500
Spray Patch Tank	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$18,000

APPENDIX B.4
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

FLEET & EQUIPMENT Description	# of Fleet															UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Other																
Vehicles																
Compact Sedan (Shared)	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	0.33	-	-	\$39,000
Minivan	-	-	-	-	-	-	-	1	1	1	1	1	1	1	2	\$55,000
Cargo Vans	1	2	2	2	3	3	3	3	3	3	3	3	2	2	2	\$77,500
Zero-Turn Mowers	1	1	1	1	1	2	2	2	2	3	5	5	5	4	4	\$28,500
Mowers	1	1	1	1	1	2	3	3	3	1	1	1	1	1	1	\$100,000
SUV	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$55,000
Tractor	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$150,000
Compact Tractor	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$30,000
Equipment																
PE02 Nich Trailer	1	1	-	-	-	-	-	-	-	-	-	-	-	-	-	\$10,000
HN105A-8 80" HD Rotary Tiller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$8,000
F501 Tiller	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$4,000
PE04 Load Trail Equipment Tandem Axle Trailer (TA06)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$16,000
Convert 13 to Garbage Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	-	-	\$22,000
Landscape Trailer (TA03)	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
5x8 Utility Trailer(TA09)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$4,000
ADV S6 Tandem Axle Landscape Trailer (TA02)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$10,000
Baseball Diamond Dragging Unit	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$8,500
Rink Flood Attachment and Edger	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$4,000
Total (#)	66	68	73	79	81	88	91	92	92	92	92	91	92	89	90	
Total (\$000)	\$8,669.7	\$9,212.2	\$9,316.2	\$10,079.2	\$10,621.7	\$11,622.7	\$11,791.7	\$11,846.7	\$11,871.7	\$11,780.2	\$11,274.7	\$11,176.7	\$11,189.2	\$11,113.0	\$10,817.0	

APPENDIX B.4
TABLE 1

TOWNSHIP OF TINY
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historical Population	27,132	27,500	27,518	27,537	27,558	27,580	27,604	27,457	27,323	27,203	27,095	27,000	27,128	27,257	27,388
Historical Employment	<u>868</u>	<u>840</u>	<u>877</u>	<u>913</u>	<u>947</u>	<u>979</u>	<u>1,009</u>	<u>1,027</u>	<u>1,023</u>	<u>1,019</u>	<u>1,014</u>	<u>1,102</u>	<u>1,123</u>	<u>1,145</u>	<u>1,168</u>
Total Population and Employment	28,000	28,340	28,395	28,450	28,505	28,559	28,613	28,484	28,346	28,222	28,109	28,102	28,251	28,402	28,556

INVENTORY SUMMARY (\$000)

Buildings	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,465.9	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4	\$16,708.4
Land	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0	\$5,327.0
Fleet & Equipment	\$8,669.7	\$9,212.2	\$9,316.2	\$10,079.2	\$10,621.7	\$11,622.7	\$11,791.7	\$11,846.7	\$11,871.7	\$11,780.2	\$11,274.7	\$11,176.7	\$11,189.2	\$11,113.0	\$10,817.0
Total (\$000)	\$30,462.6	\$31,005.1	\$31,109.1	\$31,872.1	\$32,414.6	\$33,415.6	\$33,584.6	\$33,882.1	\$33,907.1	\$33,815.6	\$33,310.1	\$33,212.1	\$33,224.6	\$33,148.4	\$32,852.4

SERVICE LEVEL (\$/capita & emp)

Average Service
Level

Buildings	\$588.07	\$581.01	\$579.89	\$578.77	\$577.65	\$576.56	\$575.46	\$586.59	\$589.44	\$592.03	\$594.41	\$594.56	\$591.43	\$588.28	\$585.11	\$585.28
Land	\$190.25	\$187.97	\$187.60	\$187.24	\$186.88	\$186.53	\$186.17	\$187.02	\$187.93	\$188.75	\$189.51	\$189.56	\$188.56	\$187.56	\$186.55	\$187.87
Fleet & Equipment	\$309.63	\$325.06	\$328.09	\$354.28	\$372.63	\$406.97	\$412.10	\$415.91	\$418.82	\$417.41	\$401.11	\$397.72	\$396.07	\$391.28	\$378.80	\$381.73
Total (\$/capita & emp)	\$1,087.95	\$1,094.03	\$1,095.58	\$1,120.29	\$1,137.16	\$1,170.06	\$1,173.74	\$1,189.51	\$1,196.19	\$1,198.20	\$1,185.03	\$1,181.84	\$1,176.05	\$1,167.11	\$1,150.45	\$1,154.88

TOWNSHIP OF TINY
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$1,154.88
Net Population & Employment Growth 2025 - 2034	1,221
Maximum Allowable Funding Envelope	\$1,410,108

APPENDIX B.4

TABLE 2

TOWNSHIP OF TINY
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2025-2034	Post 2034
4.0 SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET										
4.1 Public Works Facilities										
4.1.1 New Administrative Centre - Public Works Space	2027 - 2027	\$ 580,000	\$ -	\$ 580,000	90%	\$ 522,000	\$ 58,000	\$ -	\$ 58,000	\$ -
Subtotal Public Works Facilities		\$ 580,000	\$ -	\$ 580,000		\$ 522,000	\$ 58,000	\$ -	\$ 58,000	\$ -
4.2 Fleet and Equipment										
4.2.1 Fleet and Equipment Additions	2025 - 2034	\$ 470,000	\$ -	\$ 470,000	0%	\$ -	\$ 470,000	\$ -	\$ 470,000	\$ -
Subtotal Fleet and Equipment		\$ 470,000	\$ -	\$ 470,000		\$ -	\$ 470,000	\$ -	\$ 470,000	\$ -
TOTAL SERVICES RELATED TO A HIGHWAY: PUBLIC WORKS AND FLEET		\$ 1,050,000	\$ -	\$ 1,050,000		\$ 522,000	\$ 528,000	\$ -	\$ 528,000	\$ -

Residential Development Charge Calculation

Residential Share of 2025 - 2034 Development-Related Capital Program	88%	\$464,640
10-Year Growth in Population in New Units		1,701
Unadjusted Development Charge Per Capita		\$273.17

Non-Residential Development Charge Calculation

Non-Residential Share of 2025 - 2034 Development-Related Capital Program	12%	\$63,360
10-Year Growth in Square Metres		8,155
Unadjusted Development Charge Per Square Metre		\$7.77

2025 - 2034 Net Funding Envelope \$1,410,108

Uncommitted Reserve Fund Balance
Balance as at December 31, 2024 \$0

Appendix B.5

Services Related to a Highway: Roads and Related

Services Related to a Highway: Roads and Related

The Township is responsible for the operation and maintenance of roads and related infrastructure. A Township-wide approach has been used to calculate the development charges for Roads and Related infrastructure.

The cost, quantum and timing of projects identified in the development-related capital program for Services Related to a Highway: Roads and Related have been developed in consultation with Township staff.

A. 15-Year Historical Service Levels and Calculation of Maximum Allowable Funding Envelope

The 15-year historical inventory of capital assets for the roads and related infrastructure includes 238 kilometres of roadway (of different surface types), 36 bridges and culverts, 132 streetlights and related infrastructure (including crosswalks), and 5,634 metres of sidewalks, with a current replacement cost of \$132.5 million.

The total inventory of capital assets for the Services Related to a Highway: Roads and Related has a full replacement cost of \$132.5 million. This results in a 15-year historical service level of \$4,385.17 per capita and employment. The resulting maximum allowable funding envelope is \$5.4 million (\$4,385.17 x 1,221 net population and employment growth over the 10-year planning horizon).

B. Development-Related Capital Program

Table 2 summarizes the development-related capital program for Services Related to a Highway. The program totals \$16.9 million and includes roads and related projects that benefit development across the Township. The first project included is to upgrade road surface types over the planning period. The provision includes for 12 kilometres of roadway to be upgraded each year (120 kilometres over the 10-year planning period), at \$130,000 per kilometre.

Similarly, the active transportation upgrades provision includes for one kilometre of bike lanes to be installed each year (10 kilometres over the 10-year planning period), at \$100,000 per kilometre.

The final item in the capital program includes for the recovery of the negative reserve fund balance of \$291,630.

No grants or subsidies have been identified for the projects. A significant benefit to existing share of \$13.3 million, associated with the upgrading projects, has been removed from the development charge calculation as significant portions of the projects will be replacing existing infrastructure. The remaining \$3.6 million is treated as a development-related cost.

The \$3.6 million is allocated 88%, or \$3.2 million, against residential development, and 12%, or \$433,396 against non-residential development. The allocation between residential and non-residential development is based on shares of forecasted growth in population in new units and employment. The resulting development charge is \$1,868.52 per capita for the residential sector, and \$53.14 per square metre for the non-residential sector.

The following table summarizes the calculation of the Services Related to a Highway: Roads and Related development charge:

SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED SUMMARY

15-year Hist.	2025 - 2034		Calculated	
Service Level	Development-Related Capital Program		Development Charge	
per capita & emp	Total	Net DC Recoverable	\$/capita	\$/sq.m
\$4,385.17	\$16,891,630	\$3,611,630	\$1,868.52	\$53.14

APPENDIX B.5
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

ROADS Type of Road	# of Kilometres															UNIT COST (\$/km)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Surface Treatment	118.7	118.7	118.7	118.7	118.7	118.7	116.5	116.5	112.7	102.8	96.6	90.3	84.0	78.0	58.4	\$381,188
Asphalt	84.3	84.3	84.3	84.3	84.3	84.3	86.5	86.5	90.3	100.2	108.1	116.0	123.9	131.9	151.5	\$500,805
Gravel	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.9	5.6	5.3	5.0	4.7	4.7	\$239,202
Rail Trail	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	23.0	\$120,000
Total (km)	231.9	231.9	231.9	231.9	231.9	231.9	231.9	231.9	231.9	231.9	233.3	234.6	235.9	237.6	237.6	
Total (\$000)	\$91,636.3	\$91,636.3	\$91,636.3	\$91,636.3	\$91,636.3	\$91,636.3	\$91,899.4	\$91,899.4	\$92,354.0	\$93,538.2	\$95,044.2	\$96,550.1	\$98,042.8	\$99,682.5	\$101,998.9	

APPENDIX B.5
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

BRIDGES & CULVERTS Description	# of Bridges & Culverts															UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Culverts																
Concession Road 3, 0.8 east of County Road 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,213,000
Durie Street, 0.1 km east of Tiny Beaches Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$727,000
Skylark Road, 0.1 km south of Tiny Beaches Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$664,000
Mertz Comer Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,638,000
TBR5 - Davy Lane	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$664,000
Baseline Road, 3km north of CR27	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$770,000
Champlain Road - 40m East of Seguin Crescent	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$727,000
Bridges																
Concession Road 15, 0.2 km east of Cedar Point Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$914,000
Concession Road 14 W, 0.3 km east of Cedar Point Road	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,545,500
Tiny Beaches Road N, 0.45 km south of CR 14	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,164,000
Concession Road 13 W, 0.1 km east of Quesnelle Drive	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,419,000
Marshall Road, 0.5 km south Concession Road 6 E	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,868,000
Baseline Road South, 1 km north of Concession Road 4 E	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,213,000
Baseline Road South, 1 km north of Concession Road 4 E	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$3,005,000
Dawson's Sideroad, 0.1 km north of Concession Road 4	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,983,000
Concession Road 2 West, 0.4 km west of County Road 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$1,102,000
Concession Road 2 W, 0.3 km west of County Road 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$977,000
Active Transportation Culverts																
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Active Transportation Bridges																
Half Lot Line on Concession 1 Crosses the Wye River	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$300,000
Concession 2	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
East Side County Rd 6	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$2,000,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$100,000
b/t Conc. 12 & Overhead Bridge Rd	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$250,000
Georgian Bay Estates	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Georgian Bay Estates	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$25,000
Tamarack Trail - Woodland Beach	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Total (#)	36	36	36	36	36	36	36	36	36	36	36	36	36	36	36	
Total (\$000)	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	

APPENDIX B.5
TABLE 1

TOWNSHIP OF TINY
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

OTHER Description	# of Units															UNIT COST (\$/unit)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Streetlights	90	90	90	90	90	90	90	90	90	96	96	96	96	96	96	\$2,000
Wyevale Pedestrian Crosswalk (Light)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$80,000
Wyevale Pedestrian Crosswalk (School Crossing)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$50,000
Speed Radar Sign	-	-	-	-	-	-	-	-	-	1	9	9	9	9	12	\$6,000
Lafontaine Pedestrian Crosswalk	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$50,000
Guiderrails	13	17	19	20	20	20	20	20	20	21	21	21	21	21	21	\$24,758
Total (#)	104	108	110	111	111	111	111	111	111	120	128	128	128	128	132	
Total (\$000)	\$581.9	\$680.9	\$730.4	\$755.2	\$755.2	\$755.2	\$755.2	\$755.2	\$755.2	\$847.9	\$895.9	\$895.9	\$895.9	\$895.9	\$963.9	

SIDEWALKS Description	# of Metres															UNIT COST (\$/m)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lafontaine Sidewalk	915	915	915	915	915	915	915	915	915	915	915	915	915	915	915	\$150
Wyebridge Sidewalk	522	522	522	522	522	522	522	522	522	522	522	522	522	522	522	\$150
Perkinsfield	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	2,072	\$150
Wyevale	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	1,479	\$150
Balm Beach	646	646	646	646	646	646	646	646	646	646	646	646	646	646	646	\$150
Total (km)	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	5,634	
Total (\$000)	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	

APPENDIX B.5
TABLE 1

TOWNSHIP OF TINY
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historical Population	27,132	27,500	27,518	27,537	27,558	27,580	27,604	27,457	27,323	27,203	27,095	27,000	27,128	27,257	27,388
Historical Employment	868	840	877	913	947	979	1,009	1,027	1,023	1,019	1,014	1,102	1,123	1,145	1,168
Total Population and Employment	28,000	28,340	28,395	28,450	28,505	28,559	28,613	28,484	28,346	28,222	28,109	28,102	28,251	28,402	28,556

INVENTORY SUMMARY (\$000)

Roads	\$91,636.3	\$91,636.3	\$91,636.3	\$91,636.3	\$91,636.3	\$91,636.3	\$91,899.4	\$91,899.4	\$92,354.0	\$93,538.2	\$95,044.2	\$96,550.1	\$98,042.8	\$99,682.5	\$101,998.9
Bridges & Culverts	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5	\$28,643.5
Other	\$581.9	\$680.9	\$730.4	\$755.2	\$755.2	\$755.2	\$755.2	\$755.2	\$755.2	\$847.9	\$895.9	\$895.9	\$895.9	\$895.9	\$963.9
Sidewalks	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1	\$845.1
Total (\$000)	\$121,706.7	\$121,805.7	\$121,855.3	\$121,880.0	\$121,880.0	\$121,880.0	\$122,143.2	\$122,143.2	\$122,597.7	\$123,874.7	\$125,428.7	\$126,934.7	\$128,427.3	\$130,067.0	\$132,451.4

SERVICE LEVEL (\$/capita & emp)

Average Service
Level

Roads	\$3,272.72	\$3,233.43	\$3,227.20	\$3,220.96	\$3,214.74	\$3,208.66	\$3,211.76	\$3,226.35	\$3,258.09	\$3,314.37	\$3,381.27	\$3,435.70	\$3,470.42	\$3,509.70	\$3,571.89	\$3,317.15
Bridges & Culverts	\$1,022.98	\$1,010.70	\$1,008.75	\$1,006.80	\$1,004.86	\$1,002.96	\$1,001.05	\$1,005.60	\$1,010.50	\$1,014.94	\$1,019.02	\$1,019.27	\$1,013.89	\$1,008.50	\$1,003.06	\$1,010.19
Other	\$20.78	\$24.03	\$25.72	\$26.54	\$26.49	\$26.44	\$26.39	\$26.51	\$26.64	\$30.04	\$31.87	\$31.88	\$31.71	\$31.54	\$33.76	\$28.02
Sidewalks	\$30.18	\$29.82	\$29.76	\$29.70	\$29.65	\$29.59	\$29.54	\$29.67	\$29.81	\$29.94	\$30.07	\$30.07	\$29.91	\$29.75	\$29.59	\$29.80
Total (\$/capita & emp)	\$4,346.67	\$4,297.98	\$4,291.43	\$4,284.01	\$4,275.74	\$4,267.66	\$4,268.73	\$4,288.13	\$4,325.04	\$4,389.29	\$4,462.22	\$4,516.93	\$4,545.94	\$4,579.50	\$4,638.30	\$4,385.17

TOWNSHIP OF TINY
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

10-Year Funding Envelope Calculation	
15 Year Average Service Level 2009 - 2023	\$4,385.17
Net Population & Employment Growth 2025 - 2034	1,221
Maximum Allowable Funding Envelope	\$5,354,293

APPENDIX B.5

TABLE 2

TOWNSHIP OF TINY
DEVELOPMENT-RELATED CAPITAL PROGRAM
SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2025-2034	Post 2034
5.0 SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED										
5.1 Road Widening and Reconstruction										
5.1.1 Upgrading Road Surface Type	2025 - 2034	\$ 15,600,000	\$ -	\$ 15,600,000	80%	\$ 12,480,000	\$ 3,120,000	\$ -	\$ 3,120,000	\$ -
Subtotal Road Widening and Reconstruction		\$ 15,600,000	\$ -	\$ 15,600,000		\$ 12,480,000	\$ 3,120,000	\$ -	\$ 3,120,000	\$ -
5.2 Active Transportation										
5.2.1 Active Transportation Upgrades (On-Road)	2025 - 2034	\$ 1,000,000	\$ -	\$ 1,000,000	80%	\$ 800,000	\$ 200,000	\$ -	\$ 200,000	\$ -
Subtotal Active Transportation		\$ 1,000,000	\$ -	\$ 1,000,000		\$ 800,000	\$ 200,000	\$ -	\$ 200,000	\$ -
5.3 Recovery of Negative Reserve Fund Balance										
5.3.1 Recovery of Negative Reserve Fund Balance	2025 - 2025	\$ 291,630	\$ -	\$ 291,630	0%	\$ -	\$ 291,630	\$ -	\$ 291,630	\$ -
Subtotal Recovery of Negative Reserve Fund Balance		\$ 291,630	\$ -	\$ 291,630		\$ -	\$ 291,630	\$ -	\$ 291,630	\$ -
TOTAL SERVICES RELATED TO A HIGHWAY: ROADS AND RELATED		\$ 16,891,630	\$ -	\$ 16,891,630		\$ 13,280,000	\$ 3,611,630	\$ -	\$ 3,611,630	\$ -

Residential Development Charge Calculation			
Residential Share of 2025 - 2034 Development-Related Capital Program	88%	\$3,178,234	
10-Year Growth in Population in New Units		1,701	
Unadjusted Development Charge Per Capita		\$1,868.52	
Non-Residential Development Charge Calculation			
Non-Residential Share of 2025 - 2034 Development-Related Capital Program	12%	\$433,396	
10-Year Growth in Square Metres		8,155	
Unadjusted Development Charge Per Square Metre		\$53.14	

2025 - 2034 Net Funding Envelope	\$5,354,293
Uncommitted Reserve Fund Balance	
Balance as at December 31, 2024	(\$291,630)

Appendix B.6

Development-Related Studies

Development-Related Studies

On December 13, 2023, the Minister of Municipal Affairs and Housing committed to consultation on potential changes to the DCA, including the reintroduction of development-related studies as a DC-eligible capital cost. The Cutting Red Tape to Build More Homes Act, 2024 received Royal Assent on June 6, 2024, confirming this change to the DCA.

A. Development Related Capital Program

The 2025–2034 development-related capital program for Studies is \$935,000 and makes provision for new growth-related studies (including an updated Development Charge Study, Official Plan review, and Zoning By-law), as well as other master plan studies related to DC-eligible services (such as Fire Services and Parks and Recreation).

A benefit to existing share of \$624,000 has been identified and removed from the net municipal costs, as well the surplus of \$69,759 in reserves.

The entire remaining amount of \$241,241 is related to growth between 2025 and 2034 and is allocated against future residential and non-residential development in the Township. This results in development charges of \$124.81 per capita and \$3.55 per square metre respectively.

The following table summarizes the calculation of the Development-Related Studies development charge:

DEVELOPMENT-RELATED STUDIES SUMMARY			
2025 - 2034		Calculated	
Development-Related Capital Program		Development Charge	
Total	Net DC Recoverable	\$/capita	\$/sq.m
\$935,000	\$241,241	\$124.81	\$3.55

APPENDIX B.6

TABLE 1

TOWNSHIP OF TINY
DEVELOPMENT-RELATED CAPITAL PROGRAM
DEVELOPMENT-RELATED STUDIES

Project Description	Timing	Gross Project Cost	Grants/ Subsidies/Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
					BTE %	Replacement & BTE Shares		Available DC Reserves	2025-2034	Post 2034
6.0 DEVELOPMENT-RELATED STUDIES										
6.1 Development-Related Studies										
6.1.1 Development Charges Study	2030 - 2030	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ 24,759	\$ 25,241	\$ -
6.1.2 Fire Master Plan Update	2028 - 2028	\$ 75,000	\$ -	\$ 75,000	80%	\$ 60,000	\$ 15,000	\$ 15,000	\$ -	\$ -
6.1.3 Transportation Master Plan	2032 - 2032	\$ 100,000	\$ -	\$ 100,000	80%	\$ 80,000	\$ 20,000	\$ -	\$ 20,000	\$ -
6.1.4 Drainage Master Plan	2030 - 2030	\$ 150,000	\$ -	\$ 150,000	80%	\$ 120,000	\$ 30,000	\$ -	\$ 30,000	\$ -
6.1.5 Feasibility Study for Tiny Trail & County Road Connection	2030 - 2030	\$ 30,000	\$ -	\$ 30,000	80%	\$ 24,000	\$ 6,000	\$ -	\$ 6,000	\$ -
6.1.6 Flood Mapping Study	2032 - 2032	\$ 100,000	\$ -	\$ 100,000	80%	\$ 80,000	\$ 20,000	\$ -	\$ 20,000	\$ -
6.1.7 Official Plan Update	2030 - 2030	\$ 160,000	\$ -	\$ 160,000	50%	\$ 80,000	\$ 80,000	\$ -	\$ 80,000	\$ -
6.1.8 Zoning By-law Review/Update	2032 - 2032	\$ 120,000	\$ -	\$ 120,000	50%	\$ 60,000	\$ 60,000	\$ -	\$ 60,000	\$ -
6.1.9 Parks & Recreation Master Plan	2029 - 2029	\$ 150,000	\$ -	\$ 150,000	80%	\$ 120,000	\$ 30,000	\$ 30,000	\$ -	\$ -
Subtotal Development-Related Studies		\$ 935,000	\$ -	\$ 935,000		\$ 624,000	\$ 311,000	\$ 69,759	\$ 241,241	\$ -
TOTAL DEVELOPMENT-RELATED STUDIES		\$ 935,000	\$ -	\$ 935,000		\$ 624,000	\$ 311,000	\$ 69,759	\$ 241,241	\$ -

Residential Development Charge Calculation		
Residential Share of 2025 - 2034 Development-Related Capital Program	88%	\$212,292
10-Year Growth in Population in New Units		1,701
Unadjusted Development Charge Per Capita		\$124.81
Non-Residential Development Charge Calculation		
Non-Residential Share of 2025 - 2034 Development-Related Capital Program	12%	\$28,949
10-Year Growth in Square Metres		8,155
Unadjusted Development Charge Per Square Metre		\$3.55

Uncommitted Reserve Fund Balance	
Balance as at December 31, 2024	\$69,759

Appendix C

Reserve Fund Balances

Development Charges Reserve Fund

Unallocated Balances

The DCA requires that a reserve fund be established for each service for which development charges are collected. Table 1 presents the uncommitted reserve fund balances that are available to fund the development-related net capital costs identified in this study. The opening balances of the development charges reserve funds are as of December 31, 2024 since the first capital planning year of the Background Study is 2025.

As shown on Table 1, the December 31, 2024 total reserve fund balance was in a surplus of \$225,340. The application of each of the reserve funds is discussed in the Appendix B section related to each service.

APPENDIX C
TABLE 1

DEVELOPMENT CHARGE RESERVE FUND BALANCE BY ACCOUNT
YEAR ENDING DECEMBER 31, 2024

Service	Reserve Fund Balance as at Dec. 31, 2024
Police Services	\$4,966
Fire Protection	\$265,564
Parks And Recreation	\$176,681
Services Related To A Highway: Public Works And Fleet	\$0
Services Related To A Highway: Roads And Related	(\$291,630)
Development-Related Studies	\$69,759
Total Development Charge Reserves	\$225,340

Appendix D

Cost of Growth – All Services

Cost of Growth Analysis – All Services

A. Asset Management Plan

The Development Charges Act requires that municipalities complete an Asset Management Plan before passing a development charges by-law. A key function of the Asset Management Plan is to demonstrate that all assets proposed to be funded under the development charges by-law are financially sustainable over their full life-cycle.

Asset Types

A summary of the future Township-owned assets and estimated useful life assumptions for eligible DC services considered as part of the study are outlined in Table 1. Although all capital assets considered in the study have been identified, not all assets necessitate future replacement or ongoing maintenance activities. Some projects do not relate to the emplacement of a tangible capital asset, such as the recovery of completed projects.

It should be noted that the capital cost estimates prepared for each of the projects identified in this section include grouped costs of various individual elements, which, as a stand-alone item, may have its own useful life (for example, new buildings include HVAC, structural elements, roof, etc.). Accordingly, the average useful life assumptions noted below are applicable to all project components.

Table 1 – Summary of Municipal Assets Useful Lives

Service	Estimated Useful Life
Police Services	
Contracted Services	0 years
Fire Protection	
Buildings	50 years
Vehicles	15 years
Equipment	10 years
Parks and Recreation	
Facilities	50 years
Park Amenities	20 years
Trails	20 years
Development Related Studies	
Growth Studies	0 years
Services Related to a Highway	
Facilities	50 years
Fleet and Equipment	20 years
Road Upgrades	40 years
Active Transportation	40 years
Negative Reserve Fund Balance Recovery	0 years

Annual Provision

When assets require rehabilitation or are due for replacement, the source of funds is limited to reserves or contributions from operating. Capital expenditures to carry out the rehabilitation and replacement of aging infrastructure are not growth-related and are therefore not eligible for funding through development charge revenues or other developer contributions.

Based on the useful life assumptions and the capital cost of acquiring and/or replacing each asset, a provision for infrastructure replacement has been calculated for both the general and engineered services. Provisions for infrastructure replacement are initially calculated for each asset based on

their useful life and the anticipated cost of replacement. The aggregate of all individual provisions forms the required annual capital provision. In calculating the annual provisions, a number of assumptions are made to account for inflation (2.0 per cent) and interest (3.5 per cent).

Consistent with the requirements of the DCA, assets that are proposed to be funded under the development charges by-law have been included in the analysis. As a result, the total calculated annual provision for development charge related infrastructure has been netted down to consider the replacement of existing infrastructure or benefit-to-existing development. However, for reference, the annual replacement provisions associated with the non-development charge funded costs, including costs related to the benefit-to-existing and post-period benefit have also been calculated.

Table 2 provides the calculated annual asset management contribution for both the gross capital expenditures and the share related to the 2025 to 2034 DC recoverable portion. The year 2035 has been included to calculate the annual contribution for the planning periods 2025 to 2034 and as the expenditures in 2034 will not trigger asset management contributions until 2035. As shown, by 2035, the Township will need to fund an additional \$193,000 per annum in order to properly fund the full life cycle costs of the new assets related to all services supported under the development charges by-law.

APPENDIX D
TABLE 2

TOWNSHIP OF TINY
ANNUAL ASSET MANAGEMENT PROVISION BY 2035

Service	2025 - 2034 Capital Program		Calculated AMP Annual Provision by 2035	
	DC Related	Non-DC Related*	DC Related	Non-DC Related*
Police Services	\$22,348	\$4,966	\$0	\$0
Fire Protection	\$991,537	\$988,363	\$21,285	\$24,941
Parks And Recreation	\$2,113,898	\$7,016,103	\$62,612	\$220,719
Services Related To A Highway: Public Works And Fleet	\$528,000	\$522,000	\$25,059	\$10,781
Services Related To A Highway: Roads And Related	\$3,611,630	\$13,280,000	\$83,770	\$335,081
Development-Related Studies	\$241,241	\$693,759	\$0	\$0
TOTAL	\$7,508,653	\$22,505,190	\$192,727	\$591,522

* Includes costs that will be recovered under future development charges studies (i.e. other development-related), ineligible shares and shares of projects funded from available reserve funds.

Future Revenue Growth

The calculated annual funding provision should be considered within the context of the Township's projected growth. Over the next ten years, the Township's total population (permanent and seasonal) is projected to increase by 990. In addition, the Township will also add 231 employees that will result in approximately 8,155 square metres of additional non-residential building space.

This growth will have the effect of increasing the overall assessment base. This leads to additional user fee and charge revenues to offset the capital asset provisions required to replace the infrastructure proposed to be funded under the development charges by-law. The collection of these funds is intended to be allocated to the Township's reserves for future replacement of these assets.

B. Long-Term Capital and Operating Impact Analysis

As shown in Table 3, by 2034 the Township's net operating costs are estimated to increase by \$470,000 for property tax supported services.

Increases in net operating costs will be experienced as there are operational costs associated with additional capital.

Table 4 summarizes the components of the development-related capital forecast that will require funding from non-DC sources (e.g. property tax) for the planning period 2025 to 2034. In total, \$19.3 million will need to be funded from non-DC sources over the planning period and is related to facilities and infrastructure that will benefit the existing community. In addition, \$2.7 million in interim DC financing related to post-period shares of projects may be required or these costs may be recovered from other growth funding tools

Council is made aware of these factors so that they understand the operating and capital costs that will not be covered by DCs as it adopts the development-related capital forecast set out in the study.

APPENDIX D

TABLE 3

TOWNSHIP OF TINY
COST OF GROWTH ANALYSIS ALL SERVICES
ESTIMATED NET OPERATING COST OF THE PROPOSED
2025-2034 DEVELOPMENT-RELATED CAPITAL PROGRAM
(in constant 2025 dollars)

Category	Cost Driver (in 2025 \$)			Additional Operating Costs at 2034	Source and Commentary
	\$	unit measure	Quantity		
Development-Related Studies				\$0	
No additional operating costs		No additional costs		\$0	N/A
Police Services				\$0	
No additional operating costs		No additional costs		\$0	N/A
Fire Protection				\$99,154	
New Space	\$0.10	per \$1.00 value of asset	\$ 991,537	\$99,154	Based on 2022 FIR and 2024 Capital Program
New Vehicle	\$0.10	per \$1.00 new vehicle	\$ -	\$0	Based on 2022 FIR and 2024 Capital Program
Parks And Recreation				\$211,390	
New Space	\$0.10	per \$1.00 value of asset	\$ 1,473,898	\$147,390	Based on 2022 FIR and 2024 Capital Program
Parks, Parkland and Trail Development	\$0.10	per \$1.00 value of asset	\$ 640,000	\$64,000	Based on 2022 FIR and 2024 Capital Program
Services Related To A Highway: Public Works And Fleet				\$52,800	
New Space	\$0.10	per \$1.00 value of asset	\$ 58,000	\$5,800	Based on 2022 FIR and 2024 Capital Program
Fleet and Equipment	\$0.10	per \$1.00 new vehicle	\$ 470,000	\$47,000	Based on 2022 FIR and 2024 Capital Program
Services Related To A Highway: Roads And Related				\$106,566	
Development-Related Roads Infrastructure	\$156	per household	683	\$106,566	Based on 2022 FIR and 2024 Capital Program
TOTAL ESTIMATED OPERATING COSTS				\$469,909	

APPENDIX D

TABLE 4

TOWNSHIP OF TINY
SUMMARY OF RESIDENTIAL AND NON-RESIDENTIAL DEVELOPMENT CHARGES

General and Engineered Services	Development-Related Capital Program (2025 - 2034)				Total DC Eligible Costs for Recovery (\$000)
	Net Municipal Cost (\$000)	Replacement & Benefit to Existing (\$000)	Available DC Reserves (\$000)	Post-Period Benefit* (\$000)	
1 Police Services	\$27.3	\$0.0	\$5.0	\$0.0	\$22.3
2 Fire Protection	\$1,979.9	\$150.0	\$265.6	\$572.8	\$991.5
3 Parks And Recreation	\$9,130.0	\$4,682.0	\$176.7	\$2,157.4	\$2,113.9
4 Services Related To A Highway: Public Works And Fleet	\$1,050.0	\$522.0	\$0.0	\$0.0	\$528.0
5 Services Related To A Highway: Roads And Related	\$16,891.6	\$13,280.0	\$0.0	\$0.0	\$3,611.6
6 Development-Related Studies	\$935.0	\$624.0	\$69.8	\$0.0	\$241.2
TOTAL GENERAL & ENGINEERED SERVICES	\$30,013.8	\$19,258.0	\$517.0	\$2,730.2	\$7,508.7

*Development related costs to be considered for funding from other tools and/or future DC Studies.

C. The Program is Deemed Financially Sustainable

In summary, the Asset Management Plan and long-term capital and operating analysis included in this appendix demonstrates that the Township can afford to invest and operate the identified general and engineered services infrastructure over the ten-year planning period.

Importantly, the Township's annual budget review allows staff to continue to monitor and implement mitigating measures should the program become less sustainable.

Appendix E

Draft By-Law

(Available Under Separate Cover)