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Report To: **Council**

Date of Meeting: December 15, 2025 **Report Number:** FSD-040-25

Authored By: Musawer Muhtaj, Senior Financial Analyst, Financial Planning

Submitted By: Trevor Pinn, Deputy CAO/Treasurer, Finance and Technology

Reviewed By: Mary-Anne Dempster, CAO

By-law Number: 2025-070 **Resolution Number:** C-276-25

File Number:

Report Subject: Updated Rates for the 2025 DC By-law

Recommendations:

1. That Report FSD-035-25, and Report FSD-040-25, and any related delegations or communication items, be received;
2. That the March 24, 2025 Development Charge Background Study revisions mentioned in Attachment 1 of Report FSD-035-25, be included in the development charge calculations;
3. That the final list of capital projects included in the 2025 Development Charge Background Study, provided in Attachment 1 of Report FSD-040-25, the revised list of capital projects, be approved;
4. That the proposed Development Charge By-Law (Attachment 3 of Report FSD-035-25), be amended to reflect the updated development charge rates outlined in Attachment 1 of Report FSD-040-25;
5. That the proposed Development Charge By-law, be amended to reflect the following revisions:
6. Remove the Special Properties exemption, within the Clarington Science Park or Clarington Energy Park, for industrial developments that are focused on conducting research.
7. Reduce the general exemption for industrial expansions to apply only if the gross floor area is enlarged by 50 per cent or less (currently 100 per cent or less).
8. Remove the 50 per cent DC exemption for new industrial buildings on vacant lots;

9. That the Municipality of Clarington Development Charges Background Study, dated March 24, 2025, completed in accordance with Section 10 of the Development Charges Act, 1997, and as modified by the above recommendation, be adopted, including the growth-related capital forecast, subject to an annual review through the Municipality's normal capital budget process as well as the population and employment forecasts;
10. That the adoption of the growth-related capital forecast signifies Council's intention to ensure that the increase in services attributable to growth will be met as by section 5(1)(3) of the Development Charges Act recognizing, however, that specific projects and project timing as contained in the study forecast may be revised from time to time at Council's discretion.
11. That the final list of capital projects included in the 2025 Community Benefits Charge Strategy, provided in Attachment 1 of Report FSD-040-25, the revised list of capital projects, be approved, subject to an annual review through the Municipality's normal capital budget process;
12. That the proposed Community Benefits Charge By-law be amended to reflect the following revisions based on submissions from stakeholders (Attachment 2 of Report FSD-035-25):
 - a. Exclude enclosed rooftop mechanical equipment from the definition of "storey".
 - b. Update section 19 to say "the Municipality shall immediately refund the owner the difference between the amount paid and the 4% of the land value determined by the owner's Appraisal";
13. That the Municipality of Clarington Community Benefits Charge Strategy and By-law (Attachment 4 of FSD-035-25), dated March 24, 2025, as modified by the above recommendations, provided in Attachment 2 of Report FSD-040-25, be adopted;
14. That no further public meetings under Section 12 of the Development Charges Act, 1997, are necessary with respect to the March 24, 2025, Development Charges Background Study, Community Benefits Strategy, and their respective By-laws for the reasons outlined in Report FSD-035-25; and
15. That all interested parties listed in Report FSD-035-25, and Report FSD-040-25, and any delegations be advised of Council's decision.

Report Overview

Subsequent to the publication of FSD-035-25 2025 Development Charge Study and Community Benefits Charge Strategy Final Recommendations; Bill 60, **Fighting Delays, Building Faster Act, 2025** received Royal Assent. This resulted in the requirement that land acquisition be removed from eligible service categories to its own service category. This has resulted in a decrease in the rates as noted in FSD-035-25, and the need to update the by-law, inventories and capital programs to reflect the new service categories.

A change was also made to the roads inventory due to an internal review resulting from a developer submission received after the publication of FSD-035-25.

1. Background

- 1.1 The Municipality's existing DC By-law will expire on January 19, 2026. Thus, to maintain the ability to collect development charges and fund growth-related infrastructure, a new DC By-law must be passed before the date of expiry.
- 1.2 A draft of the 2025 DC Background Study, CBC Strategy and associated By-laws were released to the public on March 24, 2025.
- 1.3 As a result of public consultation, revisions/amendments were made to the DC Background Study, CBC Strategy, and associated By-laws. These revisions were highlighted in report FSD-035-25 and were approved.
- 1.4 A further revision was made to the DC Background Study due to an internal review resulting from a developer submission.
- 1.5 Due to the timing of when the Fighting Delays, Building Faster Act, 2025 received Royal Assent, the approved rates have changed, requiring an update to the DC by-law as proposed in FSD-035-25. The changes to the by-law are reflected in this report.

2. Legislative Changes

- 2.1 The Act, receiving royal assent resulted in four key amendments to the DCA, these are:
- 2.2 Introduces a new “class of service” under section 7 of the DCA for land acquisition costs, where the inclusion of land acquisition costs is limited to a 10-year period, except for engineering services (water, wastewater, stormwater, roads, electricity), protection services (fire and police), and transit.
- 2.3 Mandates municipalities to adopt a local services policy for each service included in their DC by-law that has any component delivered as a local service. Each local

services policy must identify the works or classes of works that are considered a local service.

- 2.4 Requires a municipal treasurer to give a DC financial statement to Council each year on or before June 30 and to the Minister no later than the following July 15.
- 2.5 Requires municipal Councils to provide the DC Background Study, and/or the DC by-law, and/or the local service policy to the Minister of Municipal Affairs and Housing upon request, within the timeframe specified by the Minister.

3. Revisions to the DC Background Study

- 3.1 Land acquisition costs were removed from the other eligible service categories and put into its own category. The new capital programs are reflected in table 1.
- 3.2 After an internal review the roads inventory was updated for greater accuracy. The specific changes are highlighted in our response to the developer(s) in attachment 3 to this report.

Table 1: Summary of 10-year DC Capital Program (\$millions)

Service Area	Net Costs	Benefit to Existing	Available Reserve Funds	2025 – 2034	Other Dev. Related
Library Services	\$46.12	\$12.91	\$1.96	\$15.62	\$15.63
Fire Protection	\$23.61	\$1.52	\$5.37	\$10.16	\$6.56
Parks and Recreation	\$328.99	\$5.19	\$4.62	\$134.19	\$184.98
Growth Studies	\$10.50	\$2.16	\$0.38	\$6.98	\$0.97
Services Related to a Highway	\$497.90	\$45.31	\$37.25	\$341.33	\$74.02
Land Acquisition	\$0.68	\$0.02	\$0.00	\$0.66	\$0.00
Total \$	\$907.80	\$67.11	\$49.58	\$508.94	\$283.16
Total %	100%	7%	5%	56%	31%

4. Revisions to the DC By-Law

4.1 The legislative changes from the Act resulted in a decrease to the approved rates which are reflected in Table 2 below.

Table 2: Summary of DC Rates

Type	Current Rate	Approved Rate, Dec 8 th 2025	Final Updated Rate
Single & Semi-Detached \$/unit	\$31,645	\$43,488	\$42,269
Low Density Multiples \$/unit	\$25,936	\$35,699	\$34,700
Apartment 2+ Bedrooms \$/unit	\$16,847	\$20,975	\$20,388
Apartment 1 Bedroom or Less \$/unit	\$10,342	\$14,594	\$14,184
Non-Industrial \$/sq.m.	\$158.23	\$208.92	\$208.94
Industrial \$/sq.m.	\$55.24	\$95.39	\$95.40

5. Financial Considerations

5.1 Not Applicable.

6. Strategic Plan

6.1 The DC Background Study and associated By-law outlined in this report is consistent with the following strategic priorities outlined in Clarington's Strategic Plan 2024-2027.

- L.2.1: Implement a multi-year budget to promote effective long-term fiscal management,
- L.2.5: Maintain, protect and invest in municipal infrastructure and assets,
- L.3.2: Identify, establish and report on service levels of interest to the community, and

- L.4.2: Proactively communicate with residents about the planning process and how we are responsibly addressing growth.

7. Climate Change

Not Applicable.

8. Concurrence

This report has been reviewed by the Deputy CAO, Planning and Infrastructure, who concurs with the recommendations.

9. Conclusion

It is respectfully recommended that Council approve the updates to the 2025 Development Charge Background Study and By-Law for implementation on December 15, 2025

Staff Contact: Musawer Muhtaj, Senior Financial Analyst, Financial Planning, Type Author's phone number including extension or mmuhtaj@clarington.net.

Attachments:

Attachment 1 – Clarington DC & CBC Inventories, Capital Programs, and DC Rates

Attachment 2 – Clarington Proposed DC By-law

Attachment 3 – Clarington Responses to BILD and DRHBA Submission

Interested Parties:

There are no interested parties to be notified of Council's decision.

TABLE 4

MUNICIPALITY OF CLARINGTON
SUMMARY OF CBC CAPITAL PROGRAM

Project Description	Timing	Gross Project Cost	Grants / Subsidies / Other Recoveries	Net Cost	BTE Shares (%)	BTE Shares (\$)	(A) Total Development Related Costs	(B) DC Funded Share	(C) = A - B Remaining Development-Related	(D) = A - B - E Other Funding	(E) CBC Share (%) Total CBC Related Costs
1.0 Parking Services											
1.1 Provision for Future Parking Infrastructure	2025 - 2034	\$500,000	\$0	\$500,000	0%	\$0	\$500,000	\$0	\$500,000	\$478,358	4% \$21,642
Subtotal Parking Services		\$500,000	\$0	\$500,000		\$0	\$500,000	\$0	\$500,000	\$478,358	\$21,642
2.0 CBC Administration											
2.1 Implementation of CBC By-law	2025 - 2034	\$200,000	\$0	\$200,000	0%	\$0	\$200,000	\$0	\$200,000	\$0	100% \$200,000
Subtotal CBC Administration		\$200,000	\$0	\$200,000		\$0	\$200,000	\$0	\$200,000	\$0	\$200,000
3.0 Climate Change Initiatives											
3.1 Implementation of Green Development Standard Incentives	2025 - 2034	\$500,000	\$0	\$500,000	0%	\$0	\$500,000	\$0	\$500,000	\$471,903	6% \$28,097
3.2 Implementation of Climate Change Adaptation Strategy	2025 - 2034	\$500,000	\$0	\$500,000	50%	\$250,000	\$250,000	\$0	\$250,000	\$235,951	6% \$14,049
3.3 Urban Tree Canopy	2025 - 2034	\$1,500,000	\$0	\$1,500,000	0%	\$0	\$1,500,000	\$0	\$1,500,000	\$1,415,708	6% \$84,292
3.4 Electric Vehicle Charging Stations	2025 - 2034	\$150,000	\$0	\$150,000	0%	\$0	\$150,000	\$0	\$150,000	\$141,571	6% \$8,429
3.5 District Energy Feasibility Study & Implementation	2025 - 2034	\$150,000	\$0	\$150,000	50%	\$75,000	\$75,000	\$0	\$75,000	\$70,785	6% \$4,215
Subtotal Climate Change Initiatives		\$2,800,000	\$0	\$2,800,000		\$325,000	\$2,475,000	\$0	\$2,475,000	\$2,335,918	\$139,082
4.0 Cemeteries											
4.1 Columbarium	2025 - 2027	\$144,120	\$0	\$144,120	0%	\$0	\$144,120	\$0	\$144,120	\$136,021	6% \$8,099
4.2 Bowmanville Cemetery Road Paving Phases 2	2025 - 2027	\$282,180	\$0	\$282,180	50%	\$141,090	\$141,090	\$0	\$141,090	\$133,162	6% \$7,928
4.3 Bowmanville Cemetery Road Paving Phases 3	2025 - 2027	\$144,095	\$0	\$144,095	50%	\$72,048	\$72,048	\$0	\$72,048	\$67,999	6% \$4,049
4.4 Columbarium Concrete Pad	2025 - 2027	\$28,490	\$0	\$28,490	0%	\$0	\$28,490	\$0	\$28,490	\$26,889	6% \$1,601
Subtotal Cemeteries		\$598,885	\$0	\$598,885		\$213,138	\$385,748	\$0	\$385,748	\$364,071	\$21,677
5.0 Public Art, Heritage, Culture and Events											
5.1 Provision for Public Art	2025 - 2034	\$1,000,000	\$0	\$1,000,000	25%	\$250,000	\$750,000	\$0	\$750,000	\$717,536	4% \$32,464
5.2 Provision for Future Cultural Space	2025 - 2034	\$6,000,000	\$0	\$6,000,000	25%	\$1,500,000	\$4,500,000	\$0	\$4,500,000	\$4,305,218	4% \$194,782
5.3 Provision for Special Events and Festivals	2025 - 2034	\$1,000,000	\$0	\$1,000,000	25%	\$250,000	\$750,000	\$0	\$750,000	\$717,536	4% \$32,464
Subtotal Public Art, Heritage, Culture and Events		\$8,000,000	\$0	\$8,000,000		\$2,000,000	\$6,000,000	\$0	\$6,000,000	\$5,740,290	\$259,710
6.0 Affordable Housing											
6.1 Affordable Housing Implementation	2025 - 2034	\$2,000,000	\$0	\$2,000,000	0%	\$0	\$2,000,000	\$0	\$2,000,000	\$1,887,611	6% \$112,389
Subtotal Affordable Housing		\$2,000,000	\$0	\$2,000,000		\$0	\$2,000,000	\$0	\$2,000,000	\$1,887,611	\$112,389
7.0 Parks & Recreation Infrastructure											
7.1 2 Arenas (Ice Pads) - South Courtice Arena Expansion	2031 - 2034	\$59,062,500	\$0	\$59,062,500	0%	\$0	\$59,062,500	\$0	\$59,062,500	\$55,743,508	6% \$3,318,992
Subtotal Parks & Recreation Infrastructure		\$59,062,500	\$0	\$59,062,500		\$0	\$59,062,500	\$0	\$59,062,500	\$55,743,508	\$3,318,992
8.0 Legislative Services											
8.1 Provision for New Animal Shelter	2025 - 2034	\$2,500,000	\$0	\$2,500,000	0%	\$0	\$2,500,000	\$0	\$2,500,000	\$2,359,514	6% \$140,486
8.2 Furniture and Equipment for New Animal Shelter	2025 - 2034	\$75,000	\$0	\$75,000	0%	\$0	\$75,000	\$0	\$75,000	\$70,785	6% \$4,215
Subtotal Legislative Services		\$2,575,000	\$0	\$2,575,000		\$0	\$2,575,000	\$0	\$2,575,000	\$2,430,299	\$144,701
TOTAL		\$75,736,385	\$0	\$75,736,385		\$2,538,138	\$73,198,248	\$0	\$73,198,248	\$68,980,055	\$4,218,193

TABLE 6

MUNICIPALITY OF CLARINGTON
MUNICIPAL-WIDE DEVELOPMENT CHARGES
RESIDENTIAL DEVELOPMENT CHARGES BY UNIT TYPE

Service	Residential Charge By Unit Type (1)			
	Single & Semi-Detached	Multiple Dwellings	Two-Bedroom and Larger Apartments	One-Bedroom and Smaller Apartments
Library Service	\$1,478	\$1,214	\$713	\$496
Emergency & Fire Services	\$805	\$660	\$388	\$270
Parks & Indoor Recreation	\$14,578	\$11,968	\$7,032	\$4,892
General Government	\$486	\$399	\$234	\$163
Subtotal General Services	\$17,347	\$14,241	\$8,367	\$5,821
Land Acquisition	\$54	\$44	\$26	\$18
Services Related to a Highway ⁽²⁾	\$24,868	\$20,415	\$11,995	\$8,345
TOTAL CHARGE PER UNIT	\$42,269	\$34,700	\$20,388	\$14,184

(1) Based on Persons Per Unit Of: 3.32 2.73 1.60 1.12

(2) Services Related to a Highway include Roads & Related and Operations

TABLE 7

MUNICIPALITY OF CLARINGTON
MUNICIPAL-WIDE DEVELOPMENT CHARGES
NON-RESIDENTIAL DEVELOPMENT CHARGES PER SQUARE METRE

Service	Non-Industrial		Industrial	
	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre	Unadjusted Charge per Square Metre	Adjusted Charge per Square Metre
Library Service	\$0.00	\$0.00	\$0.00	\$0.00
Emergency & Fire Services	\$4.10	\$4.37	\$4.10	\$4.37
Parks & Indoor Recreation	\$0.00	\$0.00	\$0.00	\$0.00
General Government	\$2.82	\$2.79	\$2.82	\$2.79
Subtotal General Services	\$6.92	\$7.16	\$6.92	\$7.16
Land Acquisition	\$0.39	\$0.43	\$0.17	\$0.19
Services Related to a Highway ⁽¹⁾	\$203.51	\$201.35	\$88.91	\$88.05
TOTAL CHARGE PER SQUARE METRE	\$210.82	\$208.94	\$96.00	\$95.40

(1) Services Related to a Highway include roads and operations

TABLE 8

MUNICIPALITY OF CLARINGTON
COMPARISON OF CURRENT AND CALCULATED
RESIDENTIAL DEVELOPMENT CHARGES

Service	Current Residential Charge / SDU ¹	Calculated Residential Charge / SDU	Difference in Charge	
Library Service	\$1,485	\$1,478	(\$7)	0%
Emergency & Fire Services	\$669	\$805	\$136	20%
Parks & Indoor Recreation	\$11,321	\$14,578	\$3,257	29%
General Government	\$466	\$486	\$20	4%
Subtotal General Services	\$13,941	\$17,347	\$3,406	24%
Land Acquisition	N/A	\$54	\$54	N/A
Services Related to a Highway (2)	\$17,704	\$24,868	\$7,164	40%
TOTAL CHARGE PER UNIT	\$31,645	\$42,269	\$10,570	33%

(1) Effective July 1, 2025 to June 30, 2026

(2) Services Related to a Highway include Operations and Roads & Related infrastructure

TABLE 9

MUNICIPALITY OF CLARINGTON
COMPARISON OF CURRENT AND CALCULATED
NON-RESIDENTIAL DEVELOPMENT CHARGES

Service	Non-Industrial (\$/Square Metre)			Industrial (\$/Square Metre)		
	Current Non-Industrial Charge	Calculated Non-Industrial Charge	Difference in Charge	Current Industrial Charge	Calculated Industrial Charge	Difference in Charge
Library Service	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
Emergency & Fire Services	\$3.64	\$4.37	\$0.73	20%	\$3.64	\$4.37
Parks & Indoor Recreation	\$0.00	\$0.00	\$0.00	0%	\$0.00	\$0.00
General Government	\$1.43	\$2.79	\$1.36	95%	\$1.43	\$2.79
Subtotal General Services	\$5.07	\$7.16	\$2.09	41%	\$5.07	\$7.16
Land Acquisition	N/A	\$0.43	\$0.43	N/A	N/A	\$0.19
Services Related to a Highway(1)	\$153.16	\$201.35	\$48.19	31%	\$50.17	\$88.05
TOTAL CHARGE PER SQUARE METRE	\$158.23	\$208.94	\$50.71	32%	\$55.24	\$95.40
					\$40.16	73%

(1) Services Related to a Highway include Operations and Roads & Related infrastructure

APPENDIX B.1
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

Buildings Branch Name	# of Square Feet														2025 UNIT COST (\$/sq.ft.)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Bowmanville Branch	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	24,000	\$800
Courtice Branch	6,000	6,000	6,000	6,000	6,000	6,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	12,000	\$800
<i>Courtice Branch Excess Capacity Adjustment</i>	-	-	-	-	-	-	(620)	(620)	(620)	(620)	(620)	(620)	(620)	(620)	\$800
Newcastle Village	-	-	-	-	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	9,100	\$800
Orono Branch	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	3,604	\$800
Clarke Schoolhouse	-	-	-	-	-	-	-	-	-	-	4,466	4,466	4,466	4,466	\$500
Sarah Jane Williams Heritage Centre	-	-	-	-	-	-	-	-	-	-	11,600	11,600	11,600	11,600	\$500
Waverley Place	-	-	-	-	-	-	-	-	-	-	5,659	5,659	5,659	5,659	\$500
Total (sq.ft.)	33,604	33,604	33,604	33,604	42,704	42,704	48,084	48,084	48,084	48,084	69,809	69,809	69,809	69,809	69,809
Total (\$000)	\$26,883.2	\$26,883.2	\$26,883.2	\$26,883.2	\$34,163.2	\$34,163.2	\$38,467.2	\$38,467.2	\$38,467.2	\$38,467.2	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7

APPENDIX B.1
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

Parkings Lots, Access Roads & Other Paved Infrastructure Branch Name	# of Hectares													UNIT COST (\$/ha)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Asphalt																
Newcastle Village	-	-	-	-	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	0.18	\$1,550,000
Orono Branch	-	-	-	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	0.03	\$1,550,000
Gravel																
Orono Branch	0.03	0.03	0.03	-	-	-	-	-	-	-	-	-	-	-	-	\$930,000
Total (ha)	0.03	0.03	0.03	0.03	0.21	0.21										
Total (\$000)	\$26.9	\$26.9	\$26.9	\$44.8	\$325.5	\$325.5	\$325.5									

Materials Type of Collection	# of Collection Materials													UNIT COST (\$/item)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Books (# of items)	143,512	142,322	126,577	127,316	128,319	111,388	111,896	108,376	110,017	110,117	109,619	108,179	107,128	109,526	117,319	\$40
Electronic Resources (# Database Subscriptions)	59	27	27	27	29	14	19	9	8	11	14	14	14	13	13	\$5,000
No. Of Audiobooks	3,418	3,569	3,529	3,603	3,798	4,664	4,126	4,229	4,252	4,500	3,798	3,463	3,587	3,720	3,771	\$70
No. Of CDs	2,620	2,621	2,333	2,386	2,378	1,975	1,334	1,015	1,134	1,100	-	-	-	-	-	\$20
No. Of DVDs	9,268	9,456	11,696	12,957	14,047	13,806	14,020	14,113	15,208	11,000	17,073	16,666	15,272	15,373	11,155	\$40
No. Of Microfilm	230	230	230	230	275	275	275	275	275	275	275	275	275	275	275	\$20
No. Of Special Collection Items	-	-	-	-	-	-	-	-	-	-	199	263	327	455	471	\$200
No. Of Titles of E-Resources	63,912	40,662	82,732	98,765	105,376	101,600	118,650	102,889	112,115	121,753	132,034	148,825	169,168	199,106	199,775	\$40
No. Of Videos (games)	1,066	1,106	619	702	867	581	593	627	867	1,350	1,350	1,178	1,429	1,710	1,785	\$70
Periodicals (# Print)	2,632	3,183	4,037	4,307	3,143	2,458	2,177	2,235	1,835	2,100	2,100	2,100	2,100	2,976	2,883	\$20
Clarke schoolhouse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$1,033,000	\$1,033,000	\$1,033,000	\$1,033,000	\$1,033,000	
Sarah Jane Williams	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$909,000	\$909,000	\$909,000	\$909,000	\$909,000	
Waverly Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$445,000	\$445,000	\$445,000	\$445,000	\$445,000	
Total (#)	226,717	203,176	231,780	250,293	258,232	236,761	253,090	233,768	245,711	252,206	266,462	280,963	299,300	333,154	337,447	
Total (\$000)	\$9,386.2	\$8,280.5	\$9,397.6	\$10,136.3	\$10,497.2	\$9,603.1	\$10,283.7	\$9,470.5	\$9,956.8	\$10,248.8	\$13,253.7	\$13,828.8	\$14,583.7	\$15,948.3	\$16,128.2	

APPENDIX B.1
TABLE 1 - PAGE 3

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
LIBRARY SERVICE

Furniture & Equipment Branch Name	Total Value of Furniture and Equipment (\$)													
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023
Bowmanville Branch	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980	\$1,732,980
Courtice Branch	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000	\$290,000
New Newcastle Village	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696	\$357,696
Orono Branch	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850	\$272,850
Clarke Schoolhouse	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$111,650	\$111,650	\$111,650	\$111,650
Sarah Jane Williams Heritage Centre	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$90,150	\$90,150	\$90,150	\$90,150
Waverley Place	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$141,475	\$141,475	\$141,475	\$141,475
Total (\$000)	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,996.8	\$2,996.8	\$2,996.8	\$2,996.8

APPENDIX B.1
TABLE 1 - PAGE 4

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
LIBRARY SERVICE

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334

INVENTORY SUMMARY (\$000)

Buildings	\$26,883.2	\$26,883.2	\$26,883.2	\$26,883.2	\$34,163.2	\$34,163.2	\$38,467.2	\$38,467.2	\$38,467.2	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7	\$49,329.7	
Parking Lots, Access Roads, & Other Paved Infrastructure	\$26.9	\$26.9	\$26.9	\$44.8	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	\$325.5	
Materials	\$9,386.2	\$8,280.5	\$9,397.6	\$10,136.3	\$10,497.2	\$9,603.1	\$10,283.7	\$9,470.5	\$9,956.8	\$10,248.8	\$13,253.7	\$13,828.8	\$14,583.7	\$15,948.3	\$16,128.2
Furniture and Equipment	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,653.5	\$2,996.8	\$2,996.8	\$2,996.8	\$2,996.8	\$2,996.8	
Total (\$000)	\$38,949.8	\$37,844.1	\$38,961.1	\$39,717.8	\$47,639.4	\$46,745.3	\$51,730.0	\$50,916.8	\$51,403.1	\$51,695.1	\$65,905.7	\$66,480.8	\$67,235.8	\$68,600.4	\$68,780.3

SERVICE LEVEL (\$/capita)

Buildings	\$323.28	\$317.96	\$312.63	\$307.39	\$384.08	\$377.64	\$418.08	\$410.01	\$402.09	\$394.33	\$495.93	\$486.36	\$477.27	\$468.34	\$459.59	\$402.33
Parking Lots, Access Roads, & Other Paved Infrastructure	\$0.32	\$0.32	\$0.31	\$0.51	\$3.66	\$3.60	\$3.54	\$3.47	\$3.40	\$3.34	\$3.27	\$3.21	\$3.15	\$3.09	\$3.03	\$2.55
Materials	\$112.87	\$97.94	\$109.29	\$115.90	\$118.01	\$106.15	\$111.77	\$100.94	\$104.08	\$105.06	\$133.24	\$136.34	\$141.10	\$151.42	\$150.26	\$119.62
Furniture and Equipment	\$31.91	\$31.38	\$30.86	\$30.34	\$29.83	\$29.33	\$28.84	\$28.28	\$27.74	\$27.20	\$30.13	\$29.55	\$28.99	\$28.45	\$27.92	\$29.38
Total (\$/capita)	\$468.39	\$447.60	\$453.09	\$454.14	\$535.58	\$516.72	\$562.22	\$542.70	\$537.31	\$529.93	\$662.57	\$655.45	\$650.51	\$651.30	\$640.81	\$553.89

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
LIBRARY SERVICE

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$553.89
Net Population (2025-2034)	28,202
Maximum Allowable Funding Envelope	\$15,620,806

APPENDIX B.1

TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
1.0 LIBRARY SERVICE											
1.1 Recovery of Courtice Branch Debenture											
1.1.1 Principal Payment	2025 - 2025	\$ 66,000	\$ -	\$ 66,000	0%	\$ -	\$ 66,000	\$ 66,000	\$ -	\$ -	
1.1.2 Principal Payment	2026 - 2026	\$ 68,000	\$ -	\$ 68,000	0%	\$ -	\$ 68,000	\$ -	\$ 68,000	\$ -	
1.1.3 Principal Payment	2027 - 2027	\$ 69,000	\$ -	\$ 69,000	0%	\$ -	\$ 69,000	\$ -	\$ 69,000	\$ -	
1.1.4 Principal Payment	2028 - 2028	\$ 71,000	\$ -	\$ 71,000	0%	\$ -	\$ 71,000	\$ -	\$ 71,000	\$ -	
1.1.5 Principal Payment	2029 - 2029	\$ 72,000	\$ -	\$ 72,000	0%	\$ -	\$ 72,000	\$ -	\$ 72,000	\$ -	
1.1.6 Principal Payment	2030 - 2030	\$ 74,000	\$ -	\$ 74,000	0%	\$ -	\$ 74,000	\$ -	\$ 74,000	\$ -	
1.1.7 Principal Payment	2031 - 2031	\$ 76,000	\$ -	\$ 76,000	0%	\$ -	\$ 76,000	\$ -	\$ 76,000	\$ -	
Subtotal Recovery of Courtice Branch Debenture		\$ 496,000	\$ -	\$ 496,000		\$ -	\$ 496,000	\$ 66,000	\$ 430,000	\$ -	
1.2 Buildings and Structures											
1.2.1 Book Mobile	2029 - 2029	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ -	\$ 300,000	
1.2.2 Kiosks/Vending Machines	2025 - 2025	\$ 100,000	\$ -	\$ 100,000	0%	\$ -	\$ 100,000	\$ 100,000	\$ -	\$ -	
Subtotal Buildings and Structures		\$ 400,000	\$ -	\$ 400,000		\$ -	\$ 400,000	\$ 100,000	\$ -	\$ 300,000	
1.3 Parks, Recreation, and Culture Master Plan Projects											
1.3.1 Future Library Space	2025 - 2034	\$ 40,375,000	\$ -	\$ 40,375,000	32%	\$ 12,912,125	\$ 27,462,875	\$ -	\$ 12,137,537	\$ 15,325,338	
Subtotal Parks, Recreation, and Culture Master Plan Projects		\$ 40,375,000	\$ -	\$ 40,375,000		\$ 12,912,125	\$ 27,462,875	\$ -	\$ 12,137,537	\$ 15,325,338	
1.4 Materials											
1.4.1 Acquisition of New Collection Materials	2025 - 2034	\$ 2,601,600	\$ -	\$ 2,601,600	0%	\$ -	\$ 2,601,600	\$ 798,331	\$ 1,803,269	\$ -	
1.4.2 Opening Day Collection Materials	2025 - 2034	\$ 1,250,000	\$ -	\$ 1,250,000	0%	\$ -	\$ 1,250,000	\$ -	\$ 1,250,000	\$ -	
Subtotal Materials		\$ 3,851,600	\$ -	\$ 3,851,600		\$ -	\$ 3,851,600	\$ 798,331	\$ 3,053,269	\$ -	
1.5 Equipment											
1.5.1 Network Capacity	2025 - 2025	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	
Subtotal Equipment		\$ 1,000,000	\$ -	\$ 1,000,000		\$ -	\$ 1,000,000	\$ 1,000,000	\$ -	\$ -	
TOTAL LIBRARY SERVICE		\$ 46,122,600	\$ -	\$ 46,122,600		\$ 12,912,125	\$ 33,210,475	\$ 1,964,331	\$ 15,620,806	\$ 15,625,338	

Residential Development Charge Calculation

Residential Share of 2025-2034 DC Eligible Costs

100% \$15,620,806

10 Year Growth in Population in New Units

35,923

Unadjusted Development Charge Per Capita

\$434.84

Non-Residential Development Charge Calculation

Non-Residential Share of 2025-2034 DC Eligible Costs

0% \$0

10 Year Growth in Square Metres

\$547,703

Unadjusted Development Charge Per Square Metre

\$0.00

2025-2034 Adjusted Funding Envelope

\$15,620,806

Reserve Fund Balance

Balance as at Dec 31, 2024

\$1,964,331

APPENDIX B.2
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES

Buildings Station Name	# of Square Feet													UNIT COST (\$/sq. ft.)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Bowmanville Station (Station 1)	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	\$800
Courtice Station	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	9,000	\$800
Enniskillen Station	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	4,211	\$800
Municipal Emergency Operations Centre (Newcastle)	-	-	-	-	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	1,200	\$700
Municipal Operations Centre (Hampton)	703	703	703	703	-	-	-	-	-	-	-	-	-	-	\$700
Newcastle Station 3333 HWY #2	-	-	-	-	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	10,152	\$800
Old Newcastle Station (Station 2)	6,847	6,847	6,847	6,847	-	-	-	-	-	-	-	-	-	-	\$700
Orono Station	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	6,762	\$700
Total (sq.ft.)	39,523	39,523	39,523	39,523	43,325	\$800									
Total (\$000)	\$30,187.2	\$30,187.2	\$30,187.2	\$30,187.2	\$33,863.8	\$33,863.8									

Parkings Lots, Access Roads & Other Paved Infrastructure Station Name	# of Hectares													UNIT COST (\$/ha)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Asphalt															
Bowmanville Station	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	0.37	\$1,550,000
Courtice Station	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$1,550,000
Enniskillen Station	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	0.11	\$1,550,000
Newcastle Station & Operations Centre 3333 HWY #2	-	-	-	-	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$1,550,000
Old Newcastle Station	0.08	0.08	0.08	0.08	-	-	-	-	-	-	-	-	-	-	\$1,550,000
Gravel															
Old Newcastle Station	0.08	0.08	0.08	0.08	-	-	-	-	-	-	-	-	-	-	\$930,000
Orono Station	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$930,000
Total (ha)	1.04	1.04	1.04	1.04	1.12	\$930,000									
Total (\$000)	\$1,463.2	\$1,463.2	\$1,463.2	\$1,463.2	\$1,636.8	\$1,636.8									

Vehicles & EV Charging Stations Vehicle Type	# of Vehicles													UNIT COST (\$/vehicle)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Aerial Station #1 and #2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$2,496,000
Cars and Vans	9	9	9	10	10	8	8	8	8	8	8	8	8	8	\$62,700
EV Charging Stations	-	-	-	-	-	-	-	-	-	2	2	2	2	2	\$35,000
Grass Fire Truck	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$111,000
Heavy Duty Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$125,400
Hurst Tools	9	9	9	9	9	9	9	9	9	9	9	9	9	9	\$75,000
Mechanic Vehicle	-	-	-	-	-	-	-	-	-	-	-	1	1	1	\$99,500
Medium Duty Trucks	1	2	2	2	2	2	2	2	2	2	2	2	2	2	\$111,100
Mobile Fire Safety House	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$99,400
Polaris ATV	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$39,900
Prevention Suburban	1	1	1	-	-	-	-	-	-	-	-	-	-	-	\$113,600
Pumpers (Heavy Duty Custom)	7	7	8	8	8	8	8	8	8	8	8	8	8	8	\$1,203,400
Rescue Truck	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$1,142,200
Tankers	5	5	5	5	5	5	5	5	5	5	5	5	5	5	\$500,000
Trailers	3	3	3	4	4	4	4	4	4	4	4	4	4	4	\$52,700
Total (#)	43	44	45	47	47	45	45	45	45	45	47	46	47	47	50

APPENDIX B.2
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES

Furniture & Equipment Station Name		Total Value of Furniture & Equipment (\$)													2025	UNIT COST (\$/unit)
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Station Furniture & Equipment																
Bowmanville Station (Station 1)		\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	\$238,000	
Courtice Station		\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000	\$251,000
Dispatch Equipment Upgrade		\$2,749,000	\$2,749,000	\$2,749,000	\$2,749,000	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600	\$135,600
Municipal Operations Centre (Hampton)		\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000	\$240,000
Newcastle Station 3333 HWY #2		\$0	\$0	\$0	\$0	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146	\$332,146
Old Newcastle Station (Station 2)		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Orono Station		\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Suppression Equipment		\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000	\$504,000
Training / Communications Equipment		\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700	\$830,700
Number of Fire Fighters - Full Time		55	57	60	61	63	63	63	63	63	63	63	63	63	63	67
Personal Equipment		\$357,500	\$370,500	\$390,000	\$396,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$409,500	\$435,500
Number of Fire Fighters - Part Time		125	125	125	125	125	125	125	125	125	125	125	125	125	125	125
Personal Equipment		\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$500,000	\$4,000
Other Equipment																
'Self Contained Breathing Apparatus'		55	57	60	61	63	63	63	63	63	63	65	65	65	67	\$10,000
Defibrillators		12	12	12	12	12	12	12	12	12	12	12	12	12	12	\$3,200
Total (\$000)		\$6,258.60	\$6,291.60	\$6,341.10	\$6,357.60	\$4,109.35	\$4,129.35	\$4,129.35	\$4,175.35							

EMERGENCY & FIRE SERVICES
TABLE 1 - PAGE 3

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
EMERGENCY & FIRE SERVICES

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334
Historic Employment	<u>22,072</u>	<u>22,328</u>	<u>23,196</u>	<u>24,098</u>	<u>25,035</u>	<u>26,008</u>	<u>27,019</u>	<u>27,576</u>	<u>28,145</u>	<u>28,726</u>	<u>29,319</u>	<u>29,923</u>	<u>30,751</u>	<u>31,602</u>	<u>32,477</u>
	105,229	106,876	109,186	111,555	113,984	116,474	119,029	121,397	123,812	126,276	128,789	131,350	134,110	136,930	139,811

INVENTORY SUMMARY (\$000)

Buildings	\$30,187.2	\$30,187.2	\$30,187.2	\$30,187.2	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8	\$33,863.8
Parking Lots, Access Roads & Other Paved Infrastructure	\$1,463.2	\$1,463.2	\$1,463.2	\$1,463.2	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8	\$1,636.8
Vehicles & EV Charging Stations	\$20,269.1	\$20,380.2	\$21,583.6	\$21,625.3	\$21,625.3	\$21,499.9	\$21,499.9	\$21,499.9	\$21,499.9	\$21,499.9	\$21,569.9	\$21,470.5	\$21,570.0	\$21,570.0
Furniture and Equipment	\$6,258.6	\$6,291.6	\$6,341.1	\$6,357.6	\$4,109.3	\$4,109.3	\$4,109.3	\$4,109.3	\$4,109.3	\$4,109.3	\$4,129.3	\$4,129.3	\$4,129.3	\$4,175.3
Total (\$000)	\$58,178.1	\$58,322.2	\$59,575.1	\$59,633.3	\$61,235.2	\$61,109.8	\$61,109.8	\$61,109.8	\$61,109.8	\$61,109.8	\$61,179.8	\$61,100.4	\$61,199.9	\$61,385.6

SERVICE LEVEL (\$/population & employment)

															Average Service Level
Buildings	\$286.87	\$282.45	\$276.48	\$270.60	\$297.09	\$290.74	\$284.50	\$278.95	\$273.51	\$268.17	\$262.94	\$257.81	\$252.51	\$247.31	\$242.21
Parking Lots, Access Roads & Other Paved Infrastructure	\$13.90	\$13.69	\$13.40	\$13.12	\$14.36	\$14.05	\$13.75	\$13.48	\$13.22	\$12.96	\$12.71	\$12.46	\$12.20	\$11.95	\$11.71
Vehicles & EV Charging Stations	\$192.62	\$190.69	\$197.68	\$193.85	\$189.72	\$184.59	\$180.63	\$177.10	\$173.65	\$170.26	\$167.48	\$163.46	\$160.84	\$157.53	\$155.28
Furniture and Equipment	\$59.48	\$58.87	\$58.08	\$56.99	\$36.05	\$35.28	\$34.52	\$33.85	\$33.19	\$32.54	\$31.91	\$31.44	\$30.79	\$30.16	\$29.86
Total (\$/population & employment)	\$552.87	\$545.70	\$545.63	\$534.56	\$537.23	\$524.67	\$513.40	\$503.39	\$493.57	\$483.94	\$475.04	\$465.17	\$456.34	\$446.94	\$439.06

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
EMERGENCY & FIRE SERVICES

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$501.17
Household & Employment Growth 2025-2034	38,395
Maximum Allowable Funding Envelope	\$19,242,422

APPENDIX B.2

TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
2.0 EMERGENCY & FIRE SERVICES											
2.1 Buildings, Land & Furnishings											
2.1.1 Expansion of Headquarters #1 (4,500 sq.ft.)	2025 - 2025	\$ 1,732,500	\$ -	\$ 1,732,500	0%	\$ -	\$ 1,732,500	\$ 1,732,500	\$ -	\$ -	
2.1.2 New Station #6 + Fire Training Facility in Bowmanville (20,000 sq.ft.)	2027 - 2027	\$ 20,200,000	\$ 3,200,000	\$ 17,000,000	0%	\$ -	\$ 17,000,000	\$ 2,129,091	\$ 8,961,852	\$ 5,909,057	
Subtotal Buildings, Land & Furnishings		\$ 21,932,500	\$ 3,200,000	\$ 18,732,500		\$ -	\$ 18,732,500	\$ 3,861,591	\$ 8,961,852	\$ 5,909,057	
2.2 Vehicles											
2.2.1 Heavy Duty Rescue	2025 - 2025	\$ 1,000,000	\$ -	\$ 1,000,000	10%	\$ 100,000	\$ 900,000	\$ 900,000	\$ -	\$ -	
2.2.2 2 Super Tankers	2025 - 2025	\$ 1,536,000	\$ -	\$ 1,536,000	75%	\$ 1,152,000	\$ 384,000	\$ 384,000	\$ -	\$ -	
2.2.3 Fire Prevention Vehicle	2025 - 2025	\$ 76,000	\$ -	\$ 76,000	0%	\$ -	\$ 76,000	\$ 76,000	\$ -	\$ -	
2.2.4 4 EV Charging Stations	2025 - 2034	\$ 140,000	\$ -	\$ 140,000	90%	\$ 126,000	\$ 14,000	\$ -	\$ 14,000	\$ -	
2.2.5 1 Pumpers (Station #6)	2028 - 2028	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 903,965	\$ 596,035	
2.2.6 2 Support Vehicles	2028 - 2028	\$ 180,000	\$ -	\$ 180,000	0%	\$ -	\$ 180,000	\$ -	\$ 180,000	\$ -	
Subtotal Vehicles		\$ 4,432,000	\$ -	\$ 4,432,000		\$ 1,378,000	\$ 3,054,000	\$ 1,360,000	\$ 1,097,965	\$ 596,035	
2.3 Equipment											
2.3.1 18 Pagers for New Recruits	2025 - 2025	\$ 13,500	\$ -	\$ 13,500	0%	\$ -	\$ 13,500	\$ 13,500	\$ -	\$ -	
2.3.2 20 New Full-Time Recruits - Station #1 Personal Equipment	2025 - 2025	\$ 130,000	\$ -	\$ 130,000	0%	\$ -	\$ 130,000	\$ 130,000	\$ -	\$ -	
2.3.3 Public Education Technology	2025 - 2029	\$ 100,000	\$ -	\$ 100,000	78%	\$ 78,455	\$ 21,545	\$ -	\$ 21,545	\$ -	
2.3.4 Improved Fire Ground Operations (Years 1 - 5)	2025 - 2029	\$ 35,000	\$ -	\$ 35,000	90%	\$ 31,500	\$ 3,500	\$ -	\$ 3,500	\$ -	
2.3.5 20 New Full-Time Recruits - Station #6 Personal Equipment	2033 - 2034	\$ 130,000	\$ -	\$ 130,000	0%	\$ -	\$ 130,000	\$ -	\$ 78,344	\$ 51,656	
2.3.6 Improved Fire Ground Operations (Years 6 - 10)	2030 - 2034	\$ 35,000	\$ -	\$ 35,000	90%	\$ 31,500	\$ 3,500	\$ -	\$ -	\$ 3,500	
Subtotal Equipment		\$ 443,500	\$ -	\$ 443,500		\$ 141,455	\$ 302,045	\$ 143,500	\$ 103,389	\$ 55,156	
TOTAL EMERGENCY & FIRE SERVICES		\$ 26,808,000	\$ 3,200,000	\$ 23,608,000		\$ 1,519,455	\$ 22,088,545	\$ 5,365,091	\$ 10,163,206	\$ 6,560,249	

Residential Development Charge Calculation

Residential Share of 2025-2034 DC Eligible Costs	78%	\$7,917,137
10 Year Growth in Population in New Units		35,923
Unadjusted Development Charge Per Capita		\$220.39

Non-Residential Development Charge Calculation

Non-Residential Share of 2025-2034 DC Eligible Costs	22%	\$2,246,068
10 Year Growth in Square Metres		547,703
Unadjusted Development Charge Per Square Metre		\$4.10

2025-2034 Net Funding Envelope

\$19,242,422

Reserve Fund Balance

Balance as at Dec 31, 2024

\$5,365,091

MUNICIPALITY OF CLARINGTON
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MUNICIPALITY OF CLARINGTON
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PARKS

Parkettes	Parkette Name	# of Hectares of Developed Area													2025 Unit Cost (\$/ha)		
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Andrew Parkette		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	\$390,000	
Barlow Court Parkette		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	\$390,000	
Brookhill Parkette		-	-	-	-	-	-	-	-	-	-	-	-	-	0.50	\$390,000	
Brookhouse Parkette		0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	0.47	\$390,000	
Bruce Cameron Parkette		-	-	-	-	-	-	-	-	-	-	-	-	-	0.38	\$390,000	
Community Garden Parkette		1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$390,000	
Douglas Kemp Parkette		-	-	-	-	-	-	-	-	-	-	-	-	0.59	0.59	\$390,000	
Firwood Parkette		1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	1.00	\$390,000	
Foster Creek Parkette		1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	1.30	\$390,000	
Foxhunt Parkette		0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$390,000	
Gate House Parkette		0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$390,000	
George Reynolds Parkette		0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	0.21	\$390,000	
Glanville Parkette		0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$390,000	
Glenabbey Parkette		0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$390,000	
Haydon Hall Parkette		0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	0.16	\$390,000	
Ida Brown Parkette		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	\$390,000	
Landerville Parkette		0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$390,000	
Longworth & Scugog Parkette		0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	0.39	\$390,000	
Nelson Street Parkette		-	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	0.24	\$390,000	
Peters Pike Parkette		0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$390,000	
Pickard Gate Parkette (Robinson Ridge)		0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$390,000	
Rick Gay Parkette (Cherry Blossom)		0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$390,000	
Squire Fletcher Parkette		0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	0.72	\$390,000	
Trulls and Hwy 2 Parkette		-	-	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	0.13	\$390,000	
Westview Parkette		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	\$390,000	
Whitecliff Parkette		1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$390,000	
Total (ha)		12.93	13.17	13.30	13.89	14.77	14.77										
Total (\$000)		\$5,042.7	\$5,136.3	\$5,187.0	\$5,417.1	\$5,760.3	\$5,760.3										

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Neighbourhood Parks Park Name	# of Hectares of Developed Area													Unit Cost (\$/ha)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Argent Park	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$210,000
Avondale Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$210,000
Baseline Park	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	1.28	\$210,000
Baxter Park	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	1.76	\$210,000
Bons Park	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	1.12	\$210,000
Brownsdale Community Centre	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$210,000
Clarington Corners Park (aka Green Park)	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	2.27	\$210,000
Courtice Complex Soccer Field	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	0.43	\$210,000
Courtice Memorial Park	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	1.85	\$210,000
Courtice West Park	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$210,000
East Beach Park	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	\$210,000
East Beach Properties	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	0.95	\$210,000
Edward Park	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	1.50	\$210,000
Elephant Hill Park	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	2.70	\$210,000
Elliot Memorial Park	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	\$210,000
Guildwood Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
Harry Gay Park	-	-	-	-	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$210,000
Harvey Jackson Park	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	2.55	\$210,000
Harvey Jones Park	-	-	-	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$210,000
Highland Park	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	2.10	\$210,000
Kendal Park	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	1.46	\$210,000
Longworth Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$210,000
Lord Elgin	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
Mearns Park	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	1.55	\$210,000
Moysie Park	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$210,000
Northglen Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1.98	\$210,000
Pearce Farm Park	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	2.05	\$210,000
Penfound Park	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	2.94	\$210,000
Rhonda Park	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	1.20	\$210,000
Roswell Park	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	2.78	\$210,000
Stuart Park	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	2.60	\$210,000
Tooley's Mill Park	-	-	-	-	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$210,000
Walbridge Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
West Beach Properties	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	0.83	\$210,000
West Side Dr. Park	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	2.00	\$210,000
Zion Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$210,000
Total (ha)	52.80	52.80	52.80	56.00	56.40	58.38										
Total (\$000)	\$11,088.0	\$11,088.0	\$11,088.0	\$11,760.0	\$11,844.0	\$12,259.8										

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PARKS

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Community Parks Park Name	# of Hectares of Developed Area													Unit Cost (\$/ha)			
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024		
Bowmanville Memorial Park	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	2.13	\$260,000	
Burketon Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$260,000	
Clarington Fields Park	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	17.11	\$260,000	
Darlington Sports Centre	2.80	2.80	2.80	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	2.83	\$260,000	
Enniskillen Community Centre	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	0.10	\$260,000	
Lions Parkette	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	0.62	\$260,000	
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	-	-	12.30	12.30	\$260,000	
<i>Excess Capacity Adjustment</i>	-	-	-	-	-	-	-	-	-	-	-	-	-	(11.06)	(11.06)	\$260,000	
Newcastle Memorial Park	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	0.79	\$260,000	
Optimist Park	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	2.40	\$260,000	
Orono Fountain	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	0.80	\$260,000	
Orono Park	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$260,000	
Solina Park	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	\$260,000	
Soper Creek Park	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	4.80	\$260,000	
South Courtice Community Park	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	1.13	\$260,000	
Tyrone Park	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	\$260,000	
<i>Total (ha)</i>	<i>47.08</i>	<i>47.08</i>	<i>47.08</i>	<i>47.11</i>	<i>48.35</i>	<i>48.35</i>	<i>48.35</i>										
<i>Total (\$000)</i>	<i>\$12,240.8</i>	<i>\$12,240.8</i>	<i>\$12,240.8</i>	<i>\$12,248.6</i>	<i>\$12,571.0</i>	<i>\$12,571.0</i>	<i>\$12,571.0</i>										

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PARK FACILITIES

Baseball Diamonds Park Name	# of Diamonds														2025 Unit Cost (\$/diamond)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Championship Lit																
Clarington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$900,000
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$900,000
Lit																
Harvey Jackson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Unlit																
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Total (#)	7	8	8													
Total (\$000)	\$4,100.0	\$5,000.0	\$5,000.0													

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Softball Diamonds Park Name	# of Diamonds													2025 Unit Cost (\$/diamond)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Championship Lit															
Clarington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$900,000
Lit															
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Rickard Community Complex	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$500,000
Unit															
Argent Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Brownsdale Community Centre	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Courtice West Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Courtice Memorial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$400,000
Edward Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Elephant Hill Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Harvey Jackson Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Lord Elgin Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Solina Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$400,000
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$400,000
Tyrone Park	2	2	2	2	2	2	2	2	2	2	1	1	1	1	\$400,000
Northglenn East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$400,000
Total (#)	24	24	24	24	24	24	24	24	24	24	23	23	23	23	24
Total (\$000)	\$10,900.0	\$10,900.0	\$10,900.0	\$10,900.0	\$10,900.0	\$10,900.0	\$10,900.0	\$10,900.0	\$10,900.0	\$10,900.0	\$10,500.0	\$10,500.0	\$10,500.0	\$10,500.0	\$10,900.0

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

2025

Soccer Pitches Park Name	# of Pitches													Unit Cost (\$/pitch)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Lit															
Darlington Hydro Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$500,000
South Courtice Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Lit Artificial Turf															
South Courtice Community Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$2,207,500
Unit															
Baxter Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Clarington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Clarington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Courtice Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$200,000
Darlington Sports Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Elliot Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Northglenn Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$200,000
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Rickard Neighbourhood Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$200,000
Scugog Street Neighbourhood Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$200,000
Solina Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
South Courtice Community Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$200,000
Tyrone Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$200,000
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
West Side Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$200,000
Zion Park	1	1	1	1	1	1	1	1	1	1	1	-	-	-	\$200,000
Mini															
Baseline Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Clarington Fields	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$83,000
Courtice Complex	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Darlington Hydro Fields	4	4	4	3	3	3	3	3	3	3	3	3	3	3	\$83,000
Enniskillen Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Gullwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Longworth Park	-	-	-	-	-	2	2	2	2	2	2	2	2	2	\$83,000
Mearns Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Newcastle Memorial	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Optimist Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$83,000
Orono Fairgrounds Park	2	2	2	2	2	2	1	1	1	1	-	-	-	-	\$83,000
Penfound Park	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	\$83,000
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$83,000
Total (#)	41	41	41	41	41	43	44	45	47	47	45	45	45	44	44
Total (\$000)	\$6,718.5	\$6,718.5	\$6,718.5	\$6,718.5	\$6,718.5	\$9,009.0	\$9,209.0	\$9,409.0	\$9,809.0	\$9,809.0	\$9,526.0	\$9,526.0	\$9,526.0	\$9,326.0	\$9,326.0

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Football Fields Park Name	# of Fields													Unit Cost (\$/field)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lit																
Clarington Fields	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$500,000
Total (#)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	
Total (\$000)	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	\$500.0	

Pickleball Courts Park Name	# of Fields													Unit Cost (\$/field)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lit																
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	3	3	3	\$86,900	
Orono Park	-	-	-	-	-	-	-	-	-	-	3	3	3	3	\$86,900	
Unlit																
Stuart Park	-	-	-	-	-	-	-	-	-	-	3	4	4	4	\$86,900	
Total (#)	-	-	-	-	-	-	-	-	-	-	3	7	10	10	10	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$260.7	\$608.3	\$869.0	\$869.0	\$869.0	

Tennis Courts Park Name	# of Courts													Unit Cost (\$/court)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lit																
Lions Parkette (Beech Centre)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$162,100
Orono Park	2	2	-	-	2	2	2	2	2	2	2	1	1	1	1	\$120,800
Solina Park	-	-	-	-	-	-	-	2	2	2	2	2	2	2	2	\$162,100
Newcastle Community Park	-	-	-	-	-	-	-	-	-	-	-	-	-	2	2	\$162,100
South Courtice Arena	-	-	-	-	-	-	-	-	-	-	-	-	-	-	2	\$162,100
Unit																
Avondale Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$123,100
Clarington Corners Park (Green Park)	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$123,100
Guildwood Park	2	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$123,100
Lord Elgin Park	2	2	2	2	2	2	2	-	-	-	-	-	-	-	-	\$123,100
Orono Park	-	-	2	2	2	2	2	2	2	2	2	-	-	-	-	\$123,100
Solina Park	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	\$123,100
Stuart Park	2	2	2	2	2	2	2	2	2	2	2	-	-	-	-	\$123,100
Total (#)	16	16	16	16	18	16	16	16	16	16	12	11	11	13	15	
Total (\$000)	\$2,043.0	\$2,043.0	\$2,047.6	\$2,047.6	\$2,289.2	\$2,043.0	\$2,043.0	\$2,121.0	\$2,121.0	\$2,121.0	\$1,628.6	\$1,507.8	\$1,507.8	\$1,832.0	\$2,156.2	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

2025

Water Play Facilities Park Name	# of Facilities													Unit Cost (\$/facility)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$205,700
Baxter Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Bons Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Glenabbe Park	1	1	1	1	1	1	-	-	-	-	-	-	-	-	\$197,800
Guildwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,200
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Longworth Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$197,800
Northglen East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$197,800
Northglen Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$197,800
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Port Darlington Waterfront Park (East Beach)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$411,400
Rickard Neighbourhood Park	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$197,800
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
West Side Drive Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$197,800
Total (#)	11	11	11	13	13	14	15	15	16	16	16	16	16	17	
Total (\$000)	\$2,183.1	\$2,183.1	\$2,183.1	\$2,578.7	\$2,578.7	\$2,990.1	\$3,187.9	\$3,187.9	\$3,385.7	\$3,385.7	\$3,385.7	\$3,385.7	\$3,385.7	\$3,583.5	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Playgrounds Park Name		# of Playgrounds													Unit Cost (\$/playground)	
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Andrew Street	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$145,300
Argent Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$174,600
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$175,400
Barlow Court Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$118,000
Baseline Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$159,300
Baxter Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$146,500
Bruce Cameron Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$147,500
Brookhill Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$188,900
Bons Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$133,700
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$129,600
Brookhouse Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$106,600
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$147,800
Buttonshaw Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$135,300
Clarington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$191,000
Courtice West Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$121,200
Darlington Hydro Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$171,700
Douglas Kemp Parkette	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$188,900
Edward Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$131,100
Elephant Hill Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$133,700
Elliot Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$185,700
Enniskillen Park	-	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$170,000
Foster Creek Parkette	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$162,600
Garnet B. Rickard Rec Complex Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$141,800
Greenwood Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$191,000
Guildwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$148,800
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$164,200
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$125,800
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$104,500
Kendal Park (Harvey Jackson Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$126,000
Lions Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$120,800
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$144,600
Lord Elgin Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$161,500
Mearns Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$161,400
Nelson Street Parkette	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$154,700
Newcastle Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$95,600
Northglenn East Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$142,200
Northglenn Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$174,000
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$166,000
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$166,000
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$126,300
Pickard Gate Parkette	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$157,000
Port Darlington Waterfront Park (East Beach)	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$159,000
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$107,200
Rick Gay Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$142,200
Rickard Neighbourhood Park	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$171,400
Rose Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$142,200
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$142,900
Scugog Street Neighbourhood Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$169,600
Solina Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$186,900
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$105,800
Squire Fletcher Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$132,200
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$151,300
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$172,400
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$177,300
Westside Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$158,000
Whitecliffe Parkette	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$96,400
Total (#)	38	38	40	42	42	46	47	48	50	50	50	50	50	50	55	
Total (\$000)	\$5,500.7	\$5,500.7	\$5,751.8	\$6,041.8	\$6,041.8	\$6,690.0	\$6,864.0	\$7,009.3	\$7,350.7	\$7,350.7	\$7,350.7	\$7,350.7	\$7,350.7	\$7,350.7	\$8,160.4	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Lacrosse Bowl Park Name	# of Rinks													Unit Cost (\$/bowl)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Lacrosse Bowl	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$994,300
Total (#)	1	1														
Total (\$000)	\$994.3	\$994.3														

Skateboard Park Park Name	# of Parks													Unit Cost (\$/park)	2025	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
G. B. Rickard Community Centre	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Hampton Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Newcastle Community Park																\$316,800
Orono Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Rob Piontek Skateboard Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$316,800
Total (#)	4	5	5													
Total (\$000)	\$1,267.2	\$1,584.0	\$1,584.0													

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

2025

Basketball Courts Park Name	# of Courts													Unit Cost (\$/court)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
1/2 Courts															
Andrew St. Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Barlow Court Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Bons Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Brookhouse Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Elliot Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Foxhunt Parkette	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$42,600
Gate House Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Highland Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Moyle Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,600
Northglen Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$42,600
Orono Park	1	1	1	1	1	1	1	1	1	1	-	-	-	-	\$42,600
Full Courts															
Clarington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Guildwood Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Lord Elgin Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Optimist Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Soper Creek Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
South Courtice Community Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Stuart Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Tyrone Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$77,100
Total (#)	22	22	21	22	22	22	23	23	23	23	22	22	22	22	22
Total (\$000)	\$1,316.7	\$1,316.7	\$1,274.1	\$1,316.7	\$1,316.7	\$1,316.7	\$1,359.3	\$1,359.3	\$1,359.3	\$1,359.3	\$1,316.7	\$1,316.7	\$1,316.7	\$1,316.7	\$1,316.7

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
PARK FACILITIES

Cricket Pitches Park Name	# of Fields														2025		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	Unit Cost (\$/pitch)	
Courtice Memorial Park	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$239,100
Total (#)	-	-	-	-	-	-	-	-	-	-	-	-	-	-	1	1	
Total (\$000)	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$0.0	\$239.1	\$239.1		

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Shelters & Features Park Name	# of Park Shelters and Other Features													UNIT COST (\$/unit)		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Andrew Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Argent Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Avondale Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Barlow Court Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$135,100
Bathgate Commons	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$69,400
Bond Head Boat Launch	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Bond Head Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$115,800
Bowmanville Memorial Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Bowmanville Valley Fish Channel	-	-	-	-	1	1	1	1	1	1	1	1	1	1	1	\$616,500
Brookhouse Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$74,400
Burketon Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	-	\$40,300
Buttonshaw Parkette	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$80,100
Clarington Corners Park (Green Park)	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Clarington Fields	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$225,100
Courtice Entry Feature	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$192,200
Enniskillen Park	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$70,700
Foster Creek Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,900
Glenabbey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Harry Gay Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$23,300
Harvey Jones Park	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$102,200
Highland Park	1	1	1	1	1	1	-	-	-	-	-	-	-	-	-	\$37,700
Ina Brown	-	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$31,100
Landerville Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$42,000
Longworth Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Longworth Park (2015 shelter)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$94,000
Mearns Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$40,500
Moysé Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Nelson Street Parkette	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$39,300
Newcastle Cenotaph	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Northglen Park	-	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$186,300
Orono Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Orono Streetscape	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$136,900
Pearce Farm Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$178,400
Penfound Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,500
Port Darlington Waterfront Park (East Beach)	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$193,100
Prince William Parkette	-	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$8,300
Rhonda Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Rickard Neighbourhood Park	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$90,800
Rickard Neighbourhood Park (Fitness Equipment)	-	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$35,900
Rosswell Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$79,600
Rotary Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Samuel Wilmot Nature Area	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,900
Scugog Street Neighbourhood Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$87,600
Solina Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Springfield Parkette	-	-	-	-	-	-	-	1	1	1	1	1	1	1	1	\$4,200
Squire Fletcher Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$29,800
Tooley's Mill Park	-	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$192,500
Trulls & Hwy 2 Parkette	-	-	1	1	1	1	1	1	1	1	1	1	1	1	1	\$43,300
Walbridge Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
West Side Drive Park	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$36,900
Westview Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$72,700
Total (#)	33	33	35	38	40	43	48	49	51	51	51	51	50	50		
Total (\$000)	\$2,605.1	\$2,605.1	\$2,687.7	\$2,844.3	\$3,653.3	\$4,059.7	\$4,536.9	\$4,545.2	\$4,651.8	\$4,651.8	\$4,651.8	\$4,651.8	\$4,611.5	\$4,611.5		

**MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES**

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**MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES**

Park Access Road Park Name	m ² of Park Access Road													UNIT COST (\$/m ²)		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023		
Paved																
Baseline Park	49	49	49	49	49	49	49	49	49	49	49	49	49	49	\$155	
Bond Head Boat Launch	420	420	420	420	420	420	420	420	420	420	420	420	420	420	\$155	
Clarington Fields	560	560	560	560	560	560	560	560	560	560	560	560	560	560	\$155	
Elephant Hill East	133	133	133	133	133	133	133	133	133	133	133	133	133	133	\$155	
Harry Gay Park	-	-	-	280	280	364	448	532	616	700	784	868	952	1,036	1,120	\$155
Orono Park	630	630	630	630	630	630	630	630	630	630	630	630	630	630	\$155	
Rosswell Park	-	-	36	36	36	54	65	76	86	97	108	119	130	140	151	\$155
Solina Park	168	168	168	168	168	168	168	168	168	168	168	168	168	168	\$155	
Soper Creek Park	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	2,645	\$155	
Tourism Office	143	143	143	143	143	143	143	143	143	143	143	143	143	143	\$155	
Gravel																
Baseline Park	140	140	140	140	140	140	140	140	140	140	140	140	140	140	\$93	
Bowmanville Boat Launch	854	854	854	854	854	854	854	854	854	854	854	854	854	854	\$93	
Bowmanville Valley	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	1,452	\$93	
Darlington Hydro Soccer	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	5,400	\$93	
Harvey Jackson	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$93	
Lakefront the Glen	77	77	77	77	77	77	77	77	77	77	77	77	77	77	\$93	
Port Darlington West Beach	-	-	360	360	360	540	648	756	864	972	1,080	1,188	1,296	1,404	1,512	\$93
Samuel Wilmot Nature Area	400	400	400	400	400	400	400	400	400	400	400	400	400	400	\$93	
Tyrone Park	330	330	330	330	330	330	330	330	330	330	330	330	330	330	\$93	
Total (m²)	14,301	14,301	14,697	14,977	14,977	15,259	15,462	15,665	15,868	16,070	16,273	16,476	16,679	16,882	17,084	
Total (\$000)	\$1,626.0	\$1,626.0	\$1,665.1	\$1,708.6	\$1,708.6	\$1,741.2	\$1,766.0	\$1,790.7	\$1,815.5	\$1,840.3	\$1,865.0	\$1,889.8	\$1,914.6	\$1,939.4	\$1,964.1	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Park Trails	Park Name	# of Linear Metres													2025 UNIT COST (\$/metre)	
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Asphalt																
Bowmanville Boat Launch Waterfront Trail	465	465	465	465	465	465	465	465	465	465	465	465	465	465	465	\$590
Bowmanville Valley	1,785	1,785	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	2,085	\$590
Carveth Trail	600	600	600	600	600	600	600	600	600	600	600	600	600	600	600	\$590
Lion's Memorial Trail	320	320	320	320	320	320	320	320	320	320	320	320	320	320	320	\$590
Lion's Memorial Trail	-	-	-	-	-	-	-	-	-	-	-	310	310	310	310	\$590
Port of Newcastle Waterfront Trail	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	1,295	\$590
Ridge Pine Park Waterfront Trail	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	1,630	\$590
Soper Creek Trail	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	1,027	\$590
Squire Fletcher	95	95	95	95	95	95	95	95	95	95	95	95	95	95	95	\$590
Granular																
Courtice Millennium Trail	900	900	900	900	900	900	900	900	900	900	900	900	900	900	900	\$120
Lion's Memorial Trail	310	310	310	310	310	310	310	310	310	310	310	310	310	310	310	
Samuel Wilmot Nature Area	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	1,545	\$120
Sydney Rutherford Trail	383	383	383	383	383	383	383	383	383	383	383	383	383	383	383	\$120
Waterfront Trail	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	4,310	\$120
Total (linear metres)	14,665	14,665	14,965													
Total (\$000)	\$5,111.7	\$5,111.7	\$5,288.7	\$5,471.6	\$5,471.6	\$5,471.6	\$5,471.6									

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Park Bridges Park Name	# of Bridges													2025 UNIT COST (\$/bridge)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Long Span															
Bowmanville Boat Launch Waterfront Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$433,100
Bowmanville Valley	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$322,400
Courtice Millennium Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$135,400
Farewell Creek Trail	-	-	-	-	-	-	-	-	-	1	1	1	1	3	\$146,100
Gallbraith Court Bridge	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$209,100
Glenabey Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$452,800
Ridge Pine Park Bridge	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$401,100
Samuel Wilmot Nature Area	1	1	1	1	1	1	1	2	2	2	2	2	2	2	\$272,200
West Side Park Ped. Bridge	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$255,100
Short Span															
Bowmanville Valley Fish By-pass/ Platform	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$238,900
Foxhunt Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$76,800
Graham Creek Pedestrian Bridge	-	-	-	-	-	-	-	1	1	1	1	1	1	1	
Old Kingston Road Ped. Bridge - Courtice	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$199,700
Orono Park	3	3	3	3	3	3	3	3	3	3	3	3	3	3	\$114,700
Soper Creek Trail	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$144,000
Squire Fletcher Parkette	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$92,700
Sydney Rutherford Trail	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$109,000
Total (#)	16	16	17	17	18	18	18	20	23	23	23	25	25	25	
Total (\$000)	\$3,528.4	\$3,528.4	\$3,850.8	\$3,850.8	\$4,089.7	\$4,089.7	\$4,089.7	\$4,361.9	\$4,972.2	\$4,972.2	\$4,972.2	\$5,264.4	\$5,264.4	\$5,264.4	

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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
PARKS & INDOOR RECREATION
OUTDOOR BUILDINGS & SPECIAL FACILITIES

Misc Equip & Special Features Park Name	# of Items													2025 UNIT COST (\$/items)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Outdoor Fitness Equipment															
Rickard Neighbourhood Park Fitness Equipment	-	-	-	-	-	-	-	-	1	1	1	1	1	1	\$95,000
South Courtice Outdoor Fitness Equipment	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$95,000
Rickard Neighbourhood Park - Inclined Crunch Bench	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$8,400
Rickard Neighbourhood Park - Pullup Bars	-	-	-	-	-	-	-	-	1	-	-	-	-	-	\$8,400
Fountains / Monuments															
Newcastle Town Hall - Fountain	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$22,800
Light Armoured Vehicle Monument	-	-	-	-	-	-	-	1	1	1	1	1	1	1	\$68,100
Scoreboards															
Clarington Fields Scoreboard	-	-	-	-	-	-	-	-	-	-	-	-	-	1	\$26,500
Clarington Fields Scoreboard	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$52,000
Cricket Equipment															
Storage Container	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$5,500
Cricket Matting	-	-	-	-	-	-	-	-	-	-	-	-	1	1	\$7,400
Total (#)	3	3	3	3	3	3	3	4	6	5	5	5	7	8	9
Total (\$000)	\$126.8	\$126.8	\$126.8	\$126.8	\$126.8	\$126.8	\$126.8	\$194.9	\$298.3	\$289.9	\$289.9	\$289.9	\$302.8	\$329.3	\$424.3

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MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
PARKS & INDOOR RECREATION

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334

INVENTORY SUMMARY (\$000)

Indoor Recreation	\$343,049.9	\$343,049.9	\$343,049.9	\$343,049.9	\$343,049.9	\$342,249.9	\$342,249.9	\$342,249.9	\$342,352.6	\$342,352.6	\$342,352.6	\$342,352.6	\$342,352.6	\$342,352.6	\$342,352.6
Parkland	\$36,915.5	\$37,009.1	\$37,518.8	\$38,210.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,294.6	\$38,847.1	\$39,190.3	\$39,606.1
Park Facilities	\$39,746.3	\$39,746.3	\$40,248.0	\$41,881.7	\$42,123.3	\$45,360.5	\$46,174.9	\$46,748.2	\$47,887.4	\$47,887.4	\$46,930.1	\$47,156.9	\$47,417.6	\$48,997.7	\$50,729.4
Special Facilities	\$17,638.0	\$17,638.0	\$18,509.2	\$18,846.0	\$20,050.8	\$20,489.8	\$20,991.8	\$21,365.2	\$22,210.2	\$22,226.6	\$22,251.4	\$22,459.0	\$22,788.9	\$22,799.9	\$22,919.6
Total (\$000)	\$437,349.6	\$437,443.2	\$439,325.9	\$441,988.2	\$443,518.6	\$446,394.8	\$447,711.1	\$448,657.8	\$450,744.8	\$450,761.2	\$449,828.7	\$450,263.1	\$451,406.2	\$453,340.5	\$455,607.7

SERVICE LEVEL (\$/capita)

																Average Service Level
Indoor Recreation	\$4,125.33	\$4,057.46	\$3,989.42	\$3,922.50	\$3,856.70	\$3,783.19	\$3,719.70	\$3,647.90	\$3,578.59	\$3,509.51	\$3,441.77	\$3,375.36	\$3,312.27	\$3,250.35	\$3,189.60	\$3,650.64
Parkland	\$443.93	\$437.73	\$436.32	\$436.91	\$430.52	\$423.30	\$416.20	\$408.17	\$400.29	\$392.56	\$384.99	\$377.56	\$375.85	\$372.08	\$369.00	\$407.03
Park Facilities	\$477.97	\$470.10	\$468.05	\$478.88	\$473.57	\$501.41	\$501.85	\$498.27	\$500.56	\$490.90	\$471.80	\$464.93	\$458.77	\$465.19	\$472.63	\$479.66
Special Facilities	\$212.10	\$208.61	\$215.25	\$215.49	\$225.42	\$226.49	\$228.15	\$227.72	\$232.16	\$227.85	\$223.70	\$221.43	\$220.48	\$216.47	\$213.54	\$220.99
Total (\$/capita)	\$5,259.32	\$5,173.90	\$5,109.03	\$5,053.78	\$4,986.21	\$4,934.39	\$4,865.90	\$4,782.06	\$4,711.60	\$4,620.82	\$4,522.25	\$4,439.28	\$4,367.36	\$4,304.08	\$4,244.77	\$4,758.32

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
PARKS & INDOOR RECREATION

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$4,758.32
Net Population Growth (2025-2034)	28,202
Maximum Allowable Funding Envelope	\$134,194,095

APPENDIX B.3

TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
3.0 PARKS & INDOOR RECREATION											
3.1 South Bowmanville Recreation Centre (Phase 1) - Debt											
3.1.1 Principal Payment - DC Eligible Share Only	2025 - 2025	\$ 1,484,700	\$ -	\$ 1,484,700	0%	\$ -	\$ 1,484,700	\$ 1,484,700	\$ -	\$ -	
3.1.2 Principal Payment - DC Eligible Share Only	2026 - 2026	\$ 1,537,900	\$ -	\$ 1,537,900	0%	\$ -	\$ 1,537,900	\$ 1,116,609	\$ 421,291	\$ -	
3.1.3 Principal Payment - DC Eligible Share Only	2027 - 2027	\$ 1,589,700	\$ -	\$ 1,589,700	0%	\$ -	\$ 1,589,700	\$ -	\$ 1,589,700	\$ -	
3.1.4 Principal Payment - DC Eligible Share Only	2028 - 2028	\$ 1,645,000	\$ -	\$ 1,645,000	0%	\$ -	\$ 1,645,000	\$ -	\$ 1,645,000	\$ -	
3.1.5 Principal Payment - DC Eligible Share Only	2029 - 2029	\$ 1,703,100	\$ -	\$ 1,703,100	0%	\$ -	\$ 1,703,100	\$ -	\$ 1,703,100	\$ -	
3.1.6 Principal Payment - DC Eligible Share Only	2030 - 2030	\$ 1,766,800	\$ -	\$ 1,766,800	0%	\$ -	\$ 1,766,800	\$ -	\$ 1,766,800	\$ -	
3.1.7 Principal Payment - DC Eligible Share Only	2031 - 2031	\$ 1,831,200	\$ -	\$ 1,831,200	0%	\$ -	\$ 1,831,200	\$ -	\$ 1,831,200	\$ -	
3.1.8 Principal Payment - DC Eligible Share Only	2032 - 2032	\$ 1,901,200	\$ -	\$ 1,901,200	0%	\$ -	\$ 1,901,200	\$ -	\$ 1,901,200	\$ -	
3.1.9 Principal Payment - DC Eligible Share Only	2033 - 2033	\$ 1,970,500	\$ -	\$ 1,970,500	0%	\$ -	\$ 1,970,500	\$ -	\$ 1,970,500	\$ -	
3.1.10 Principal Payment - DC Eligible Share Only	2034 - 2034	\$ 21,678,239	\$ -	\$ 21,678,239	0%	\$ -	\$ 21,678,239	\$ -	\$ 10,839,120	\$ 10,839,120	
Subtotal South Bowmanville Recreation Centre (Phase 1) - Debt		\$ 37,108,339	\$ -	\$ 37,108,339		\$ -	\$ 37,108,339	\$ 2,601,309	\$ 23,667,910	\$ 10,839,120	
3.2 South Bowmanville Recreation Centre (Phase 1) - Debt											
3.2.1 Principal Payment - DC Eligible Share Only	2026 - 2026	\$ 123,764	\$ -	\$ 123,764	0%	\$ -	\$ 123,764	\$ 123,764	\$ -	\$ -	
3.2.2 Principal Payment - DC Eligible Share Only	2027 - 2027	\$ 128,096	\$ -	\$ 128,096	0%	\$ -	\$ 128,096	\$ -	\$ 128,096	\$ -	
3.2.3 Principal Payment - DC Eligible Share Only	2028 - 2028	\$ 132,579	\$ -	\$ 132,579	0%	\$ -	\$ 132,579	\$ -	\$ 132,579	\$ -	
3.2.4 Principal Payment - DC Eligible Share Only	2029 - 2029	\$ 137,219	\$ -	\$ 137,219	0%	\$ -	\$ 137,219	\$ -	\$ 137,219	\$ -	
3.2.5 Principal Payment - DC Eligible Share Only	2030 - 2030	\$ 142,022	\$ -	\$ 142,022	0%	\$ -	\$ 142,022	\$ -	\$ 142,022	\$ -	
3.2.6 Principal Payment - DC Eligible Share Only	2031 - 2031	\$ 146,993	\$ -	\$ 146,993	0%	\$ -	\$ 146,993	\$ -	\$ 146,993	\$ -	
3.2.7 Principal Payment - DC Eligible Share Only	2032 - 2032	\$ 152,137	\$ -	\$ 152,137	0%	\$ -	\$ 152,137	\$ -	\$ 152,137	\$ -	
3.2.8 Principal Payment - DC Eligible Share Only	2033 - 2033	\$ 157,462	\$ -	\$ 157,462	0%	\$ -	\$ 157,462	\$ -	\$ 157,462	\$ -	
3.2.9 Principal Payment - DC Eligible Share Only	2034 - 2034	\$ 1,955,679	\$ -	\$ 1,955,679	0%	\$ -	\$ 1,955,679	\$ -	\$ -	\$ 1,955,679	
Subtotal South Bowmanville Recreation Centre (Phase 1) - Debt		\$ 3,075,950	\$ -	\$ 3,075,950		\$ -	\$ 3,075,950	\$ 123,764	\$ 996,507	\$ 1,955,679	

APPENDIX B.3

TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
3.3 Outdoor Rinks - Courtice Complex & Diane Hamre - Debt											
3.3.1	Principal Payment - DC Eligible Share Only	2025 - 2025	\$ 240,000	\$ -	\$ 240,000	0%	\$ -	\$ 240,000	\$ 240,000	\$ -	\$ -
3.3.2	Principal Payment - DC Eligible Share Only	2026 - 2026	\$ 283,000	\$ -	\$ 283,000	0%	\$ -	\$ 283,000	\$ -	\$ 283,000	\$ -
3.3.3	Principal Payment - DC Eligible Share Only	2027 - 2027	\$ 293,000	\$ -	\$ 293,000	0%	\$ -	\$ 293,000	\$ -	\$ 293,000	\$ -
3.3.4	Principal Payment - DC Eligible Share Only	2028 - 2028	\$ 303,000	\$ -	\$ 303,000	0%	\$ -	\$ 303,000	\$ -	\$ 303,000	\$ -
3.3.5	Principal Payment - DC Eligible Share Only	2029 - 2029	\$ 313,000	\$ -	\$ 313,000	0%	\$ -	\$ 313,000	\$ -	\$ 313,000	\$ -
3.3.6	Principal Payment - DC Eligible Share Only	2030 - 2030	\$ 324,000	\$ -	\$ 324,000	0%	\$ -	\$ 324,000	\$ -	\$ 324,000	\$ -
3.3.7	Principal Payment - DC Eligible Share Only	2031 - 2031	\$ 336,000	\$ -	\$ 336,000	0%	\$ -	\$ 336,000	\$ -	\$ 336,000	\$ -
3.3.8	Principal Payment - DC Eligible Share Only	2032 - 2032	\$ 349,000	\$ -	\$ 349,000	0%	\$ -	\$ 349,000	\$ -	\$ 349,000	\$ -
3.3.9	Principal Payment - DC Eligible Share Only	2033 - 2033	\$ 363,000	\$ -	\$ 363,000	0%	\$ -	\$ 363,000	\$ -	\$ 363,000	\$ -
3.3.10	Principal Payment - DC Eligible Share Only	2034 - 2034	\$ 4,335,258	\$ -	\$ 4,335,258	0%	\$ -	\$ 4,335,258	\$ -	\$ -	\$ 4,335,258
Subtotal Outdoor Rinks - Courtice Complex & Diane Hamre - Debt			\$ 7,139,258	\$ -	\$ 7,139,258		\$ -	\$ 7,139,258	\$ 240,000	\$ 2,564,000	\$ 4,335,258
3.4 Newcastle Community Park - Debt											
3.4.1	Principal Payment - DC Eligible Share Only	2025 - 2025	\$ 117,000	\$ -	\$ 117,000	0%	\$ -	\$ 117,000	\$ 117,000	\$ -	\$ -
3.4.2	Principal Payment - DC Eligible Share Only	2026 - 2026	\$ 114,000	\$ -	\$ 114,000	0%	\$ -	\$ 114,000	\$ -	\$ 114,000	\$ -
3.4.3	Principal Payment - DC Eligible Share Only	2027 - 2027	\$ 118,000	\$ -	\$ 118,000	0%	\$ -	\$ 118,000	\$ -	\$ 118,000	\$ -
3.4.4	Principal Payment - DC Eligible Share Only	2028 - 2028	\$ 122,000	\$ -	\$ 122,000	0%	\$ -	\$ 122,000	\$ -	\$ 122,000	\$ -
3.4.5	Principal Payment - DC Eligible Share Only	2029 - 2029	\$ 126,000	\$ -	\$ 126,000	0%	\$ -	\$ 126,000	\$ -	\$ 126,000	\$ -
3.4.6	Principal Payment - DC Eligible Share Only	2030 - 2030	\$ 130,000	\$ -	\$ 130,000	0%	\$ -	\$ 130,000	\$ -	\$ 130,000	\$ -
3.4.7	Principal Payment - DC Eligible Share Only	2031 - 2031	\$ 135,000	\$ -	\$ 135,000	0%	\$ -	\$ 135,000	\$ -	\$ 135,000	\$ -
3.4.8	Principal Payment - DC Eligible Share Only	2032 - 2032	\$ 140,000	\$ -	\$ 140,000	0%	\$ -	\$ 140,000	\$ -	\$ 140,000	\$ -
3.4.9	Principal Payment - DC Eligible Share Only	2033 - 2033	\$ 145,000	\$ -	\$ 145,000	0%	\$ -	\$ 145,000	\$ -	\$ 145,000	\$ -
3.4.10	Principal Payment - DC Eligible Share Only	2034 - 2034	\$ 1,727,470	\$ -	\$ 1,727,470	0%	\$ -	\$ 1,727,470	\$ -	\$ -	\$ 1,727,470
Subtotal Newcastle Community Park - Debt			\$ 2,874,470	\$ -	\$ 2,874,470		\$ -	\$ 2,874,470	\$ 117,000	\$ 1,030,000	\$ 1,727,470

APPENDIX B.3

TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs			
						%	\$		Available DC Reserves	2025 2034	Post 2034	
3.5 Indoor Recreation Buildings												
3.5.1	Courtice Community Complex - Aquatic Expansion	2028 - 2030	\$ 8,300,000	\$ -	\$ 8,300,000	5%	\$ 436,842	\$ 7,863,158	\$ -	\$ 7,863,158	\$ -	
3.5.2	Diane Hamre Recreation Complex - Phase 2 Exp.	2034 - 2034	\$ 59,062,500	\$ -	\$ 59,062,500	0%	\$ -	\$ 59,062,500	\$ -	\$ -	\$ 59,062,500	
	Subtotal Indoor Recreation Buildings			\$ 67,362,500	\$ -	\$ 67,362,500		\$ 436,842	\$ 66,925,658	\$ -	\$ 7,863,158	\$ 59,062,500
3.6 PCRMP - Indoor Recreation Projects												
3.6.1	Indoor Walking Track - South Courtice Arena	2025 - 2034	\$ 1,875,000	\$ -	\$ 1,875,000	0%	\$ -	\$ 1,875,000	\$ -	\$ 1,687,500	\$ 187,500	
3.6.2	Multi-Purpose Space/Group Fitness Space - South Bowmanville Facility Phase 2	2027 - 2028	\$ 7,362,500	\$ -	\$ 7,362,500	0%	\$ -	\$ 7,362,500	\$ -	\$ 7,362,500	\$ -	
3.6.3	Indoor Aquatic Centre - South Bowmanville Facility Phase 2	2027 - 2028	\$ 56,805,000	\$ 10,000,000	\$ 46,805,000	0%	\$ -	\$ 46,805,000	\$ -	\$ 9,849,185	\$ 36,955,815	
3.6.4	2 Arenas (Ice Pads) - South Courtice Arena Expansion	2031 - 2034	\$ 59,062,500	\$ -	\$ 59,062,500	0%	\$ -	\$ 59,062,500	\$ -	\$ -	\$ 59,062,500	
	Subtotal PCRMP - Indoor Recreation Projects			\$ 125,105,000	\$ 10,000,000	\$ 115,105,000		\$ -	\$ 115,105,000	\$ -	\$ 18,899,185	\$ 96,205,815
3.7 Park Development												
3.7.1	South Bowmanville Rec Centre Park	2025 - 2026	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ 1,500,000	\$ -	\$ -	
3.7.2	Newtonville Estates Parkette	2025 - 2025	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	
3.7.3	Northglenn Phase 8 Parkette	2026 - 2027	\$ 250,000	\$ -	\$ 250,000	0%	\$ -	\$ 250,000	\$ -	\$ 250,000	\$ -	
3.7.4	Foster Creek Parkette (Given Rd and Highway 2)	2026 - 2026	\$ 150,000	\$ -	\$ 150,000	0%	\$ -	\$ 150,000	\$ -	\$ 150,000	\$ -	
3.7.5	Brookhill Parkette (TonnolDunbury)	2028 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	
3.7.6	Brookhill Parkette 1	2027 - 2027	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	
3.7.7	Brookhill Parkette (west of Bowmanville Ck, north of Longworth Ave)	2027 - 2027	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	
3.7.8	Foster Creek Neighbourhood Park West (Newcastle Heritage Park)	2025 - 2026	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -	
3.7.9	Clarington Fields Soccer	2027 - 2028	\$ 2,700,000	\$ -	\$ 2,700,000	0%	\$ -	\$ 2,700,000	\$ -	\$ 2,700,000	\$ -	
3.7.10	Bowmanville West Parkette (Goodyear)	2028 - 2028	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	
3.7.11	Southwest Courtice Neighbourhood Park	2026 - 2026	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -	
3.7.12	Southeast Courtice Neighbourhood Park (Tribute Courtice)	2029 - 2029	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -	
3.7.13	Southeast Courtice Neighbourhood Park (Tribute King)	2029 - 2029	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -	
3.7.14	Courtice Waterfront Park Phase 1	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -	
3.7.15	Port Darlington Neighbourhood Park	2027 - 2027	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -	
3.7.16	Port Darlington East Beach Phase 2	2027 - 2027	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -	
3.7.17	Brookhill Parkette 2	2029 - 2029	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -	
3.7.18	Newcastle Waterfront Park Phase 2	2026 - 2026	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ -	\$ 600,000	\$ -	
3.7.19	North Newcastle Neighbourhood Park 2	2028 - 2028	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -	

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TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
3.7.20	Southwest Courtice Parkette	2027 - 2027	\$ 300,000	\$ -	\$ 300,000	0%	\$ -	\$ 300,000	\$ -	\$ 300,000	\$ -
3.7.21	Southwest Courtice Community Park	2030 - 2034	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 487,500	\$ 162,500
3.7.22	Soper Hills Neighbourhood Park	2026 - 2026	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -
3.7.23	Ridge Pine Park Bennet Road	2026 - 2026	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
3.7.24	Brookhill Neighbourhood Park 3 (Parkette)	2026 - 2026	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
3.7.25	Soper Springs Neighbourhood Park	2026 - 2026	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -
3.7.26	Courtice Waterfront Park Phase 2	2028 - 2028	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
3.7.27	Port Darlington Waterfront Park West Beach Phase 2	2027 - 2027	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
3.7.28	South Courtice Soccer Field Phase 3	2028 - 2029	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ 1,000,000	\$ -
3.7.29	Neighbourhood Park located west of Clarington Blvd., south of future Longworth	2029 - 2029	\$ 1,500,000	\$ -	\$ 1,500,000	0%	\$ -	\$ 1,500,000	\$ -	\$ 1,500,000	\$ -
3.7.30	Soper Hills Community Park - Concession and Lambs	2029 - 2029	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ 2,000,000	\$ -	\$ 2,000,000	\$ -
3.7.31	Jury Land Park Development	2029 - 2029	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
3.7.32	Bowmanville Zoo Park Design and Initial Construction	2025 - 2025	\$ 1,100,000	\$ -	\$ 1,100,000	0%	\$ -	\$ 1,100,000	\$ -	\$ 1,100,000	\$ -
3.7.33	Bowmanville Zoo Park Future Phases	2027 - 2034	\$ 20,000,000	\$ -	\$ 20,000,000	10%	\$ 2,000,000	\$ 18,000,000	\$ -	\$ 15,300,000	\$ 2,700,000
	Subtotal Park Development		\$ 45,900,000	\$ -	\$ 45,900,000		\$ 2,000,000	\$ 43,900,000	\$ 1,500,000	\$ 39,537,500	\$ 2,862,500
3.8 PRCMP - Facilities and Equipment to 2036											
3.8.1	Outdoor Rectangular Fields	2025 - 2034	\$ 10,500,000	\$ -	\$ 10,500,000	0%	\$ -	\$ 10,500,000	\$ -	\$ 8,750,000	\$ 1,750,000
3.8.2	Ball Diamonds	2025 - 2034	\$ 5,500,000	\$ -	\$ 5,500,000	0%	\$ -	\$ 5,500,000	\$ -	\$ 4,583,333	\$ 916,667
3.8.3	Cricket Field	2025 - 2034	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 350,000	\$ -	\$ 291,667	\$ 58,333
3.8.4	17 Outdoor Tennis Fields	2025 - 2034	\$ 2,550,000	\$ -	\$ 2,550,000	0%	\$ -	\$ 2,550,000	\$ -	\$ 2,125,000	\$ 425,000
3.8.5	20 Outdoor Pickleball Courts	2025 - 2034	\$ 2,000,000	\$ -	\$ 2,000,000	0%	\$ -	\$ 2,000,000	\$ -	\$ 1,666,667	\$ 333,333
3.8.6	10 Basketball Courts	2025 - 2034	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ 833,333	\$ 166,667
3.8.7	14 Outdoor Splash Pads	2025 - 2034	\$ 7,000,000	\$ -	\$ 7,000,000	39%	\$ 2,750,000	\$ 4,250,000	\$ -	\$ 3,541,667	\$ 708,333
3.8.8	Cooling Stations	2025 - 2034	\$ 700,000	\$ -	\$ 700,000	0%	\$ -	\$ 700,000	\$ -	\$ 583,333	\$ 116,667
3.8.9	5 Small-Scale Skate Zones	2025 - 2034	\$ 600,000	\$ -	\$ 600,000	0%	\$ -	\$ 600,000	\$ -	\$ 500,000	\$ 100,000
3.8.10	Leash-Free Dog Park	2025 - 2034	\$ 140,000	\$ -	\$ 140,000	0%	\$ -	\$ 140,000	\$ -	\$ 116,667	\$ 23,333
3.8.11	2 Compact Leash-Free Dog Parks	2025 - 2034	\$ 200,000	\$ -	\$ 200,000	0%	\$ -	\$ 200,000	\$ -	\$ 166,667	\$ 33,333
3.8.12	Community Garden	2025 - 2034	\$ 175,000	\$ -	\$ 175,000	0%	\$ -	\$ 175,000	\$ -	\$ 145,833	\$ 29,167
3.8.13	4 Outdoor Fitness Equipment	2025 - 2034	\$ 800,000	\$ -	\$ 800,000	0%	\$ -	\$ 800,000	\$ -	\$ 666,667	\$ 133,333
3.8.14	30 Playgrounds	2025 - 2034	\$ 12,000,000	\$ -	\$ 12,000,000	0%	\$ -	\$ 12,000,000	\$ -	\$ 10,000,000	\$ 2,000,000
	Subtotal PRCMP - Facilities and Equipment to 2036		\$ 43,515,000	\$ -	\$ 43,515,000		\$ 2,750,000	\$ 40,765,000	\$ -	\$ 33,970,834	\$ 6,794,166

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TABLE 2

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
3.9 Park Trails											
3.9.1	1505 Bowmanville Ave to Rhonda Park Trail	2025 - 2025	\$ 40,000	\$ -	\$ 40,000	0%	\$ -	\$ 40,000	\$ 40,000	\$ -	\$ -
3.9.2	Farewell Creek Trail Phase 2 (Townline Rd to Phase 1 Trail)	2026 - 2026	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
3.9.3	Foster Creek Trail (Hwy 2 to north of Grady Drive)	2026 - 2027	\$ 450,000	\$ -	\$ 450,000	0%	\$ -	\$ 450,000	\$ -	\$ 450,000	\$ -
3.9.4	Brookhill Trail (Stevens Road to Green Road)	2026 - 2026	\$ 400,000	\$ -	\$ 400,000	0%	\$ -	\$ 400,000	\$ -	\$ 400,000	\$ -
3.9.5	Waterfront Trail (Darlington Park Rd to Waterfront)	2027 - 2028	\$ 350,000	\$ -	\$ 350,000	0%	\$ -	\$ 350,000	\$ -	\$ 350,000	\$ -
3.9.6	Waterfront Trail extension and CN level crossing at Crago lands	2030 - 2030	\$ 1,205,000	\$ -	\$ 1,205,000	0%	\$ -	\$ 1,205,000	\$ -	\$ 1,205,000	\$ -
3.9.7	Bowmanville Valley Trail (King to Nash)	2026 - 2026	\$ 650,000	\$ -	\$ 650,000	0%	\$ -	\$ 650,000	\$ -	\$ 650,000	\$ -
3.9.8	Black Creek Trail (Centerfield to Trulls)	2028 - 2028	\$ 1,080,000	\$ -	\$ 1,080,000	0%	\$ -	\$ 1,080,000	\$ -	\$ 1,080,000	\$ -
3.9.9	Robinson Creek Trail (Southfield to Prestonvale)	2028 - 2028	\$ 1,080,000	\$ -	\$ 1,080,000	0%	\$ -	\$ 1,080,000	\$ -	\$ 1,080,000	\$ -
3.9.10	Soper Creek Trail (Cotton to Conc. Rd. 3)	2034 - 2034	\$ 1,200,000	\$ -	\$ 1,200,000	0%	\$ -	\$ 1,200,000	\$ -	\$ -	\$ 1,200,000
Subtotal Park Trails			\$ 6,905,000	\$ -	\$ 6,905,000		\$ -	\$ 6,905,000	\$ 40,000	\$ 5,665,000	\$ 1,200,000
TOTAL PARKS & INDOOR RECREATION			\$ 338,985,517	\$ 10,000,000	\$ 328,985,517		\$ 5,186,842	\$ 323,798,675	\$ 4,622,073	\$ 134,194,095	\$ 184,982,508

Residential Development Charge Calculation

Residential Share of 2025-2034 DC Eligible Costs
10 Year Growth in Population in New Units
Unadjusted Development Charge Per Capita

100% \$134,194,095
35,923
\$3,735.60

Non-Residential Development Charge Calculation

Non-Residential Share of 2025-2034 DC Eligible Costs
10 Year Growth in Square Metres
Unadjusted Development Charge Per Square Metre

0% \$0
547,703
\$0.00

2025-2034 Net Funding Envelope

\$134,194,095

Reserve Fund Balance
Balance as at Dec 31, 2024

\$4,622,073

APPENDIX B.4

TABLE 1

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
4.0 GENERAL GOVERNMENT											
4.1 Planning and Development											
4.1.1 Development Charges Background Study		2025 - 2025	\$ 138,500	\$ -	\$ 138,500	0%	\$ -	\$ 138,500	\$ 138,500	\$ -	\$ -
4.1.2 Courtice GO Station		2025 - 2025	\$ 75,000	\$ -	\$ 75,000	10%	\$ 7,500	\$ 67,500	\$ 67,500	\$ -	\$ -
4.1.3 Bowmanville GO Station		2025 - 2025	\$ 75,000	\$ -	\$ 75,000	10%	\$ 7,500	\$ 67,500	\$ 67,500	\$ -	\$ -
4.1.4 Population/Employment Demographic Update		2025 - 2026	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ 22,526	\$ 27,475	\$ -
4.1.5 Commercial Policy Review		2025 - 2027	\$ 185,400	\$ -	\$ 185,400	20%	\$ 37,080	\$ 148,320	\$ -	\$ 148,320	\$ -
4.1.6 Municipal Secondary Plan 1		2028 - 2030	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
4.1.7 Municipal Secondary Plan 2		2029 - 2031	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
4.1.8 Municipal Secondary Plan 3		2030 - 2032	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
4.1.9 Municipal Secondary Plan 4		2031 - 2033	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
4.1.10 Municipal Secondary Plan Updates		2028 - 2032	\$ 750,000	\$ -	\$ 750,000	0%	\$ -	\$ 750,000	\$ -	\$ 750,000	\$ -
4.1.11 Subwatershed Study/MESP 1		2027 - 2029	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.12 Subwatershed Study/MESP 2		2028 - 2030	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.13 Subwatershed Study/MESP 3		2029 - 2031	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.14 Subwatershed Study/MESP 4		2030 - 2032	\$ 500,000	\$ -	\$ 500,000	50%	\$ 250,000	\$ 250,000	\$ -	\$ 250,000	\$ -
4.1.15 Other Plan Implementation Studies/Master Plans		2028 - 2030	\$ 250,000	\$ -	\$ 250,000	50%	\$ 125,000	\$ 125,000	\$ -	\$ 125,000	\$ -
4.1.16 Offical Plan Review		2032 - 2036	\$ 1,186,300	\$ -	\$ 1,186,300	20%	\$ 237,260	\$ 949,040	\$ -	\$ 474,520	\$ 474,520
4.1.17 Transportation Master Plan review/update		2032 - 2036	\$ 1,000,000	\$ -	\$ 1,000,000	0%	\$ -	\$ 1,000,000	\$ -	\$ 500,000	\$ 500,000
4.1.18 Population/Employment Demographic Update		2030 - 2031	\$ 50,000	\$ -	\$ 50,000	0%	\$ -	\$ 50,000	\$ -	\$ 50,000	\$ -
4.1.19 Heritage Studies		2027 - 2030	\$ 222,500	\$ -	\$ 222,500	85%	\$ 189,125	\$ 33,375	\$ -	\$ 33,375	\$ -
4.1.20 Courtice Waterfront Park Implementation Design		2026 - 2027	\$ 370,800	\$ -	\$ 370,800	50%	\$ 185,400	\$ 185,400	\$ -	\$ 185,400	\$ -
4.1.21 Zoning By-Law - Part 1		2026 - 2027	\$ 216,700	\$ -	\$ 216,700	20%	\$ 43,340	\$ 173,360	\$ -	\$ 173,360	\$ -
4.1.22 Zoning By-Law - Part 2		2025 - 2025	\$ 216,700	\$ -	\$ 216,700	20%	\$ 43,340	\$ 173,360	\$ -	\$ 173,360	\$ -
4.1.23 Intensification Guidelines		2026 - 2028	\$ 173,400	\$ -	\$ 173,400	20%	\$ 34,680	\$ 138,720	\$ -	\$ 138,720	\$ -
4.1.24 Landscape and Amenities Design Guidelines		2027 - 2027	\$ 111,200	\$ -	\$ 111,200	28%	\$ 31,136	\$ 80,064	\$ -	\$ 80,064	\$ -
4.1.25 Architectural Design Guidelines Update		2025 - 2025	\$ 103,800	\$ -	\$ 103,800	0%	\$ -	\$ 103,800	\$ -	\$ 103,800	\$ -
4.1.26 Development Charge Background Study		2031 - 2031	\$ 138,500	\$ -	\$ 138,500	0%	\$ -	\$ 138,500	\$ -	\$ 138,500	\$ -
4.1.27 On-going Consulting and Legal Advice for Planning & Development Studies		2028 - 2028	\$ 300,000	\$ -	\$ 300,000	21%	\$ 62,532	\$ 237,468	\$ -	\$ 237,468	\$ -
Subtotal Planning and Development			\$ 9,613,800	\$ -	\$ 9,613,800		\$ 2,003,893	\$ 7,609,907	\$ 296,026	\$ 6,339,362	\$ 974,520

APPENDIX B.4

TABLE 1

MUNICIPALITY OF CLARINGTON
DEVELOPMENT-RELATED CAPITAL PROGRAM

Service	Project Description	Timing	Gross Project Cost	Grants/ Subsidies/ Other Recoveries	Net Municipal Cost	Ineligible Costs		Total DC Eligible Costs	DC Eligible Costs		
						%	\$		Available DC Reserves	2025 2034	Post 2034
4.2 Library											
4.2.1	Service Review	2025 - 2025	\$ 60,000	\$ -	\$ 60,000	90%	\$ 54,000	\$ 6,000	\$ 6,000	\$ -	\$ -
4.2.2	Parks, Recreation, and Culture Master Plan	2025 - 2025	\$ 31,250	\$ -	\$ 31,250	25%	\$ 7,813	\$ 23,438	\$ 23,438	\$ -	\$ -
	Subtotal Library		\$ 91,250	\$ -	\$ 91,250		\$ 61,813	\$ 29,438	\$ 29,438	\$ -	\$ -
4.3 Emergency & Fire Services											
4.3.1	Fire Master Plan and Location Study	2029 - 2029	\$ 177,000	\$ -	\$ 177,000	0%	\$ -	\$ 177,000	\$ -	\$ 177,000	\$ -
4.3.2	Fire Master Plan and Location Study	2034 - 2034	\$ 177,000	\$ -	\$ 177,000	0%	\$ -	\$ 177,000	\$ -	\$ 177,000	\$ -
	Subtotal Emergency & Fire Services		\$ 354,000	\$ -	\$ 354,000		\$ -	\$ 354,000	\$ -	\$ 354,000	\$ -
4.4 Parks & Indoor Recreation											
4.4.1	Bowmanville Zoo Park	2025 - 2025	\$ 62,000	\$ -	\$ 62,000	10%	\$ 6,200	\$ 55,800	\$ 55,800	\$ -	\$ -
4.4.2	Accessible Playground Distribution Strategy	2025 - 2026	\$ 50,000	\$ -	\$ 50,000	80%	\$ 40,000	\$ 10,000	\$ -	\$ 10,000	\$ -
4.4.3	Parks Master Plan Update	2030 - 2030	\$ 93,750	\$ -	\$ 93,750	0%	\$ -	\$ 93,750	\$ -	\$ 93,750	\$ -
4.4.4	Clarington Fields - Soccer Design	2026 - 2026	\$ 135,000	\$ -	\$ 135,000	0%	\$ -	\$ 135,000	\$ -	\$ 135,000	\$ -
4.4.5	Lambs Road/Concession Street Land Needs Assessment	2030 - 2030	\$ 100,000	\$ -	\$ 100,000	50%	\$ 50,000	\$ 50,000	\$ -	\$ 50,000	\$ -
	Subtotal Parks & Indoor Recreation		\$ 440,750	\$ -	\$ 440,750		\$ 96,200	\$ 344,550	\$ 55,800	\$ 288,750	\$ -
TOTAL GENERAL GOVERNMENT			\$ 10,499,800	\$ -	\$ 10,499,800		\$ 2,161,905	\$ 8,337,895	\$ 381,263	\$ 6,982,112	\$ 974,520

Residential Development Charge Calculation

Residential Share of 2025-2034 DC Eligible Costs

78% \$5,439,065

10 Year Growth in Population in New Units

35,923

Unadjusted Development Charge Per Capita

\$151.41

Reserve Fund Balance

Balance as at Dec 31, 2024

\$381,263

Non-Residential Development Charge Calculation

Non-Residential Share of 2025-2034 DC Eligible Costs

22% \$1,543,047

10 Year Growth in Square Metres

547,703

Unadjusted Development Charge Per Square Metre

\$2.82

APPENDIX C
TABLE 1 - PAGE 1

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

APPENDIX C
TABLE 1 - PAGE 2

**MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS**

**MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS**

APPENDIX C
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

Raods Fleet & Related Equipment	# of Vehicles or Equipment													2025 UNIT COST (\$/vehicle)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Roads and Public Works															
Billy Goat	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$3,400
Bobcat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Cars and Vans	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$62,700
Compact Excavator	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$166,400
Gator	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$20,800
Heavy Duty Trucks - Flushers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$498,800
Heavy Duty Trucks - Single Axle	13	13	13	13	13	13	13	13	13	13	13	14	15	16	\$312,300
Heavy Duty Trucks - Sweepers	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$470,300
Heavy Duty Trucks - Tandems	13	13	13	13	13	13	14	16	16	16	16	16	16	16	\$358,100
Light Duty Trucks	18	19	22	24	24	25	26	27	27	27	27	27	27	27	\$104,000
Loaders/Graders/Chipper - Brushcutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,700
Loaders/Graders/Chippers - Backhoes	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$259,100
Loaders/Graders/Chippers - Chippers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$124,400
Loaders/Graders/Chippers - Excavator	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$851,700
Loaders/Graders/Chippers - Graders	2	2	2	2	2	2	2	2	2	2	2	3	3	4	\$645,500
Loaders/Graders/Chippers - Loaders	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$417,800
Medium Duty Trucks	7	8	8	8	8	8	8	8	8	8	8	8	8	8	\$125,400
Sidewalk Tractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$184,900
Steamer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$31,200
Tractors	3	3	4	4	4	1	1	1	1	1	1	1	1	1	\$297,900
Trailers	6	6	7	6	6	5	5	5	5	5	5	6	7	8	\$50,000
Total (#)	77	79	86	88	88	86	88	91	91	91	91	93	95	98	106
Total (\$000)	\$18,498.4	\$18,727.8	\$19,634.2	\$20,262.5	\$20,262.5	\$19,454.0	\$19,916.1	\$20,736.3	\$20,736.3	\$20,736.3	\$20,736.3	\$21,694.1	\$22,056.4	\$23,064.2	\$23,948.3

Parks & Rec Vehicles and Equipment	# of Vehicles or Equipment													Unit Cost (\$/vehicle)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Parks & Rec Vehicles and Equipment															
Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$ 259,100
Ballpark Groomer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$ 58,400
Beach Groomer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$ 52,000
Cars and Vans	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 62,700
Heavy Duty Trucks - Compactors	1	1	2	2	2	2	2	2	2	2	2	2	2	1	\$ 250,800
Heavy Duty Trucks - Forestry Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 309,300
Ice Resurfacers	2	2	2	3	4	4	4	4	5	6	6	6	6	6	\$ 156,000
Light Duty Trucks	2	2	2	2	2	2	2	3	3	3	3	3	3	3	\$ 104,000
Medium Duty Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 125,400
Mobile Stage	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$ 184,900
Top Dresser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 34,600
Tractor/Mowers/ATV's - ATV's	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$ 19,300
Tractor/Mowers/ATV's - Loaders	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 172,300
Tractor/Mowers/ATV's - Mowers	7	7	7	7	7	7	7	7	7	7	7	7	7	8	\$ 18,200
Tractor/Mowers/ATV's - Tractors	3	3	3	3	3	3	3	3	3	3	3	5	8	10	\$ 71,900
Trailers	12	13	15	14	14	10	10	10	10	11	11	11	11	11	\$ 20,800
Total (#)	34	35	38	38	39	37	38	38	39	43	43	45	48	51	
Total (\$000)	\$2,346.2	\$2,367.0	\$2,659.4	\$2,794.6	\$2,950.6	\$3,110.7	\$3,214.7	\$3,214.7	\$3,370.7	\$3,618.8	\$3,618.8	\$3,786.6	\$3,954.3	\$4,148.6	\$4,148.6

APPENDIX C
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MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED

Road Type	Lane Kilometres of Major Roadway													UNIT COST (\$/km)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rural Collector	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	\$1,814,703
Rural Arterial	167.39	167.39	167.39	166.96	167.40	167.40	167.40	165.62	165.62	166.3	166.3	166.3	166.3	168.94	\$1,995,952
Urban & Semi-Urban Collector	83.67	84.10	84.35	84.75	85.72	86.27	86.68	86.88	87.01	88.31	88.49	88.63	88.99	88.99	\$2,490,956
Urban & Semi-Urban Arterial	76.21	77.69	80.54	83.61	85.23	86.47	88.56	88.92	88.92	90.43	92.38	94.40	95.01	95.01	\$2,860,979
Total (#)	337	339	342	346	349	350	353	352	352	355	357	360	360	360	364
Total (\$000)	\$779,065.9	\$784,384.3	\$793,134.4	\$802,068.8	\$809,976.5	\$814,921.5	\$821,929.5	\$819,887.8	\$820,224.4	\$829,124.0	\$835,163.8	\$841,304.1	\$843,913.9	\$843,913.9	\$850,750.8

Bridges & Culverts	# of Bridges & Culverts													UNIT COST (\$/unit)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Road Bridges	90	90	90	90	91	91	91	91	92	95	95	95	95	95	\$1,320,000
Structural Culverts	45	57	49	50	50	50	50	52	54	54	54	56	57	57	\$1,050,000
Total (#)	135	147	139	140	141	141	141	143	146	149	149	151	152	152	152
Total (\$000)	\$166,050.0	\$178,650.0	\$170,250.0	\$171,300.0	\$172,620.0	\$172,620.0	\$172,620.0	\$174,720.0	\$178,140.0	\$182,100.0	\$182,100.0	\$184,200.0	\$185,250.0	\$185,250.0	\$185,250.0

Streetlights, Signals & Crossings	# of Streetlights, Signals and Crossings													UNIT COST (\$/unit)		
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Streetlight Luminaires	1,869	1,870	1,884	1,894	1,904	1,918	1,918	1,920	2,647	8,062	8,887	8,893	8,927	9,229	9,323	\$600
Streetlight Poles	8,592	8,592	8,603	8,603	8,603	8,603	8,603	8,613	8,613	8,615	8,757	8,763	8,769	8,800	8,875	\$6,500
Signalized Intersections	15	15	15	17	17	18	18	20	20	20	21	22	23	23	23	\$290,000
Pedestrian Crossings	-	-	-	-	-	-	-	-	-	1	4	5	5	5	8	\$64,000
Roundabouts	2	2	2	2	2	2	3	3	4	5	6	6	6	6	6	\$581,597
Total (#)	10,478	10,479	10,504	10,516	10,526	10,541	10,542	10,556	11,284	16,703	17,675	17,689	17,730	18,063	18,235	
Total (\$000)	\$62,482.6	\$62,483.2	\$62,563.1	\$63,149.1	\$63,155.1	\$63,453.5	\$64,035.1	\$64,681.3	\$65,699.1	\$69,606.7	\$72,088.3	\$72,484.9	\$72,834.3	\$73,217.0	\$73,952.9	

APPENDIX C
TABLE 1 - PAGE 6

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334
Historic Employment	22,072	22,328	23,196	24,098	25,035	26,008	27,019	27,576	28,145	28,726	29,319	29,923	30,751	31,602	32,477
105,229	106,876	109,186	111,555	113,984	116,474	119,029	121,397	123,812	126,276	128,789	131,350	134,110	136,930	139,811	

INVENTORY SUMMARY (\$000)

Roads and Related	\$1,007,598.5	\$1,025,517.5	\$1,025,947.5	\$1,036,517.9	\$1,045,751.6	\$1,050,995.0	\$1,058,584.6	\$1,059,289.1	\$1,064,063.5	\$1,080,830.7	\$1,089,352.1	\$1,097,988.9	\$1,101,998.2	\$1,102,380.9	\$1,109,953.6
Operations	\$43,883.5	\$44,197.7	\$45,396.5	\$46,160.0	\$46,596.0	\$45,947.6	\$46,513.7	\$47,333.9	\$47,489.9	\$47,738.0	\$47,738.0	\$48,863.6	\$49,393.6	\$50,595.7	\$51,479.8
Total (\$000)	\$1,051,482.0	\$1,069,715.2	\$1,071,344.0	\$1,082,677.9	\$1,092,347.6	\$1,096,942.6	\$1,105,098.3	\$1,106,623.0	\$1,111,553.4	\$1,128,568.7	\$1,137,090.1	\$1,146,852.5	\$1,151,391.8	\$1,152,976.6	\$1,161,433.4

SERVICE LEVEL (\$/capita)

Roads and Related	\$9,575.29	\$9,595.41	\$9,396.33	\$9,291.54	\$9,174.55	\$9,023.43	\$8,893.50	\$8,725.83	\$8,594.19	\$8,559.27	\$8,458.43	\$8,359.26	\$8,217.12	\$8,050.69	\$7,938.96	\$8,790.25
Operations	\$417.03	\$413.54	\$415.77	\$413.79	\$408.79	\$394.49	\$390.78	\$389.91	\$383.56	\$378.04	\$370.67	\$372.01	\$368.31	\$369.50	\$368.21	\$390.29
Total (\$/population & employment)	\$9,992.32	\$10,008.95	\$9,812.10	\$9,705.33	\$9,583.34	\$9,417.92	\$9,284.28	\$9,115.74	\$8,977.75	\$8,937.32	\$8,829.09	\$8,731.27	\$8,585.43	\$8,420.19	\$8,307.17	\$9,180.55

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$9,180.55
Household & Employment Growth 2025-2034	38,395
Maximum Allowable Funding Envelope	\$352,487,086

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Operations Infrastructure	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing		Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
					%	\$				
Buildings, Land & Equipment										
1 Future Clarington Operations Centre	2026 - 2028	\$ 77,800,000	\$ -	\$ 77,800,000	0%	\$ -	\$ 77,800,000	\$ 9,914,805	\$ 67,885,195	\$ -
2 South Courtice Satellite Facility	2035 - 2035	\$ 7,500,000	\$ -	\$ 7,500,000	0%	\$ -	\$ 7,500,000	\$ -	\$ -	\$ 7,500,000
3 Land Acquisition for South Courtice Satellite Facility	2035 - 2035	\$ 6,480,000	\$ -	\$ 6,480,000	0%	\$ -	\$ 6,480,000	\$ -	\$ -	\$ 6,480,000
Municipal Fleet and Equipment - Roads										
4 Two 1 Ton Crew Cab Pickup	2025 - 2025	\$ 190,950	\$ -	\$ 190,950	0%	\$ -	\$ 190,950	\$ 190,950	\$ -	\$ -
5 Two 1 Ton Crew Cab Dump	2025 - 2025	\$ 241,200	\$ -	\$ 241,200	0%	\$ -	\$ 241,200	\$ 241,200	\$ -	\$ -
6 Two Single Axle Combo Plow	2025 - 2025	\$ 683,400	\$ -	\$ 683,400	0%	\$ -	\$ 683,400	\$ 683,400	\$ -	\$ -
7 Mechanical Street Sweeper	2025 - 2025	\$ 351,750	\$ -	\$ 351,750	0%	\$ -	\$ 351,750	\$ 351,750	\$ -	\$ -
8 Rotary Mower Head	2025 - 2025	\$ 50,250	\$ -	\$ 50,250	0%	\$ -	\$ 50,250	\$ 50,250	\$ -	\$ -
9 Flail Mower Head	2025 - 2025	\$ 50,250	\$ -	\$ 50,250	0%	\$ -	\$ 50,250	\$ 50,250	\$ -	\$ -
10 Roller Pro Attachments	2025 - 2025	\$ 100,500	\$ -	\$ 100,500	0%	\$ -	\$ 100,500	\$ 100,500	\$ -	\$ -
11 Diagnostic Scanner	2025 - 2025	\$ 20,352	\$ -	\$ 20,352	0%	\$ -	\$ 20,352	\$ 20,352	\$ -	\$ -
12 Small Equipment Upgrades	2025 - 2025	\$ 30,528	\$ -	\$ 30,528	0%	\$ -	\$ 30,528	\$ 30,528	\$ -	\$ -
13 Two Single Axle Combo Plows	2026 - 2026	\$ 686,000	\$ -	\$ 686,000	0%	\$ -	\$ 686,000	\$ 686,000	\$ -	\$ -
14 1 Ton Mini Excavator	2026 - 2026	\$ 261,000	\$ -	\$ 261,000	0%	\$ -	\$ 261,000	\$ 261,000	\$ -	\$ -
15 1 Ton Crew Cab Pickup	2026 - 2026	\$ 95,000	\$ -	\$ 95,000	0%	\$ -	\$ 95,000	\$ 95,000	\$ -	\$ -
16 1 Ton Crew cab Dump	2026 - 2026	\$ 121,000	\$ -	\$ 121,000	0%	\$ -	\$ 121,000	\$ 121,000	\$ -	\$ -
17 Two Single Axle Combo Plows	2027 - 2027	\$ 689,000	\$ -	\$ 689,000	0%	\$ -	\$ 689,000	\$ -	\$ 689,000	\$ -
18 Two Single Axle Combo Plows	2028 - 2028	\$ 691,000	\$ -	\$ 691,000	0%	\$ -	\$ 691,000	\$ -	\$ 691,000	\$ -
19 Two Single Axle Combo Plows	2029 - 2029	\$ 694,000	\$ -	\$ 694,000	0%	\$ -	\$ 694,000	\$ -	\$ 694,000	\$ -
20 1 Ton Crew Cab Dump	2029 - 2029	\$ 126,000	\$ -	\$ 126,000	0%	\$ -	\$ 126,000	\$ -	\$ 126,000	\$ -
21 Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$ 5,082,180	\$ -	\$ 5,082,180	0%	\$ -	\$ 5,082,180	\$ -	\$ 5,082,180	\$ -
Municipal Fleet and Equipment - Parks										
22 1 Ton Crew Cab Dump	2025 - 2025	\$ 120,600	\$ -	\$ 120,600	0%	\$ -	\$ 120,600	\$ 120,600	\$ -	\$ -
23 Sportsfield Tow Behind Mower Attachment for Tractors	2025 - 2025	\$ 30,150	\$ -	\$ 30,150	0%	\$ -	\$ 30,150	\$ 30,150	\$ -	\$ -
24 Wide Area Mower/Sportsfield Mower	2025 - 2025	\$ 125,625	\$ -	\$ 125,625	0%	\$ -	\$ 125,625	\$ 125,625	\$ -	\$ -
25 Two Landscape Trailers	2025 - 2025	\$ 30,150	\$ -	\$ 30,150	0%	\$ -	\$ 30,150	\$ 30,150	\$ -	\$ -
26 Tractor Attachments-Aerator, Fertilizer Spreader, Top Dresser	2025 - 2025	\$ 25,125	\$ -	\$ 25,125	0%	\$ -	\$ 25,125	\$ 25,125	\$ -	\$ -
27 Water Tank Insert	2025 - 2025	\$ 10,050	\$ -	\$ 10,050	0%	\$ -	\$ 10,050	\$ 10,050	\$ -	\$ -
28 Two 1/2 Ton Crew Cab Pickups	2025 - 2025	\$ 230,950	\$ -	\$ 230,950	0%	\$ -	\$ 230,950	\$ 230,950	\$ -	\$ -
29 Water Trailer	2026 - 2026	\$ 19,000	\$ -	\$ 19,000	0%	\$ -	\$ 19,000	\$ 19,000	\$ -	\$ -
30 1 Ton Crew Cab Dump	2026 - 2026	\$ 121,000	\$ -	\$ 121,000	0%	\$ -	\$ 121,000	\$ 121,000	\$ -	\$ -
31 1/2 Ton Crew Cab Pickup	2026 - 2026	\$ 111,000	\$ -	\$ 111,000	0%	\$ -	\$ 111,000	\$ 111,000	\$ -	\$ -
32 Landscape Trailer	2027 - 2027	\$ 15,000	\$ -	\$ 15,000	0%	\$ -	\$ 15,000	\$ -	\$ 15,000	\$ -
33 Foamstream Weed Control Unit	2027 - 2027	\$ 42,000	\$ -	\$ 42,000	0%	\$ -	\$ 42,000	\$ -	\$ 42,000	\$ -
34 1/2 Ton Crew Cab Pickup	2027 - 2027	\$ 112,000	\$ -	\$ 112,000	0%	\$ -	\$ 112,000	\$ -	\$ 112,000	\$ -
35 Four Trailers	2028 - 2028	\$ 68,000	\$ -	\$ 68,000	0%	\$ -	\$ 68,000	\$ -	\$ 68,000	\$ -
36 Foamstream Weed Control Unit	2028 - 2028	\$ 48,000	\$ -	\$ 48,000	0%	\$ -	\$ 48,000	\$ -	\$ 48,000	\$ -
37 Sportsfield Mower/Wide Area Mower (16 ft.)	2028 - 2028	\$ 131,000	\$ -	\$ 131,000	0%	\$ -	\$ 131,000	\$ -	\$ 131,000	\$ -
38 Four Zero Turn Mowers	2028 - 2028	\$ 108,000	\$ -	\$ 108,000	0%	\$ -	\$ 108,000	\$ -	\$ 108,000	\$ -
39 Two Mowers (11 ft.)	2028 - 2028	\$ 168,000	\$ -	\$ 168,000	0%	\$ -	\$ 168,000	\$ -	\$ 168,000	\$ -
40 Haul All Crane - Parks Garbage Truck	2029 - 2029	\$ 253,000	\$ -	\$ 253,000	0%	\$ -	\$ 253,000	\$ -	\$ 253,000	\$ -
41 Zero Turn Mower	2029 - 2029	\$ 26,000	\$ -	\$ 26,000	0%	\$ -	\$ 26,000	\$ -	\$ 26,000	\$ -
42 Mower (11 ft.)	2029 - 2029	\$ 84,000	\$ -	\$ 84,000	0%	\$ -	\$ 84,000	\$ -	\$ 84,000	\$ -
43 Trailer	2029 - 2029	\$ 16,000	\$ -	\$ 16,000	0%	\$ -	\$ 16,000	\$ -	\$ 16,000	\$ -

APPENDIX C.1
TABLE 2

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Operations Infrastructure		Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing		Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
						%	\$				
44	1 Ton Crew Cab Utility Truck	2029 - 2029	\$ 126,000	\$ -	\$ 126,000	0%	\$ -	\$ 126,000	\$ -	\$ 126,000	\$ -
45	Forestry Crane Truck with Chipper Box	2029 - 2029	\$ 212,000	\$ -	\$ 212,000	0%	\$ -	\$ 212,000	\$ -	\$ 212,000	\$ -
46	Chipper	2029 - 2029	\$ 159,000	\$ -	\$ 159,000	0%	\$ -	\$ 159,000	\$ -	\$ 159,000	\$ -
47	Stump Grinder	2029 - 2029	\$ 106,000	\$ -	\$ 106,000	0%	\$ -	\$ 106,000	\$ -	\$ 106,000	\$ -
48	Dump Trailer	2029 - 2029	\$ 21,000	\$ -	\$ 21,000	0%	\$ -	\$ 21,000	\$ -	\$ 21,000	\$ -
49	Two 1/2 Ton Crew Cab Pickups	2029 - 2029	\$ 225,000	\$ -	\$ 225,000	0%	\$ -	\$ 225,000	\$ -	\$ 225,000	\$ -
50	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$ 2,743,650	\$ -	\$ 2,743,650	0%	\$ -	\$ 2,743,650	\$ -	\$ 2,743,650	\$ -
Municipal Fleet and Equipment - Community Services											
51	1 Ton Maintenance Van with Outfitting	2025 - 2025	\$ 90,450	\$ -	\$ 90,450	0%	\$ -	\$ 90,450	\$ 90,450	\$ -	\$ -
52	1/2 Ton Regular Cab Pickup	2025 - 2025	\$ 115,475	\$ -	\$ 115,475	0%	\$ -	\$ 115,475	\$ 115,475	\$ -	\$ -
53	25 ft. Scissor Lift	2026 - 2026	\$ 34,000	\$ -	\$ 34,000	0%	\$ -	\$ 34,000	\$ 34,000	\$ -	\$ -
54	Two Cargo Vans with Outfitting	2026 - 2026	\$ 171,000	\$ -	\$ 171,000	0%	\$ -	\$ 171,000	\$ 171,000	\$ -	\$ -
55	Two Ice Resurfacers	2026 - 2026	\$ 346,000	\$ -	\$ 346,000	0%	\$ -	\$ 346,000	\$ 346,000	\$ -	\$ -
56	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$ 756,925	\$ -	\$ 756,925	0%	\$ -	\$ 756,925	\$ -	\$ 756,925	\$ -
Municipal Fleet and Equipment - Legislative Services											
57	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$ 85,325	\$ -	\$ 85,325	0%	\$ -	\$ 85,325	\$ -	\$ 85,325	\$ -
Municipal Fleet and Equipment - Planning & Infrastructure											
58	Electric Car	2025 - 2025	\$ 65,000	\$ -	\$ 65,000	0%	\$ -	\$ 65,000	\$ 65,000	\$ -	\$ -
59	Provision for Additional Fleet (Years 6 - 10)	2030 - 2034	\$ 65,000	\$ -	\$ 65,000	0%	\$ -	\$ 65,000	\$ -	\$ 65,000	\$ -
Studies											
60	Fleet Master Plan	2025 - 2025	\$ 40,000	\$ -	\$ 40,000	78%	\$ 31,382	\$ 8,618	\$ 8,618	\$ -	\$ -
Sub-total Operations			\$ 109,200,835	\$ -	\$ 109,200,835		\$ 31,382	\$ 109,169,453	\$ 14,451,178	\$ 80,738,275	\$ 13,980,000

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure		From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing		Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
Bridge Structure Works														
1	Longworth Ave. Structure at Brookhill	Brookhill Tributary Crossing			2027 - 2027	\$ 1,826,000	\$ -	\$ 1,826,000	0%	\$ -	\$ 1,826,000	\$ -	\$ 1,826,000	\$ -
2	Grady Dr. Structure (and Road Link)	At Foster Creek			2029 - 2029	\$ 4,497,500	\$ -	\$ 4,497,500	0%	\$ -	\$ 4,497,500	\$ -	\$ 4,497,500	\$ -
3	Lambs Rd. Grade Separation	at CNR Crossing			2029 - 2034	\$ 22,588,800	\$ -	\$ 22,588,800	3%	\$ 745,000	\$ 21,843,800	\$ -	\$ 21,843,800	\$ -
4	Bennett Rd.	At Soper Creek Tributary			2036 - 2036	\$ 1,668,700	\$ -	\$ 1,668,700	50%	\$ 834,350	\$ 834,350	\$ -	\$ -	\$ 834,350
5	Providence Rd CPR Overpass Railroad Crossing				2027 - 2034	\$ 12,000,000	\$ -	\$ 12,000,000	9%	\$ 1,064,000	\$ 10,936,000	\$ -	\$ 10,936,000	\$ -
Culvert Works														
6	Hancock Rd. Box Culvert	at Black Creek Tributary			2027 - 2027	\$ 1,457,900	\$ -	\$ 1,457,900	67%	\$ 977,596	\$ 480,304	\$ -	\$ 480,304	\$ -
7	Lambs Rd. Box Culvert - Extension	at Soper Creek Tributary			2028 - 2028	\$ 286,400	\$ -	\$ 286,400	0%	\$ -	\$ 286,400	\$ -	\$ 286,400	\$ -
8	Baseline Rd. Culvert - Extension	at Darlington Creek			2032 - 2032	\$ 286,400	\$ -	\$ 286,400	0%	\$ -	\$ 286,400	\$ -	\$ 286,400	\$ -
9	Baseline Road Culvert - Extension	140m East of Holt Rd.			2033 - 2033	\$ 286,400	\$ -	\$ 286,400	0%	\$ -	\$ 286,400	\$ -	\$ 286,400	\$ -
10	Baseline Rd. Culvert - Extension	at Robinson Creek (w. of R.R. 34)			2033 - 2033	\$ 286,400	\$ -	\$ 286,400	0%	\$ -	\$ 286,400	\$ -	\$ 286,400	\$ -
11	Baseline Rd. Culvert - Extension	at Tooley Creek (e. of R.R. 34)			2034 - 2034	\$ 286,400	\$ -	\$ 286,400	0%	\$ -	\$ 286,400	\$ -	\$ 286,400	\$ -
Intersection Works														
12	George Reynolds Dr.	At Courtice Rd.			2025 - 2025	\$ 1,186,400	\$ -	\$ 1,186,400	0%	\$ -	\$ 1,186,400	\$ 1,186,400	\$ -	\$ -
13	Green Rd.	At Brookhill			2026 - 2026	\$ 210,900	\$ -	\$ 210,900	50%	\$ 105,450	\$ 105,450	\$ -	\$ -	\$ -
14	King Ave./Baldwin St./North Street				2026 - 2026	\$ 415,800	\$ -	\$ 415,800	50%	\$ 207,900	\$ 207,900	\$ -	\$ -	\$ -
15	King St.	At Ontario St.			2026 - 2026	\$ 210,900	\$ -	\$ 210,900	50%	\$ 105,450	\$ 105,450	\$ -	\$ -	\$ -
16	Longworth Ave./Green Rd. (Intersection)				2027 - 2027	\$ 415,800	\$ -	\$ 415,800	50%	\$ 207,900	\$ 207,900	\$ -	\$ 207,900	\$ -
17	Bennett Rd.	At Lake Road			2027 - 2027	\$ 711,400	\$ -	\$ 711,400	50%	\$ 355,700	\$ 355,700	\$ -	\$ 355,700	\$ -
18	Trulls Rd.	At Sandringham Dr.			2027 - 2027	\$ 711,400	\$ -	\$ 711,400	50%	\$ 355,700	\$ 355,700	\$ -	\$ 355,700	\$ -
19	Baseline Rd.	At Haines St.			2028 - 2028	\$ 491,700	\$ -	\$ 491,700	0%	\$ -	\$ 491,700	\$ -	\$ 491,700	\$ -
20	Baseline Rd.	At Caristrap St.			2028 - 2028	\$ 491,700	\$ -	\$ 491,700	0%	\$ -	\$ 491,700	\$ -	\$ 491,700	\$ -
21	Baseline Rd.	At Mearns Ave./Mearns Ct.			2028 - 2028	\$ 983,400	\$ -	\$ 983,400	0%	\$ -	\$ 983,400	\$ -	\$ 983,400	\$ -
22	Clarington Blvd.	At Prince William Blvd			2029 - 2029	\$ 513,600	\$ -	\$ 513,600	50%	\$ 256,800	\$ 256,800	\$ -	\$ 256,800	\$ -
23	Mearns Ave./Concession St. (Signals)				2031 - 2031	\$ 415,800	\$ -	\$ 415,800	50%	\$ 207,900	\$ 207,900	\$ -	\$ 207,900	\$ -
24	Baseline Rd.	At Maple Grove Rd.			2032 - 2032	\$ 983,400	\$ -	\$ 983,400	0%	\$ -	\$ 983,400	\$ -	\$ 983,400	\$ -
25	Conc. St. E/Lambs Rd. Intersection				2032 - 2032	\$ 415,800	\$ -	\$ 415,800	50%	\$ 207,900	\$ 207,900	\$ -	\$ 207,900	\$ -
26	King St./Scugog St. (Intersection)				2035 - 2035	\$ 711,400	\$ -	\$ 711,400	50%	\$ 355,700	\$ 355,700	\$ -	\$ -	\$ 355,700
27	Toronto St./Mill St. Intersection				2035 - 2035	\$ 210,900	\$ -	\$ 210,900	50%	\$ 105,450	\$ 105,450	\$ -	\$ -	\$ 105,450
28	Trulls Rd.	At George Reynolds Dr.			2036 - 2036	\$ 711,400	\$ -	\$ 711,400	50%	\$ 355,700	\$ 355,700	\$ -	\$ -	\$ 355,700
29	Baseline Rd./Holt Rd. (Signals)				2036 - 2036	\$ 415,800	\$ -	\$ 415,800	50%	\$ 207,900	\$ 207,900	\$ -	\$ -	\$ 207,900
30	Baseline Rd.	At Simpson Ave.			2036 - 2036	\$ 812,900	\$ -	\$ 812,900	0%	\$ -	\$ 812,900	\$ -	\$ -	\$ 812,900
31	Holt Rd./Bloor St. (Signals)				2036 - 2036	\$ 415,800	\$ -	\$ 415,800	50%	\$ 207,900	\$ 207,900	\$ -	\$ -	\$ 207,900
32	Longworth Ave.	At Mearns Ave.			2036 - 2036	\$ 312,600	\$ -	\$ 312,600	50%	\$ 156,300	\$ 156,300	\$ -	\$ -	\$ 156,300
33	ICS - Hancock Rd	At Nash Rd			2025 - 2034	\$ 40,600	\$ -	\$ 40,600	0%	\$ -	\$ 40,600	\$ -	\$ 40,600	\$ -
34	ICS - Hancock Rd	At Bloor St			2025 - 2034	\$ 40,600	\$ -	\$ 40,600	0%	\$ -	\$ 40,600	\$ -	\$ 40,600	\$ -
35	ICS - Lambs Rd	At Concession St E			2025 - 2034	\$ 40,600	\$ -	\$ 40,600	0%	\$ -	\$ 40,600	\$ -	\$ 40,600	\$ -

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure		From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing %	Benefit to Existing \$	Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
Railroad Crossing Improvements - Lights, Traffic Arm, etc.														
36	Bennett Rd. Railroad Crossing		at CNR Level Crossing		2027 - 2027	\$ 387,400	\$ -	\$ 387,400	0%	\$ -	\$ 387,400	\$ -	\$ 387,400	\$ -
37	Arthur St. Railroad Crossing		at C.P.R Level Crossing		2029 - 2034	\$ 957,100	\$ -	\$ 957,100	0%	\$ -	\$ 957,100	\$ -	\$ 957,100	\$ -
38	Prestonvale Rd. Railroad Crossing		at CPR Level Crossing		2031 - 2031	\$ 645,700	\$ -	\$ 645,700	0%	\$ -	\$ 645,700	\$ -	\$ 645,700	\$ -
39	Provision for Future Railroad Crossing Improvements				2025 - 2034	\$ 507,500	\$ -	\$ 507,500	0%	\$ -	\$ 507,500	\$ -	\$ 507,500	\$ -
Road Works - New Urban Collectors														
40	George Reynolds Dr.	Courtice Rd.	Harry Gay Dr.	440.0	2025 - 2025	\$ 3,353,700	\$ -	\$ 3,353,700	0%	\$ -	\$ 3,353,700	\$ 3,353,700	\$ -	\$ -
41	West Side Drive Extension	Baseline Road	50m South of Baseline Road	50.0	2025 - 2025	\$ 286,100	\$ -	\$ 286,100	0%	\$ -	\$ 286,100	\$ 286,100	\$ -	\$ -
42	SBRC Road	Green Road	West Side Drive Extension	500.0	2025 - 2025	\$ 2,861,300	\$ -	\$ 2,861,300	0%	\$ -	\$ 2,861,300	\$ 2,861,300	\$ -	\$ -
43	Bennett Rd.	Hwy 2	Concession Rd. 3	3600.0	2036 - 2036	\$ 20,296,998	\$ -	\$ 20,296,998	0%	\$ -	\$ 20,296,998	\$ -	\$ -	\$ 20,296,998
Road Works - Collector Road Oversizing														
44	Longworth Ave. (Road Oversizing)	West Bowmanville Boundary	Green Rd.	420.0	2025 - 2025	\$ 189,500	\$ -	\$ 189,500	0%	\$ -	\$ 189,500	\$ 189,500	\$ -	\$ -
45	Longworth Ave. (Road Oversizing)	Bowmanville Creek	Green Rd.	1540.0	2027 - 2027	\$ 694,700	\$ -	\$ 694,700	0%	\$ -	\$ 694,700	\$ -	\$ 694,700	\$ -
47	Clarington Blvd Collector Road Oversizing	Stevens Rd	Nash Rd.		2029 - 2033	\$ 804,996	\$ -	\$ 804,996	0%	\$ -	\$ 804,996	\$ -	\$ 804,996	\$ -
Road Works - Rural to Urban Collector														
48	Conc. Rd. 3	500m East of Middle Rd.	Liberty St.	330.0	2026 - 2026	\$ 2,122,600	\$ -	\$ 2,122,600	8%	\$ 165,000	\$ 1,957,600	\$ 1,957,600	\$ -	\$ -
49	Conc. Rd. 3	Liberty St.	90m W. of Jollow Dr.	390.0	2026 - 2026	\$ 2,454,000	\$ -	\$ 2,454,000	8%	\$ 195,000	\$ 2,259,000	\$ 2,259,000	\$ -	\$ -
50	Green Rd.	Ross Wright	Future Longworth Avenue	150.0	2026 - 2026	\$ 964,800	\$ -	\$ 964,800	8%	\$ 75,000	\$ 889,800	\$ 889,800	\$ -	\$ -
51	Baseline Rd.	Haines St.	Lambs Rd.	420.0	2028 - 2028	\$ 2,642,800	\$ -	\$ 2,642,800	8%	\$ 210,000	\$ 2,432,800	\$ -	\$ 2,432,800	\$ -
52	Lambs Rd.	Highway 2	Concession St. E	1350.0	2027 - 2027	\$ 8,683,300	\$ -	\$ 8,683,300	8%	\$ 675,000	\$ 8,008,300	\$ -	\$ 8,008,300	\$ -
53	Trulls Rd.	Bloor St. (Reg. Rd. 22)	Baseline Rd.	1820.0	2028 - 2028	\$ 9,527,200	\$ -	\$ 9,527,200	10%	\$ 910,000	\$ 8,617,200	\$ -	\$ 8,617,200	\$ -
54	East Shore Dr.	Port Darlington Rd.	Lake Rd.	425.0	2028 - 2028	\$ 2,733,600	\$ -	\$ 2,733,600	8%	\$ 212,500	\$ 2,521,100	\$ -	\$ 2,521,100	\$ -
55	Concession St. E.	Soper Creek Dr.	Lambs Rd.	490.0	2029 - 2029	\$ 3,405,500	\$ -	\$ 3,405,500	7%	\$ 245,000	\$ 3,160,500	\$ -	\$ 3,160,500	\$ -
56	Haines St.	Baseline Rd.	Reg. Highway 2	920.0	2029 - 2029	\$ 5,917,500	\$ -	\$ 5,917,500	8%	\$ 460,000	\$ 5,457,500	\$ -	\$ 5,457,500	\$ -
57	Nash Rd. (Future Clarington Blvd.)	South 90 degree Curve	North 90 degree Curve	590.0	2030 - 2030	\$ 3,794,900	\$ -	\$ 3,794,900	8%	\$ 295,000	\$ 3,499,900	\$ -	\$ 3,499,900	\$ -
58	Lambs Rd.	Highway 401	Baseline Rd.	480.0	2031 - 2031	\$ 3,087,400	\$ -	\$ 3,087,400	8%	\$ 240,000	\$ 2,847,400	\$ -	\$ 2,847,400	\$ -
59	Prestonvale Rd.	CPR Level Crossing	262m S. Southfield Ave.	1038.0	2031 - 2031	\$ 6,676,500	\$ -	\$ 6,676,500	8%	\$ 519,000	\$ 6,157,500	\$ -	\$ 6,157,500	\$ -
60	Conc. Rd. 3	200m East of Reg. Rd. 57	100m West of Middle Rd.	520.0	2027 - 2027	\$ 3,344,700	\$ -	\$ 3,344,700	8%	\$ 260,000	\$ 3,084,700	\$ -	\$ 3,084,700	\$ -
61	Baseline Rd.	170m East of Darlington Creek	Holt Rd.	1460.0	2032 - 2032	\$ 9,416,600	\$ -	\$ 9,416,600	8%	\$ 730,000	\$ 8,686,600	\$ -	\$ 8,686,600	\$ -
62	Green Rd.	Future Longworth Ave.	670 m North of Longworth	670.0	2032 - 2032	\$ 4,309,500	\$ -	\$ 4,309,500	8%	\$ 335,000	\$ 3,974,500	\$ -	\$ 3,974,500	\$ -
63	Lambs Rd.	Concession St. E	CPR Tracks	1110.0	2027 - 2027	\$ 7,139,600	\$ -	\$ 7,139,600	8%	\$ 555,000	\$ 6,584,600	\$ -	\$ 6,584,600	\$ -
64	Baseline Rd.	Prestonvale Rd.	Trulls Rd.	1220.0	2033 - 2033	\$ 5,720,700	\$ -	\$ 5,720,700	11%	\$ 610,000	\$ 5,110,700	\$ -	\$ 5,110,700	\$ -
65	Baseline Rd.	Reg. Rd. 34 (Courtice Rd.)	Hancock Road	820.0	2034 - 2034	\$ 3,959,600	\$ -	\$ 3,959,600	10%	\$ 410,000	\$ 3,549,600	\$ -	\$ 3,549,600	\$ -
66	Concession St. E.	Lambs Rd.	Providence Rd.	830.0	2034 - 2034	\$ 5,338,600	\$ -	\$ 5,338,600	8%	\$ 415,000	\$ 4,923,600	\$ -	\$ 4,923,600	\$ -
67	Bloor St. Upgrade	Courtice Rd	Hancock Rd	840.0	2027 - 2030	\$ 5,402,900	\$ -	\$ 5,402,900	8%	\$ 420,000	\$ 4,982,900	\$ -	\$ 4,982,900	\$ -
68	Trulls Rd.	Billet Gate	Pebblestone Rd.	1070.0	2036 - 2036	\$ 6,882,300	\$ -	\$ 6,882,300	8%	\$ 535,000	\$ 6,347,300	\$ -	\$ -	\$ 6,347,300
69	Bennett Rd.	South Service Rd.	South End (East Beach Rd.)	752.0	2027 - 2027	\$ 3,482,100	\$ -	\$ 3,482,100	11%	\$ 376,000	\$ 3,106,100	\$ -	\$ 3,106,100	\$ -
70	Conc. Rd. 3	Mearns Ave	Lambs Rd.	820.0	2034 - 2034	\$ 6,652,700	\$ -	\$ 6,652,700	6%	\$ 410,000	\$ 6,242,700	\$ -	\$ 6,242,700	\$ -
71	Conc. Rd. 3	Reg. Rd. 17	Arthur St.	738.0	2031 - 2034	\$ 2,557,100	\$ -	\$ 2,557,100	14%	\$ 369,000	\$ 2,188,100	\$ -	\$ 2,188,100	\$ -
72	Bennett Rd.	Highway 401	Reg. Highway 2	940.0	2036 - 2036	\$ 3,257,000	\$ -	\$ 3,257,000	14%	\$ 470,000	\$ 2,787,000	\$ -	\$ -	\$ 2,787,000
73	Hancock Rd.	Nash Rd.	0.65km North	662.0	2027 - 2027	\$ 2,293,800	\$ -	\$ 2,293,800	14%	\$ 331,000	\$ 1,962,800	\$ -	\$ 1,962,800	\$ -
74	Hancock Rd.	275m South of Nash. Rd.	Nash Rd.	275.0	2027 - 2027	\$ 952,800	\$ -	\$ 952,800	14%	\$ 137,500	\$ 815,300	\$ -	\$ 815,300	\$ -
75	Arthur St.	CPR Level Crossing	1.13km N. of CPR	1131.0	2029 - 2029	\$ 3,918,800	\$ -	\$ 3,918,800	14%	\$ 565,500	\$ 3,353,300	\$ -	\$ 3,353,300	\$ -
76	Arthur St.	1.13 km North CPR Level Crossing	Conc. Rd. 3	515.0	2026 - 2032	\$ 1,784,400	\$ -	\$ 1,784,400	14%	\$ 257,500	\$ 1,526,900	\$ -	\$ 1,526,900	\$ -

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TABLE 2

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure		From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing %	Benefit to Existing \$	Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
Road Works - Rural Upgrade / Rural Redevelopment														
77	Lambs Rd.	CPR Tracks	Conc. Rd. 3		2026 - 2026	\$ 1,062,000	\$ -	\$ 1,062,000	50%	\$ 531,000	\$ 531,000	\$ 531,000	\$ -	\$ -
78	Maple Grove Rd.	Hwy 2	Future Longworth Ave		2026 - 2026	\$ 902,700	\$ -	\$ 902,700	50%	\$ 451,350	\$ 451,350	\$ 451,350	\$ -	\$ -
79	Middle Rd.	890m N of Conc 3	Taunton Rd.		2026 - 2026	\$ 3,525,700	\$ -	\$ 3,525,700	50%	\$ 1,762,850	\$ 1,762,850	\$ 1,762,850	\$ -	\$ -
80	Conc. Rd. 3	Lambs Rd.	Reg. Rd. 42		2028 - 2028	\$ 2,654,900	\$ -	\$ 2,654,900	50%	\$ 1,327,450	\$ 1,327,450	\$ -	\$ 1,327,450	\$ -
81	Old Scugog Rd.	Conc. Rd. 4	Taunton Rd.		2030 - 2030	\$ 2,240,700	\$ -	\$ 2,240,700	50%	\$ 1,120,350	\$ 1,120,350	\$ -	\$ 1,120,350	\$ -
82	Pebblestone Rd.	Reg. Rd. 55 (Townline Rd.)	Tooley Rd.		2030 - 2030	\$ 1,306,200	\$ -	\$ 1,306,200	50%	\$ 653,100	\$ 653,100	\$ -	\$ 653,100	\$ -
83	Pebblestone Rd.	Trulls Rd.	Reg. Rd. 34 (Courtice Rd.)		2030 - 2030	\$ 870,800	\$ -	\$ 870,800	50%	\$ 435,400	\$ 435,400	\$ -	\$ 435,400	\$ -
84	Temperance St Upgrade	King St E	Church St		2025 - 2030	\$ 553,200	\$ -	\$ 553,200	50%	\$ 276,600	\$ 276,600	\$ -	\$ 276,600	\$ -
86	Concession Road 4 Upgrade (Future Clarington Ops Depot/Fire Station)			400.0	2026 - 2028	\$ 3,000,000	\$ -	\$ 3,000,000	7%	\$ 200,000	\$ 2,800,000	\$ -	\$ 2,800,000	\$ -
Road Works - Semi Urban to Urban Collector														
87	Nash Rd.	50m East of Harry Gay Dr.	Hancock Rd.	320.0	2025 - 2028	\$ 1,957,600	\$ -	\$ 1,957,600	8%	\$ 160,000	\$ 1,797,600	\$ -	\$ 1,797,600	\$ -
88	Baseline Rd.	Mearns Ct.	Haines St.	420.0	2028 - 2028	\$ 2,598,700	\$ -	\$ 2,598,700	8%	\$ 210,000	\$ 2,388,700	\$ -	\$ 2,388,700	\$ -
89	Trulls Rd.	230m South of Yorkville Dr.	Reg. Rd. 22	720.0	2028 - 2028	\$ 3,643,100	\$ -	\$ 3,643,100	10%	\$ 360,000	\$ 3,283,100	\$ -	\$ 3,283,100	\$ -
90	Stevens Rd.	Reg. Rd. 57	East End	280.0	2032 - 2032	\$ 1,486,300	\$ -	\$ 1,486,300	9%	\$ 140,000	\$ 1,346,300	\$ -	\$ 1,346,300	\$ -
91	Queen Street Servicing Upgrade	Lambert St	St. George St S	120.0	2025 - 2028	\$ 637,000	\$ -	\$ 637,000	9%	\$ 60,000	\$ 577,000	\$ -	\$ 577,000	\$ -
Road Works - New 4-lane Urban Collector														
92	Prince William Blvd.	Pethick St.	Reg. Rd. 57		2029 - 2029	\$ 2,082,900	\$ -	\$ 2,082,900	0%	\$ -	\$ 2,082,900	\$ -	\$ 2,082,900	\$ -
93	Longworth Ave.	Holt Rd.	Maple Grove Rd.		2030 - 2030	\$ 4,684,700	\$ -	\$ 4,684,700	0%	\$ -	\$ 4,684,700	\$ -	\$ 4,684,700	\$ -
94	Longworth Ave.	Maple Grove Rd.	West Bowmanville Boundary		2030 - 2030	\$ 2,305,500	\$ -	\$ 2,305,500	0%	\$ -	\$ 2,305,500	\$ -	\$ 2,305,500	\$ -
95	Energy Drive	410m East of Osborne Rd.	Crago Rd.		2032 - 2032	\$ 3,032,400	\$ -	\$ 3,032,400	0%	\$ -	\$ 3,032,400	\$ -	\$ 3,032,400	\$ -
96	Green Rd. Widening	Baseline Rd.	Reg. Highway 2		2030 - 2039	\$ 2,632,200	\$ -	\$ 2,632,200	0%	\$ -	\$ 2,632,200	\$ -	\$ 1,350,900	\$ 1,281,300
97	Lambs Rd.	Port Darlington Rd.	Lake Rd.		2036 - 2036	\$ 2,067,000	\$ -	\$ 2,067,000	0%	\$ -	\$ 2,067,000	\$ -	\$ -	\$ 2,067,000
98	Baseline Rd.	Lambs Rd.	Bennett Rd.		2034 - 2036	\$ 3,679,200	\$ -	\$ 3,679,200	0%	\$ -	\$ 3,679,200	\$ -	\$ 1,888,242	\$ 1,790,958
Road Works - New 4-lane Urban Arterial														
99	Townline Road Extension	Townline Rd S	500m E of Courtice Rd S		2031 - 2041	\$ 18,857,000	\$ -	\$ 18,857,000	0%	\$ -	\$ 18,857,000	\$ -	\$ 9,677,806	\$ 9,179,194
100	Hancock Rd.	Bloor St.	Hwy 2		2027 - 2039	\$ 13,187,700	\$ -	\$ 13,187,700	0%	\$ -	\$ 13,187,700	\$ -	\$ 6,768,203	\$ 6,419,497
101	Meadowglade Road	East Limits	Hancock	1800.0	2027 - 2039	\$ 15,375,283	\$ -	\$ 15,375,283	0%	\$ -	\$ 15,375,283	\$ -	\$ 8,541,824	\$ 6,833,459
Road Works - Reconstruct Rural Road to Regional Standard														
102	Holt Rd.	Reg. Highway 2	Future Longworth Ave.	325.0	2030 - 2030	\$ 1,596,300	\$ -	\$ 1,596,300	10%	\$ 162,500	\$ 1,433,800	\$ -	\$ 1,433,800	\$ -
103	Holt Rd.	Baseline Rd.	300m South of Baseline Rd.	300.0	2032 - 2034	\$ 1,498,800	\$ -	\$ 1,498,800	10%	\$ 150,000	\$ 1,348,800	\$ -	\$ 1,348,800	\$ -
104	Holt Rd.	Baseline Rd.	Bloor St.	1926.0	2032 - 2034	\$ 9,459,600	\$ -	\$ 9,459,600	10%	\$ 963,000	\$ 8,496,600	\$ -	\$ 8,496,600	\$ -
105	Holt Rd.	Bloor St.	Reg. Highway 2	700.0	2029 - 2034	\$ 3,438,100	\$ -	\$ 3,438,100	10%	\$ 350,000	\$ 3,088,100	\$ -	\$ 3,088,100	\$ -
Sidewalks														
106	Bloor St. Sidewalk	Townline Rd. S	210m E of Townline Rd.		2025 - 2025	\$ 71,100	\$ -	\$ 71,100	25%	\$ 17,775	\$ 53,325	\$ 53,325	\$ -	\$ -
107	Manvers Road (East Side Sidewalk)	Mill St.	Remi Court		2025 - 2025	\$ 115,700	\$ -	\$ 115,700	80%	\$ 92,560	\$ 23,140	\$ -	\$ -	\$ -
108	Prestonvale Rd. Sidewalk	Bloor St.	230m N of Bloor St.		2025 - 2025	\$ 78,200	\$ -	\$ 78,200	0%	\$ -	\$ 78,200	\$ 78,200	\$ -	\$ -
109	Prestonvale Rd. Sidewalk	230m N of Bloor St.	Meadowglade Rd.		2025 - 2025	\$ 55,800	\$ -	\$ 55,800	0%	\$ -	\$ 55,800	\$ 55,800	\$ -	\$ -
110	Reg. Rd. 57 Sidewalk East Side	140m N of Baseline Rd.	Waverly Rd.		2026 - 2026	\$ 60,900	\$ -	\$ 60,900	50%	\$ 30,450	\$ 30,450	\$ 30,450	\$ -	\$ -
111	Regional Rd. 17 Sidewalk East Side	Remi Ct.	375m N of CPR		2026 - 2026	\$ 196,900	\$ -	\$ 196,900	80%	\$ 157,520	\$ 39,380	\$ 39,380	\$ -	\$ -
112	Regional Rd. 17 Sidewalk West Side	Remi Ct.	North of CPR Tracks		2026 - 2026	\$ 113,700	\$ -	\$ 113,700	80%	\$ 90,960	\$ 22,740	\$ 22,740	\$ -	\$ -
113	Tooley Rd. Sidewalk	265m N of Nash Rd.	Adelaide Ave.		2026 - 2026	\$ 255,800	\$ -	\$ 255,800	80%	\$ 204,640	\$ 51,160	\$ 51,160	\$ -	\$ -
114	Highway 2 Sidewalk	35/115 GO Parking Lot	Rudell Rd.		2027 - 2027	\$ 326,800	\$ -	\$ 326,800	0%	\$ -	\$ 326,800	\$ -	\$ 326,800	\$ -
115	Highway 2 Sidewalk	Newcastle Fire Hall	Rudell Rd.		2027 - 2027	\$ 146,200	\$ -	\$ 146,200	0%	\$ -	\$ 146,200	\$ -	\$ 146,200	\$ -
116	Trulls Rd. Sidewalk	Sandringham Dr.	Strathallan Dr.		2029 - 2029	\$ 106,600	\$ -	\$ 106,600	50%	\$ 53,300	\$ 53,300	\$ -	\$ 53,300	\$ -
117	West Scugog Lane Sidewalk	Mill Ln (south leg)	Mill Ln (north leg)		2029 - 2029	\$ 189,800	\$ -	\$ 189,800	80%	\$ 151,840	\$ 37,960	\$ -	\$ 37,960	\$ -
118	Bloor St. (North Side Sidewalk)	Courtice Rd.	Hancock Rd.		2027 - 2030	\$ 291,300	\$ -	\$ 291,300	25%	\$ 72,825	\$ 218,475	\$ -	\$ 218,475	\$ -

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SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure	From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing		Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
								%	\$				
119 Bloor St. (South Side Sidewalk)	Trulls Rd.	Courtice Rd.		2025 - 2025	\$ 1,351,000	\$ -	\$ 1,351,000	25%	\$ 337,750	\$ 1,013,250	\$ -	\$ 1,013,250	\$ -
120 Bloor St. Sidewalk	210m E of Townline Rd.	415m E of Townline Rd.		2030 - 2030	\$ 69,000	\$ -	\$ 69,000	25%	\$ 17,250	\$ 51,750	\$ -	\$ 51,750	\$ -
121 Bloor St. (South Side Sidewalk)	Robinson Creek	Trulls Rd.		2025 - 2025	\$ 271,000	\$ -	\$ 271,000	25%	\$ 67,750	\$ 203,250	\$ 203,250	\$ -	\$ -
122 Reg. Rd. 57 Sidewalk East Side	Hartwell Ave.	CPR		2028 - 2028	\$ 125,700	\$ -	\$ 125,700	50%	\$ 62,850	\$ 62,850	\$ -	\$ 62,850	\$ -
123 Scugog St. Sidewalk	King St.	Rehder Ave.		2030 - 2030	\$ 213,200	\$ -	\$ 213,200	50%	\$ 106,600	\$ 106,600	\$ -	\$ 106,600	\$ -
124 Highway 2 Sidewalk	Soper Creek	Bennett Rd.		2031 - 2031	\$ 502,400	\$ -	\$ 502,400	0%	\$ -	\$ 502,400	\$ -	\$ 502,400	\$ -
125 Regional Rd. 17 Sidewalk West Side	375m N of CPR	Conc. Rd. 3		2029 - 2033	\$ 346,100	\$ -	\$ 346,100	80%	\$ 276,880	\$ 69,220	\$ -	\$ 69,220	\$ -
126 Highway 2 Sidewalk on South Side	East End of Plaza	Hancock Road (Realigned)		2029 - 2033	\$ 180,700	\$ -	\$ 180,700	0%	\$ -	\$ 180,700	\$ -	\$ 180,700	\$ -
127 Liberty St. Sidewalk	Conc. Rd. 3	North Urban Boundary		2030 - 2034	\$ 793,700	\$ -	\$ 793,700	0%	\$ -	\$ 793,700	\$ -	\$ 793,700	\$ -
128 Liberty St. Sidewalk	Bons Ave.	Concession Rd. 3		2025 - 2034	\$ 737,700	\$ -	\$ 737,700	0%	\$ -	\$ 737,700	\$ -	\$ 737,700	\$ -
129 Regional Highway 2	Police Station (2046 Maple Grove Rd.)	170m West of Maple Grove Rd.		2025 - 2025	\$ 57,900	\$ -	\$ 57,900	50%	\$ 28,950	\$ 28,950	\$ 28,950	\$ -	\$ -
130 Regional Highway 2	170m West of Maple Grove Rd.	Boswell Dr.		2025 - 2025	\$ 705,100	\$ -	\$ 705,100	0%	\$ -	\$ 705,100	\$ 705,100	\$ -	\$ -
131 West Townline Rd. Sidewalk	Dudley Court	South Regional Urban Limit		2029 - 2029	\$ 520,700	\$ -	\$ 520,700	80%	\$ 416,560	\$ 104,140	\$ -	\$ 104,140	\$ -
132 Reg. Rd. 57 Sidewalk East Side	Stevens Rd.	Nash Rd.		2029 - 2029	\$ 2,863,900	\$ -	\$ 2,863,900	50%	\$ 1,431,950	\$ 1,431,950	\$ -	\$ 1,431,950	\$ -
133 Hancock Rd.	Highway 2	275m South of Nash. Rd.		2027 - 2027	\$ 716,000	\$ -	\$ 716,000	0%	\$ -	\$ 716,000	\$ -	\$ 716,000	\$ -
134 Regional Rd. 34 Sidewalk	Nash Rd.	North Urban Boundary		2026 - 2026	\$ 2,332,300	\$ -	\$ 2,332,300	50%	\$ 1,166,150	\$ 1,166,150	\$ 1,166,150	\$ -	\$ -
Active Transportation Infrastructure													
135 Regional Rd. 17 MUP East Side	375m N of CPR	Conc. Rd. 3		2029 - 2033	\$ 613,900	\$ -	\$ 613,900	80%	\$ 491,120	\$ 122,780	\$ -	\$ 122,780	\$ -
136 Bloor St./Reg. Rd. 22 MUP	Prestonvale Rd.	65m E of Prestonvale Rd.		2025 - 2025	\$ 64,100	\$ -	\$ 64,100	10%	\$ 6,410	\$ 57,690	\$ 57,690	\$ -	\$ -
137 Reg. Rd. 57 (West Side MUP)	Aspen Springs Dr.	Hwy 2		2025 - 2025	\$ 483,600	\$ -	\$ 483,600	10%	\$ 48,360	\$ 435,240	\$ 435,240	\$ -	\$ -
138 Reg. Rd. 57 (West Side MUP)	Baseline Rd.	Prestonway Dr.		2025 - 2025	\$ 836,900	\$ -	\$ 836,900	10%	\$ 83,690	\$ 753,210	\$ 753,210	\$ -	\$ -
139 Reg. Rd. 57 (West Side MUP)	Prestonway Dr.	Aspen Springs Dr.		2025 - 2025	\$ 463,800	\$ -	\$ 463,800	10%	\$ 46,380	\$ 417,420	\$ 417,420	\$ -	\$ -
140 Reg. Rd. 57 (West Side MUP)	Stevens Rd.	Nash Rd.		2028 - 2028	\$ 1,302,700	\$ -	\$ 1,302,700	10%	\$ 130,270	\$ 1,172,430	\$ -	\$ 1,172,430	\$ -
141 Bloor St./Reg. Rd. 22 MUP	65m E of Prestonvale Rd.	Trulls Rd.		2027 - 2030	\$ 986,900	\$ -	\$ 986,900	10%	\$ 98,690	\$ 888,210	\$ -	\$ 888,210	\$ -
142 Nash Rd.	Green Rd.	Future Clarington Blvd.		2030 - 2030	\$ 387,500	\$ -	\$ 387,500	10%	\$ 38,750	\$ 348,750	\$ -	\$ 348,750	\$ -
143 Nash Rd. (Cycling Lanes)	Solina Rd.	Maple Grove Rd.		2033 - 2033	\$ 3,228,900	\$ -	\$ 3,228,900	10%	\$ 322,890	\$ 2,906,010	\$ -	\$ 2,906,010	\$ -
144 Baseline Rd.	Green Rd.	Spicer Sq.		2027 - 2031	\$ 1,026,400	\$ -	\$ 1,026,400	10%	\$ 102,640	\$ 923,760	\$ -	\$ 923,760	\$ -
145 Baseline Rd.	Regional Rd. 57	Spry Ave.		2027 - 2031	\$ 415,500	\$ -	\$ 415,500	10%	\$ 41,550	\$ 373,950	\$ -	\$ 373,950	\$ -
146 Baseline Rd.	Spicer Sq.	Regional Rd. 57		2027 - 2031	\$ 207,200	\$ -	\$ 207,200	10%	\$ 20,720	\$ 186,480	\$ -	\$ 186,480	\$ -
147 Baseline Rd. (South Side Cycling Facility)	Spry Ave.	Liberty St.		2027 - 2031	\$ 1,260,800	\$ -	\$ 1,260,800	10%	\$ 126,080	\$ 1,134,720	\$ -	\$ 1,134,720	\$ -
148 Baseline Rd.	Liberty St.	Haines St.		2027 - 2034	\$ 1,985,000	\$ -	\$ 1,985,000	10%	\$ 198,500	\$ 1,786,500	\$ -	\$ 1,786,500	\$ -
149 Baseline Rd.	Haines St.	Lambs Rd.		2025 - 2030	\$ 409,600	\$ -	\$ 409,600	10%	\$ 40,960	\$ 368,640	\$ -	\$ 368,640	\$ -
150 Courtice Rd. MUP	Highway 2	South End of Plaza		2030 - 2030	\$ 123,400	\$ -	\$ 123,400	10%	\$ 12,340	\$ 111,060	\$ -	\$ 111,060	\$ -
151 Concession Rd 3 MUP	Mearns Ave	Lambs Rd		2027 - 2029	\$ 583,600	\$ -	\$ 583,600	10%	\$ 58,360	\$ 525,240	\$ -	\$ 525,240	\$ -
152 Bloor St./Reg. Rd. 22 MUP	Trulls Rd.	Courtice Rd.		2025 - 2025	\$ 1,563,100	\$ -	\$ 1,563,100	10%	\$ 156,310	\$ 1,406,790	\$ 1,406,790	\$ -	\$ -
153 Courtice Rd. MUP	South End of Plaza	South Urban Boundary		2030 - 2034	\$ 312,600	\$ -	\$ 312,600	10%	\$ 31,260	\$ 281,340	\$ -	\$ 281,340	\$ -
154 Courtice Road (East Side Sidewalk)	Sandringham Dr.	Bloor St.		2030 - 2034	\$ 2,735,400	\$ -	\$ 2,735,400	10%	\$ 273,540	\$ 2,461,860	\$ -	\$ 2,461,860	\$ -
155 Courtice Rd. (Regional Road 34)	Bloor St.	CPR/Future GO Station		2029 - 2029	\$ 3,009,000	\$ -	\$ 3,009,000	10%	\$ 300,900	\$ 2,708,100	\$ -	\$ 2,708,100	\$ -
156 Bloor St. (South Side MUP)	Prestonvale Rd.	Robinson Creek		2025 - 2025	\$ 488,500	\$ -	\$ 488,500	10%	\$ 48,850	\$ 439,650	\$ -	\$ 439,650	\$ -
157 Liberty St. Sidewalk & MUP	Baseline Rd.	King St.		2027 - 2029	\$ 200,000	\$ 30,300	\$ 169,700	10%	\$ 16,970	\$ 152,730	\$ -	\$ 152,730	\$ -

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Roads Infrastructure	From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing		Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
								%	\$				
Street Lighting Works													
158 Reg. Rd. 57 Streetlighting	CPR	Baseline Rd.		2026 - 2026	\$ 622,200	\$ -	\$ 622,200	14%	\$ 87,108	\$ 535,092	\$ 535,092	\$ -	\$ -
159 Highway 2	Boswell Dr.	Courtice Rd.		2027 - 2027	\$ 671,900	\$ -	\$ 671,900	50%	\$ 335,950	\$ 335,950	\$ -	\$ 335,950	\$ -
160 Hancock Rd.	Highway 2	275m South of Nash. Rd.		2027 - 2027	\$ 53,800	\$ -	\$ 53,800	0%	\$ -	\$ 53,800	\$ -	\$ 53,800	\$ -
161 Highway 2 Streetlighting	East of Firehall	35/115 GO Parking Lot		2027 - 2027	\$ 188,800	\$ -	\$ 188,800	50%	\$ 94,400	\$ -	\$ 94,400	\$ -	\$ -
162 Highway 2 Streetlighting	Soper Creek	Bennett Rd.		2028 - 2028	\$ 542,000	\$ -	\$ 542,000	50%	\$ 271,000	\$ 271,000	\$ -	\$ 271,000	\$ -
163 Reg. Rd. 57 Streetlighting	Highway 2	Nash Rd.		2029 - 2029	\$ 571,400	\$ -	\$ 571,400	21%	\$ 119,994	\$ 451,406	\$ -	\$ 451,406	\$ -
164 Courtice Rd. Streetlighting	Stagemaster Cr.	Bloor St.		2029 - 2033	\$ 413,100	\$ -	\$ 413,100	0%	\$ -	\$ 413,100	\$ -	\$ 413,100	\$ -
165 Courtice Rd. (Regional Road 34)	Bloor St.	Highway 401 Interchange		2029 - 2033	\$ 762,300	\$ -	\$ 762,300	0%	\$ -	\$ 762,300	\$ -	\$ 762,300	\$ -
166 Regional Rd. 17 Streetlighting	Remi Ct.	375m N of CPR		2029 - 2029	\$ 214,200	\$ -	\$ 214,200	0%	\$ -	\$ 214,200	\$ -	\$ 214,200	\$ -
167 Courtice Road Streetlighting	Sandringham Dr.	Stagemaster Cr.		2029 - 2029	\$ 43,600	\$ -	\$ 43,600	0%	\$ -	\$ 43,600	\$ -	\$ 43,600	\$ -
168 Bloor St. (Streetlighting)	Courtice Rd.	Hancock Rd.		2030 - 2030	\$ 314,700	\$ -	\$ 314,700	0%	\$ -	\$ 314,700	\$ -	\$ 314,700	\$ -
169 Bloor St./Reg. Rd. 22 Streetlighting	Prestonvale Rd.	Courtice Rd.		2029 - 2033	\$ 658,700	\$ -	\$ 658,700	41%	\$ 270,067	\$ 388,633	\$ -	\$ 388,633	\$ -
170 Regional Rd. 17 Streetlighting	375m N of CPR	Conc. Rd. 3		2029 - 2033	\$ 373,500	\$ -	\$ 373,500	0%	\$ -	\$ 373,500	\$ -	\$ 373,500	\$ -

APPENDIX C.1

TABLE 2

MUNICIPALITY OF CLARINGTON

2025 DEVELOPMENT CHARGES BACKGROUND STUDY CES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

Roads Infrastructure	From	To	Length (metres)	Timing	Total Gross Cost	Grants, Subsidies Other Recoveries	Net Municipal Cost	Benefit to Existing		Total DC Eligible	Available DC Reserves	2025 2034	Post 2034
								%	\$				
Streetscaping													
171 Newcastle Streetscape Phase 1	North St.	Mill St.		2026 - 2026	\$ 1,175,400	\$ -	\$ 1,175,400	50%	\$ 587,700	\$ 587,700	\$ 587,700	\$ -	\$ -
172 Frank St. (Streetscape)	King St.	Future Queen St.		2028 - 2028	\$ 637,400	\$ -	\$ 637,400	50%	\$ 318,700	\$ 318,700	\$ -	\$ 318,700	\$ -
173 Newcastle Streetscape Phase 2	Mill St.	Beaver St.		2028 - 2028	\$ 391,800	\$ -	\$ 391,800	50%	\$ 195,900	\$ 195,900	\$ -	\$ 195,900	\$ -
174 St. George St. Tree Planting (Streetscape)	King St.	Queen St.		2028 - 2028	\$ 19,300	\$ -	\$ 19,300	50%	\$ 9,650	\$ 9,650	\$ -	\$ 9,650	\$ -
175 Newcastle Streetscape Phase 3	Beaver St.	Arthur St.		2030 - 2030	\$ 854,600	\$ -	\$ 854,600	50%	\$ 427,300	\$ 427,300	\$ -	\$ 427,300	\$ -
176 King St. Corridor Improv. (Streetscape)	Liberty St.	Simpson Ave.		2033 - 2033	\$ 2,019,900	\$ -	\$ 2,019,900	50%	\$ 1,009,950	\$ 1,009,950	\$ -	\$ 1,009,950	\$ -
177 King Street Corridor Improv. (Streetscape)	Simpson Ave.	Mearns Ave.		2033 - 2033	\$ 1,940,700	\$ -	\$ 1,940,700	50%	\$ 970,350	\$ 970,350	\$ -	\$ 970,350	\$ -
178 Highway 2 Streetscape	Townline Rd.	Darlington Blvd.		2034 - 2034	\$ 554,200	\$ -	\$ 554,200	50%	\$ 277,100	\$ 277,100	\$ -	\$ 277,100	\$ -
179 Highway 2 Streetscape	Darlington Blvd.	Centrefield Dr.		2034 - 2034	\$ 628,300	\$ -	\$ 628,300	50%	\$ 314,150	\$ 314,150	\$ -	\$ 314,150	\$ -
180 Highway 2 Streetscape	Centrefield Dr.	Prestonvale Rd.		2034 - 2034	\$ 1,276,900	\$ -	\$ 1,276,900	50%	\$ 638,450	\$ 638,450	\$ -	\$ 638,450	\$ -
181 Highway 2 Streetscape	Prestonvale Rd.	Trulls Rd.		2034 - 2034	\$ 1,489,000	\$ -	\$ 1,489,000	50%	\$ 744,500	\$ 744,500	\$ -	\$ 744,500	\$ -
182 Highway 2 Streetscape	Trulls Rd.	Maplefield Drive		2034 - 2034	\$ 1,605,700	\$ -	\$ 1,605,700	50%	\$ 802,850	\$ 802,850	\$ -	\$ 802,850	\$ -
183 Highway 2 Streetscape	Richard Gay Ave.	Courtice Rd.		2029 2033	\$ 1,221,000	\$ -	\$ 1,221,000	50%	\$ 610,500	\$ 610,500	\$ -	\$ 610,500	\$ -
184 Highway 2 Streetscape	Courtice Rd.	Hancock Rd. (Realigned)		2029 2033	\$ 1,033,300	\$ -	\$ 1,033,300	50%	\$ 516,650	\$ 516,650	\$ -	\$ 516,650	\$ -
Studies													
185 Hospital Transportation Review				2025 - 2034	\$ 59,900	\$ -	\$ 59,900	25%	\$ 14,975	\$ 44,925	\$ -	\$ 44,925	\$ -
186 Transportation Master Plan Update				2025 - 2029	\$ 225,300	\$ -	\$ 225,300	25%	\$ 56,325	\$ 168,975	\$ -	\$ 168,975	\$ -
187 Transportation Master Plan Update				2030 - 2034	\$ 112,700	\$ -	\$ 112,700	25%	\$ 28,175	\$ 84,525	\$ -	\$ 84,525	\$ -
188 Bowmanville Waterfront Redevelopment Transportation Network Needs and Feasibility Study				2025 - 2034	\$ 90,300	\$ -	\$ 90,300	25%	\$ 22,575	\$ 67,725	\$ -	\$ 67,725	\$ -
189 Active Transportation and Trails MP				2029 - 2034	\$ 90,300	\$ -	\$ 90,300	10%	\$ 9,030	\$ 81,270	\$ -	\$ 81,270	\$ -
190 Development Traffic Monitoring Studies for D.C. Project Implementation				2025 - 2034	\$ 180,700	\$ -	\$ 180,700	0%	\$ -	\$ 180,700	\$ -	\$ 180,700	\$ -
191 Active Transportation 401 and Rail Crossing Feasibility Study				2025 - 2028	\$ 100,000	\$ -	\$ 100,000	10%	\$ 10,000	\$ 90,000	\$ -	\$ 90,000	\$ -
Non-Site Specific Improvements													
192 Erosion Protection Works				2025 - 2034	\$ 4,026,500	\$ -	\$ 4,026,500	33%	\$ 1,328,769	\$ 2,697,771	\$ -	\$ 2,697,771	\$ -
Sub-total Roads and Related				36637.0	\$ 388,732,378	\$ 30,300	\$ 388,702,078		\$ 45,274,414	\$ 343,427,664	\$ 22,798,187	\$ 260,590,570	\$ 60,038,906

Residential Development Charge Calculation			
Residential Share of 2025 - 2034 DC Eligible Costs		78%	\$265,895,171
10-Year Growth in Population in New Units			35,923
Unadjusted Development Charge Per Capita			\$7,402
 Industrial Development Charges Calculation			
Non-Residential Share of 2025 - 2034 DC Eligible Costs		8%	\$27,954,832
10-Year Growth in Square Metres			314,400
Unadjusted Development Charge Per Square Metre			\$88.91
 Non-Industrial Development Charges Calculation			
Non-Residential Share of 2025 - 2034 DC Eligible Costs		14%	\$47,478,842
10-Year Growth in Square Metres			233,303
Unadjusted Development Charge Per Square Metre			\$203.51

APPENDIX C.2
TABLE 1

MUNICIPALITY OF CLARINGTON
2025 DEVELOPMENT CHARGES BACKGROUND STUDY
LAND ACQUISITION

Project Description	Timing	Gross Project Cost	Grants, Subsidies & Other Recoveries	Net Municipal Cost	Benefit to Existing		Total DC Eligible Costs	Available DC Reserves	2025 - 2034	Post 2034
					%	\$				
1.0 LAND ACQUISITION										
1.1 Road Infrastructure: Culvert Works										
1.1.1 Hancock Rd. Box Culvert	2027 - 2027	\$ 25,000	\$ -	\$ 25,000	67%	\$ 16,764	\$ 8,236	\$ -	\$ 8,236	\$ -
1.1.2 Lambs Rd. Box Culvert - Extension	2028 - 2028	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
1.1.3 Baseline Rd. Culvert - Extension	2032 - 2032	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
1.1.4 Baseline Road Culvert - Extension	2033 - 2033	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
1.1.5 Baseline Rd. Culvert - Extension	2033 - 2033	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
1.1.6 Baseline Rd. Culvert - Extension	2034 - 2034	\$ 25,000	\$ -	\$ 25,000	0%	\$ -	\$ 25,000	\$ -	\$ 25,000	\$ -
1.2 Road Infrastructure: Road Works - New Urban Collectors										
1.2.1 George Reynolds Dr.	2025 - 2025	\$ 500,000	\$ -	\$ 500,000	0%	\$ -	\$ 500,000	\$ -	\$ 500,000	\$ -
1.2.2 Baseline Rd.	2032 - 2032	\$ 25,000	\$ -	\$ 25,000	8%	\$ 1,938	\$ 23,062	\$ -	\$ 23,062	\$ -
TOTAL LAND ACQUISITION		\$ 675,000	\$ -	\$ 675,000		\$ 18,702	\$ 656,298	\$ -	\$ 656,298	\$ -

Residential Development Charge Calculation

Residential Share of 2025 - 2034 DC Eligible Costs	78%	\$511,256
10-Year Growth in Population in New Units		35,923
Unadjusted Development Charge Per Capita		\$14

Reserve Fund Balance
Balance as at Dec 31, 2024

\$ -

Industrial Development Charges Calculation

Non-Residential Share of 2025 - 2034 DC Eligible Costs	8%	\$53,751
10-Year Growth in Square Metres		314,400
Unadjusted Development Charge Per Square Metre		\$0.17

Non-Industrial Development Charges Calculation

Non-Residential Share of 2025 - 2034 DC Eligible Costs	14%	\$91,291
10-Year Growth in Square Metres		233,303
Unadjusted Development Charge Per Square Metre		\$0.39

The Corporation of the Municipality of
Clarington By-law 2025-XXX

Being a by-law to impose development charges against land in the Municipality of Clarington pursuant to the Development Charges Act, 1997, as amended

Whereas subsection 2(1) of the Development Charges Act, 1997, S.O. 1997, c.27 (the “Act”) provides that the council of a municipality may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services arising from the development of the area to which the by-law applies; and

Whereas a Development Charges Background Study (the “Study”) dated March 24, 2025, as amended, has been prepared in support of the imposition of development charges; and

Whereas Council of the Municipality of Clarington has given notice and held a public meeting on April 7, 2025, in accordance with section 12(1) of the Act; and

Whereas the Municipality of Clarington heard all persons who applied to be heard whether in objection to, or support of, the proposed development charges at a public meeting on April 7, 2025, and on the December 15, 2025 council meeting determined that no additional public meeting was required; and

Whereas Council of the Municipality of Clarington on December 15, 2025 determined that the increase in the need for services attributable to the anticipated development as contemplated in the Study, including any capital costs, will be met by updating the capital budget and forecast for the Municipality of Clarington, where appropriate; and

Whereas Council of the Municipality of Clarington on December 15, 2025 determined that the future excess capacity identified in the Study, shall be paid for by the development charges contemplated in the said Study, or other similar charges; and

Whereas by resolution passed by Council of the Municipality of Clarington on December 15, 2025, Council has given consideration of the use of more than one Development Charge By-law to reflect different needs for services in different areas, also known as “area rating” or “area specific development charges”, and has

determined that for the services, and associated infrastructure proposed to be funded from development charges under this bylaw, that it is fair and reasonable that the charges be calculated on a municipal-wide basis; and

Whereas the Study dated March 24, 2025, as amended, includes an Asset Management Plan that deals with all assets whose capital costs are intended to be funded under the Development Charge By-law and that such assets are considered to be financially sustainable over their full life-cycle; and

Whereas the Council of the Municipality of Clarington will give consideration to incorporating the Asset Management Plan outlined in the Study within the Municipality of Clarington ongoing practices and Corporate Asset Management Plan.

Now Therefore Be It Resolved That the Council of the Corporation of the Municipality of Clarington enacts as follows:

Part 1 — Interpretation

Definitions

1. In this by-law,

"accessory" where used to describe a building or structure, means that the building or structure or part thereof that is incidental, subordinate in purpose or floor area or both, and exclusively devoted to a principal use, building or structure;

"Act" means the *Development Charges Act, 1997*, S.O. 1997, c.27;

"air-supported structure" has the same meaning as in the *Building Code Act*;

"apartment" means a dwelling unit in a residential building, or the residential portion of a mixed-used building, consisting of more than 3 dwelling units, which dwelling units have a common entrance to grade. Despite the foregoing, an "apartment" includes stacked townhouses and means a dwelling unit in a single storey dwelling unit located within or above a residential garage or a commercial use;

“back to back townhouse” means a building with four or more dwelling units divided vertically including a common rear wall each with an independent entrance and has a yard abutting at least one exterior wall of each dwelling unit;

“bedroom” means a habitable room, of at least 7 square metres where a built-in closet is not provided, or at least 6 square metres where a built-in closet is provided, including a den, study, loft or other similar area, but does not include a living room, a dining room, a bathroom or a kitchen;

“building” means a building or structure that occupies an area greater than 10 square metres consisting of a wall, roof and floor or a structural system serving the function thereof, and includes an air-supported structure;

“Building Code” means the *Building Code Act*, 1992, S.O. 1992, c.23 and all Regulations thereunder including the Ontario Building Code, 2012;

“Council” means Council of the Municipality of Clarington;

“development” means any activity or proposed activity in respect of land that requires one or more of the actions or decisions referred to in section 12 and includes redevelopment or a conversion from one use to another;

“development charge” means a development charge imposed by this by-law;

“duplex” means a residential building containing two (2) dwelling units divided horizontally from each other;

“dwelling unit” means one or more habitable rooms designed or intended to be used together as a single and separate housekeeping unit by one or more persons, containing its own full kitchen and sanitary facilities, with a private entrance from outside the unit itself;

“floor” includes a paved, concrete, wooden, gravel or dirt floor;

“grade” means the average level of the proposed finished surface of the ground immediately abutting each building or mixed-use building at all exterior walls;

“gross floor area” means the total area of all floors, whether above or below grade, measured between the outside surfaces of exterior walls, or between the

outside surfaces of exterior walls and the centre line of a party wall or a demising wall as the case may be, including mezzanines, air-supported structures, interior corridors, lobbies, basements, cellars, half-stories, common areas, and the space occupied by interior walls or partitions, but excluding any areas used for,

- (a) loading bays, parking of motor vehicles, retail gas pump canopies; and
- (b) enclosed garbage storage in an accessory building;

"heritage building" means a building designated under section 29 of the *Ontario Heritage Act*, R.S.O. 1990, c. 0.18 and, for purpose of subsection 36(7), includes any building identified as "primary resource" in the registry maintained by the Municipality pursuant to section 28 of such Act;

"industrial", in reference to use, means any land, building or structure or portions thereof used, designed or intended for or in connection with manufacturing, producing, processing, fabricating, assembling, refining, research and development, storage of materials and products, truck terminals, warehousing, but does not include,

- (a) retail service sales or rental areas, storage or warehousing areas used, designed or intended to be used in connection with retail sales, service or rental areas, warehouse clubs or similar uses, self-storage mini warehouses, and secure document storage; and
- (b) office areas that are not accessory to any of the foregoing areas or uses or accessory office uses that are greater than 25% of the gross floor area of the building;

"institutional" means institutional development as defined in the *Development Charges Act* and Ontario Regulation 82/98, as amended.

"linked building" means a residential building that is divided vertically so as to contain only two separate dwelling units, connected underground by footing and foundation, each of which has an independent entrance directly from the outside of the building and is located on a separate lot;

"lot" means a parcel of land within a registered plan of subdivision or any land that may be legally conveyed under the exemptions provided in clause 50(3)(b)

or 50(5)(a) of the *Planning Act*;

"**mezzanine**" has the same meaning as in the *Building Code Act*;

"**mixed-use building**" means a building used, designed or intended to be used either for a combination of non-residential and residential areas and uses, or for a combination of different classes or types of non-residential areas and uses;

"**mobile home**" means a dwelling unit that is designed to be made mobile, and constructed or manufactured to provide a permanent or temporary residence for one or more persons, but does not include a travel trailer or tent trailer;

"**multiple dwelling**" means a dwelling unit in a residential building or the portion of a mixed-use building that contains multiple dwelling units (other than dwelling units contained in an apartment building, linked building, semi-detached building or single detached dwelling) and includes, back-to-back townhouses, plexes and townhouses;

"**Municipality**" means The Corporation of the Municipality of Clarington or the geographic area of the Municipality of Clarington, as the context requires;

"**non-industrial**" in reference to use, means lands, buildings or structures used or designed or intended for use for a purpose which is not residential or industrial;

"**non-profit housing development**" means the development of a non-profit housing building or structure as defined in the Act;

"**non-residential**", in reference to use, means a building or portions of a mixed-use building containing floors or portions of floors which are used, designed or intended to be used for a purpose which is not residential, and includes a hotel, motel and a retirement residence;

"**owner**" means the owner of land or a person who has made application for an approval for the development of land against which a development charge is imposed;

"**party wall**" means a wall jointly owned and jointly used by 2 parties under an easement agreement or by right in law and erected on a line separating 2 parcels of land each of which is, or is capable of being, a separate lot;

"Planning Act" means the *Planning Act*, R.S.O. 1990, c. P.13;

"plex" means a duplex, triplex, fourplex or sixplex;

"residential", in reference to use, means a building or a portion of a mixed-use building and floors or portions of floors contained therein that are used, designed or intended to be used as living accommodation for one or more individuals provided in dwelling units and any building accessory to such dwelling units;

"retirement residence" means a unit within a residential building or the residential portion of a mixed-use building that provides living accommodation, where common facilities for the preparation and consumption of food are provided for the residents of the building, and where each unit or living accommodation has separate sanitary facilities, less than full kitchen facilities and a separate entrance from a common corridor;

"rooming house" means a detached building or structure which comprises rooms that are rented for lodging and where the rooms do not have both culinary and sanitary facilities for the exclusive use of individual occupants;

"semi-detached building" means a residential building that is divided vertically so as to contain only two separate dwelling units, each of which has an independent entrance directly from outside of the building;

"service" means a service designated by section 10;

"single-detached dwelling" means a residential building containing only one dwelling unit which is not attached to any other building or structure except its own garage or shed and has no dwelling units either above it or below it, and includes a mobile home and a linked building;

"sixplex" means a pair of triplexes divided vertically one from the other by a common wall;

"stacked townhouse" means a building, other than a plex, a detached dwelling or townhouse, containing at least 3 dwelling units; each dwelling unit separated from the other vertically and/or horizontally and each dwelling unit having a separate entrance to grade.

“townhouse” means a residential building containing three or more dwelling units separated by vertical division, each of which units has a separate entrance to grade;

“triplex” means a residential building containing 3 dwelling units; and

“Zoning By-laws” means the Municipality's current zoning by-law.

References

2. In this by-law, reference to any Act, Regulation, Plan or By-Law is reference to the Act, Regulation, Plan or By-Law as it is amended or re-enacted from time to time.
3. Unless otherwise specified, references in this by-law to Schedules, Parts, sections, subsections, clauses and paragraphs are to Schedules, Parts, sections, subsections, clauses and paragraphs in this by-law.

Word Usage

4. This by-law shall be read with all changes in gender or number as the context may require.
5. In this by-law, a grammatical variation of a defined word or expression has a corresponding meaning.
6. The Clerk of the Municipality is authorized to effect any minor modifications, corrections or omissions solely of an administrative, numerical, grammatical, semantical or descriptive nature to this by-law or its schedules after the passage of this by-law.

Schedules

7. The following Schedules are attached to and form part of this by-law:

Schedule 1 —Municipal-Wide Development Charges

Schedule 2A — Revitalization Area — Newcastle Village

Schedule 2B — Revitalization Area — Orono

Schedule 2C — Revitalization Area — Bowmanville

Schedule 2D — Revitalization Area — Courtice

Severability

8. If, for any reason, any section or subsection of this by-law is held invalid, it is hereby declared to be the intention of Council that all the remainder of this by-law shall continue in full force and effect until repealed, re-enacted or amended, in whole or in part or dealt with in any other way.

PART 2—

DEVELOPMENT CHARGES

Designated Services and Classes

9. It is hereby declared by Council that all development in the Municipality will increase the need for services.
10. Development charges shall apply without regard to the services which in fact are required or are used by any individual development.
11. Development charges shall be imposed for the following categories of service and class to pay for increased capital costs required because of increased needs for services arising from development:
 - (a) Library Services;
 - (b) Emergency & Fire Protection Services;
 - (c) Parks and Indoor Recreation;
 - (d) Services Related to a Highway: Roads & Related and Operations; and
 - (e) General Government

Rules

12. For the purpose of complying with section 6 of the Act, the following rules have been developed:
 - (a) The rules for determining if a development charge is payable in any particular case and for determining the amount of the charge shall be in accordance with sections 12 through 22.
 - (b) The rules for determining the indexing of development charges shall be

in accordance with section 23.

- (c) The rules for determining exemptions shall be in accordance with Part 3 (sections 24 through 31).
- (d) The rules respecting redevelopment of land shall be in accordance with Part 4 (sections 32 through 36).
- (e) This by-law does not provide for any phasing in of development charges.
- (f) This by-law applies to all lands in the Municipality.

Imposition of Development Charges

- 13. Development charges shall be imposed on all land, buildings or structures that are developed if the development requires,
 - (a) the passing of a zoning by-law or of an amendment thereto under section 34 of the *Planning Act*;
 - (b) the approval of a minor variance under section 45 of the *Planning Act*;
 - (c) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
 - (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
 - (e) a consent under section 53 of the *Planning Act*;
 - (f) the approval of a description under section 9 of the *Condominium Act*, 1998, S.O. 1998, c.19; or
 - (g) the issuing of a permit under the *Building Code Act*, 1992 in relation to a building or structure.
- 14. Not more than one development charge for each service shall be imposed upon any land, building or structure whether or not two or more of the actions or decisions referred to in section 13 are required before the land, building or structure can be developed.
- 15. Notwithstanding section 14, if two or more of the actions or decisions referred to in section 13 occur at different times, additional development charges shall

be imposed in respect of any increase in or additional development permitted by the subsequent action or decision.

Basis of Calculation

16. (1) Development charges for all services shall be calculated,

- (a) in the case of residential buildings and the residential portions of mixed-use buildings, on the basis of the number and type of dwelling units contained in them; and
- (b) in the case of non-residential buildings and the non-residential portion of mixed-use buildings, on the basis of the gross floor area contained in the non-residential building or in the non-residential portion of the mixed-use building.

Amount

17. (1) The amount of the development charges payable in respect of residential development shall be determined in accordance with clause 16(1)(a) and Schedule 1.

(2) The amount of the development charges payable in respect of non-residential development shall be determined in accordance with clause 16(1)(b) and Schedule 1.

Timing of Calculation

18. (1) The total amount of a development charge is the amount of the development charge that would be determined under the by-law on,

- (a) the day an application for an approval of development in a site plan control area under subsection 41(4) of the *Planning Act* was made in respect of the development that is subject of the development charge;
- (b) if clause (a) does not apply, the day an application for an amendment to a by-law passed under section 34 of the *Planning Act* was made in respect of the development that is the subject of the development charge; or

- (c) if neither clause (a) or clause (b) applies, the day the first building permit is issued for the development that is the subject of the development charge.
- (2) Subsection (1) applies even if this by-law is no longer in effect.
- (3) Where clause (1)(a) or (b) applies, interest shall be payable on the development charge, in accordance with section 26, 26.1 and 26.2 of the Act, as amended.
- (4) If a development was the subject of more than one application referred to in clause (1)(a) or (b), the later one is deemed to be the applicable application for the purposes of this section.
- (5) Clauses (1)(a) and (b) do not apply if, on the date the first building permit is issued for the development, more than 18 months has elapsed since the application referred to in clause (1)(a) or (b) was approved as required under section 26.2 of the Act.
- (6) Clauses (1)(a) and (b) do not apply in the case of an application made before January 1, 2020.

Timing of Payment

- 19. (1) Subject to subsections 19(2), 19(3), and 19(4), development charges shall be payable in full on the date the first building permit is issued for the development of the land against which the development charges apply.
- (2) Notwithstanding Subsection 19(1), in accordance with section 26.1 of the Act, and any amendments thereof, development charges for rental housing and institutional developments are payable in 6 installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest, payable on the anniversary date each year thereafter.
- (3) Notwithstanding Subsection 19(1) and 19(2), in accordance with section 26.1(3.1) of the Act, and any amendments thereof,

development charges for residential development, excluding rental homes, shall be payable in full on the earlier of the day a permit is issued under the Building Code Act, authorizing occupation of the building and the day the building is first occupied.

- (4) If the development of land is such that it does not require that a building permit be issued before the development is commenced, but the development requires one or more of the other actions or decisions referred to in section 12 be taken or made before the development is commenced, development charges shall be payable in respect of any increase in or additional development permitted by such action or decision prior to the action or decision required for the increased or additional development being taken or made.
- (5) In accordance with section 27 of the Act, the Municipality may enter into an agreement with a person who is required to pay a development charge providing for all or any part of a development charge to be paid earlier or after it would otherwise be payable.
- (6) For the purpose of subsections 19(2), 19(3), and 19(4) herein, “interest” means the interest rate outlined in the Municipality’s Interest Rate Policy or the maximum interest rate as defined in the Act.

Method of Payment

20. Payment of development charges shall be in a form acceptable to the Municipality.

Unpaid Charges

21. Where a development charge or any part of it remains unpaid at any time after it is payable, the amount shall be added to the tax roll and collected in the same manner as taxes.

Undetermined Non-Residential Use

22. (1) If at the time a building permit is ready to be issued the use of a non-residential building or structure has not been determined as between industrial or non-industrial, the Treasurer may, in their discretion, and at the

request of the owner, permit the owner to pay the industrial development charges where the owner agrees to:

- (a) enter into a deferral agreement with the Municipality to defer an amount of development charges equivalent to the difference between the industrial and non-industrial charge applicable to the development, on terms satisfactory to the Treasurer;
- (b) submit, maintain, and, if required, supplement a non-revocable letter of credit or other form of security in an amount and upon terms satisfactory to the Treasurer to be realized upon by the Municipality in the event that the building or structure is later determined by the Municipality to be a nonindustrial use and the rate in Schedule 1 of this By-law is deemed to be payable.

(2) The amount of security provided to the Municipality specified in the deferral agreement may be indexed for the term of the agreement and/or may require annual increases upon demand by the Municipality, and/or may be otherwise calculated in accordance with its terms, all to ensure that the security is adequate to satisfy the owner's potential future liability for development charges.

(3) A building or structure is subject to the industrial development charge rate when it is determined by the Treasurer, or their designate, that at least 51 per cent of the total floor area of the building or structure is used for industrial purposes, as defined in section 1 of this By-law.

- (a) Where the Treasurer determines that the building or structure is an industrial use, the security provided to the Municipality shall be refunded or returned to the owner, without interest
- (b) Where the Treasurer determines that the building or structure is a non-industrial use, the Municipality shall apply the security posted as if the building were deemed to be a non-industrial building or structure in accordance with the provisions of this By-law

Indexing

23. The development charges set out in Schedule 1 shall be adjusted without amendment to this by-law annually on July 1 in each year, commencing on July 1, 2026, at the rate identified by the Statistics Canada Non-Residential Construction Price Index for Toronto based on the 12-month period most recently available.

Part 3 - **Exemptions**

Specific Users

24. Development charges shall not be imposed with respect to land, buildings or structures that are owned by,

- (a) a hospital as defined in section 1 of the *Public Hospitals Act*, R.S.O. 1990, c. P.40 and used, designed or intended for the purposes set out in such Act;
- (b) the Municipality, the Corporation of the Regional Municipality of Durham, or their local boards as defined in section 1 of the Act and used, designed or intended for municipal purposes;
- (c) a board of education as defined in subsection 1(1) of the *Education Act*, 1990, S.O. 1990, c.27 and used, designed or intended for school purposes including the administration or the servicing of schools; and
- (d) a college or a university as defined in section 171.1 of the *Education Act*, R.S.O. 1990, c. E.2 and used, designed or intended for purposes set out in such Act.

Statutory Exemptions and Discounts Required Under the Act

25. Notwithstanding the provisions of this By-law, exemptions and discounts for particular types of development as required by the Act, as amended, shall be provided in accordance with the requirements of the Act;

Agricultural Development

26. (1) In this section,

"agricultural", in reference to use, means land, buildings or structures used, designed or intended to be used solely for an "agricultural operation" as defined in section 1 of the *Farming and Food Production Protection Act*, 1998, S.O. 1998, c.1 but does not include any facilities located within urban areas as defined in the Municipality's Official Plan;

"agri-tourism" has the same meaning as in Zoning By-law (as amended); and

"farm bunkhouse" means a building or buildings that are constructed on land zoned agricultural ("A") in a Zoning By-law and is used,

designed or intended to be used exclusively to provide seasonal, interim or occasional living accommodation to farm labourers.

- (2) Land, buildings or structures used, designed or intended for agricultural purposes or for agri-tourism are exempt from development charges.
- (3) Farm bunkhouses are exempt from development charges provided there is an existing dwelling unit on the same lot.

Places of Worship

27. (1) In this section,

"place of worship" means a building or structure or part thereof that is used primarily for worship and is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, c. A.31.

- (2) Places of worship are exempt from development charges.

Temporary Buildings

28. (1) In this section,

"temporary building" means a building or structure constructed, erected or placed on land for a continuous period not exceeding twelve months and includes an addition or alteration to a building or structure that has the effect of increasing the gross floor area thereof for a continuous period not exceeding 12 months; and

"sales office" means a building or structure constructed, erected or placed on land to be used exclusively by a realtor, builder, developer or contractor on a temporary basis for the sale, display and marketing of residential lots and dwellings within a draft approved subdivision or condominium plan.

- (2) Temporary buildings and sales offices are exempt from development charges.
- (3) If a temporary building remains for a continuous period exceeding 12

months, it shall be deemed not to be, or ever to have been, a temporary building, and the development charges thereby become payable.

Existing Industrial Development

29. (1) In this section, "**existing industrial building**" has the same meaning as in subsection 1(1) of O.Reg. 82/98.

(2) If a development includes the enlargement of the gross floor area of an existing industrial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

(3) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.

(4) If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
2. Divide the amount determined under paragraph 1 by the amount of the enlargement.

(5) The exemption provided in this section shall apply equally to a separate (non-contiguous) industrial building constructed on the same lot as an existing industrial building.

(6) The gross floor area of an existing industrial building shall be calculated as it existed prior to the first enlargement in respect of that building for which an exemption under section 4 of the Act is sought;

Small Business Expansion

30. (1) This section only applies to specific areas in Newcastle Village

(Schedule 2A), Orono (Schedule 2B), Bowmanville (Schedule 2C) and Courtice (Schedule 2D) as Revitalization Areas.

(2) In this section,

"existing commercial building" means an existing non-residential building that,

- (a) is not used, designed or intended for any industrial use;
- (b) has a gross floor area of less than 250 square metres; and is located on land that is zoned commercial ("C") in a Zoning By-law.
- (c) Building expansions must conform to the Land Use and Urban Design Policies and Guidelines of the Clarington Official Plan and Zoning By-law and this conformity will be established by the Director of Planning and Development

(3) If a development includes the enlargement of the gross floor area of an existing commercial building, the amount of the development charge that is payable in respect of the enlargement is determined in accordance with this section.

(4) If the gross floor area is enlarged by 50 per cent or less, the amount of the development charge in respect of the enlargement is zero.

(5) If the gross floor area is enlarged by more than 50 per cent, the amount of the development charge in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

1. Determine the amount by which the enlargement exceeds 50 per cent of the gross floor area before the enlargement.
2. Divide the amount determined under paragraph 1 by the amount of the enlargement.

Other Non-Statutory Exemptions

31. The Municipality may offer additional non-statutory exemptions through a

Community Improvement Plan By-law.

Part 4 - Redevelopment

Demolition and Conversion Credits

32. (1) In this section,

"conversion" means the change in use of all or a portion of a building as permitted under the provisions of a Zoning By-law.

- (2) Where an existing building or structure is to be converted to another use, in whole or in part, or converted from one principal use to another principal use on the same land, the amount of the development charge payable shall be determined in accordance with this section.
- (3) Where a building or structure is destroyed in whole or in part by fire, explosion or Act of God or is demolished and the property redeveloped, the amount of the development charge payable in respect of the redevelopment shall be determined in accordance with this section.
- (4) The development charges otherwise payable in respect of redevelopment described in subsections (2) and (3) shall be reduced by the following amounts:
 - (a) in the case of a residential building or the residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Schedule 1 by the number, according to type of dwelling units that have been demolished or converted to another principal use or demolished and reconstructed as the case may be; and
 - (b) in the case of a non-residential building or the non-residential portion of a mixed-use building or structure, an amount calculated by multiplying the applicable development charges under Schedule 1 by the non-residential gross floor area that has been demolished or converted to another principal use or demolished and reconstructed as the case may be.

- (5) Unless a building permit for the redevelopment has been issued, and not revoked prior to the fifth anniversary of the date on which a demolition permit was issued for the demolished building or structure or the date on which the building or structure was destroyed in whole or in part by fire, explosion or Act of God, whichever is applicable, the credit provided under subsection (3) shall expire.
- (6) The amount of any credit under subsection (4) shall not exceed the total development charges otherwise payable.
- (7) No development charge is payable for the conversion of a heritage building located in any Revitalization Areas described in section 32.
- (8) Notwithstanding subsection (4), no credit shall be provided if,
 - (a) the demolished building or structure or part thereof would have been exempt under this by-law;
 - (b) the building or structure or part thereof would have been exempt under this by-law prior to the conversion, redevelopment or reconstruction as the case may be; or
 - (c) the development is exempt in whole or in part or eligible for any other relief under this by-law.

Brownfield Credit

- 33. (1) The amount of development charges otherwise payable for the redevelopment of contaminated property shall be reduced by an amount equal to the actual costs directly attributable to the environmental assessment and rehabilitation of the property, as approved by the Municipality, and provided a Record of Site Condition has been filed for the intended future use.
- (2) The amount of any credit under subsection (2) shall not exceed the total development charge otherwise payable.

Credit for Relocation of Building

34. No development charge shall be payable for any building or structure that is relocated or reconstructed at a different location on the same lot.

Relocation of Heritage Buildings

35. (1) Where a heritage building is relocated to a different lot, an amount equal to the development charge shall be refunded to the owner upon the building being redesignated as a heritage building on the new lot.
- (2) Notwithstanding subsection 33, no credit shall be provided in relation to the property on which the heritage building was originally located.

Occupancy During Construction

36. A full development charge refund shall be given if an existing dwelling unit on the same lot is demolished within 6 months or such longer period as may be permitted by Council following the date of issuance of the building permit for a new dwelling unit that is intended to replace the existing dwelling unit.

Part 5 - **General**

Cancelled Permits

37. A full development charge refund shall be given if a building permit is cancelled prior to the commencement of construction.

Onus

38. The onus is on the owner to produce evidence to the satisfaction of the Municipality which establishes that the owner is entitled to any exemption, credit or refund claimed under this by-law.

Interest

39. The Municipality shall pay interest on a refund under sections 18 and 25 of the Act at a rate equal to the Bank of Canada rate on the date this By-law comes into force updated on the first business day of every January, April, July and October until the date of the repeal or the expiry of this by-law.
40. Except as required under section 37, there shall be no interest paid on any

refunds given under this by-law, unless required by the Act.

Front-Ending Agreements & Credits

41. The Municipality may enter into front-ending agreements under section 44 of the Act.
42. The Municipality may enter into agreements related to credits for work undertaken in accordance with section 38 of the Act.

Effective Date

43. This by-law comes into force and is effective on December 15, 2025.

Expiry

44. This by-law expires ten years after the day on which it comes into force.

Repeal

45. By-law No. 2021-010 is repealed effective December 15, 2025.

Passed in Open Council this 15th day of December, 2025

Mayor

Municipal Clerk

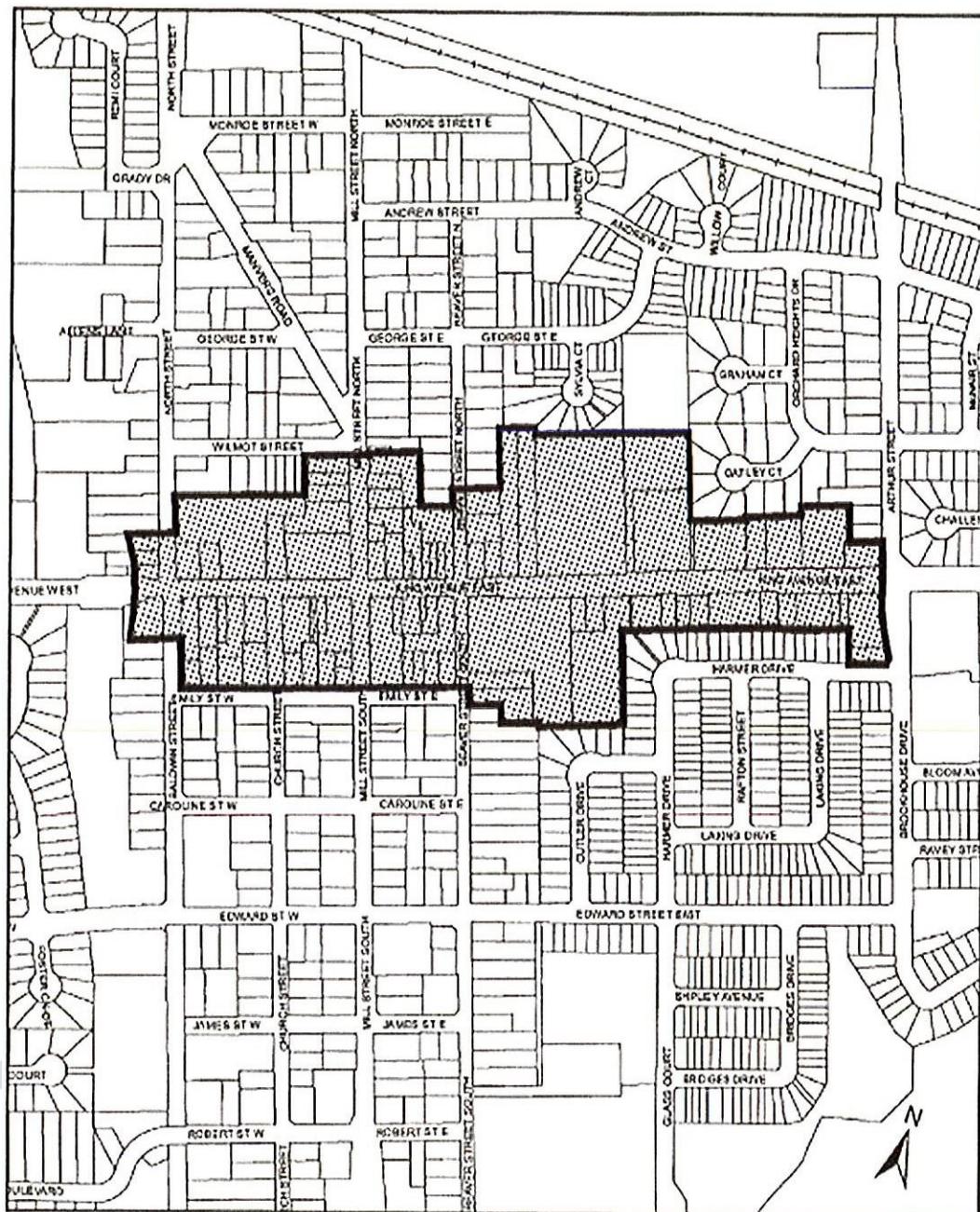
SCHEDULE 1

SCHEDULE OF MUNICIPAL-WIDE DEVELOPMENT CHARGES

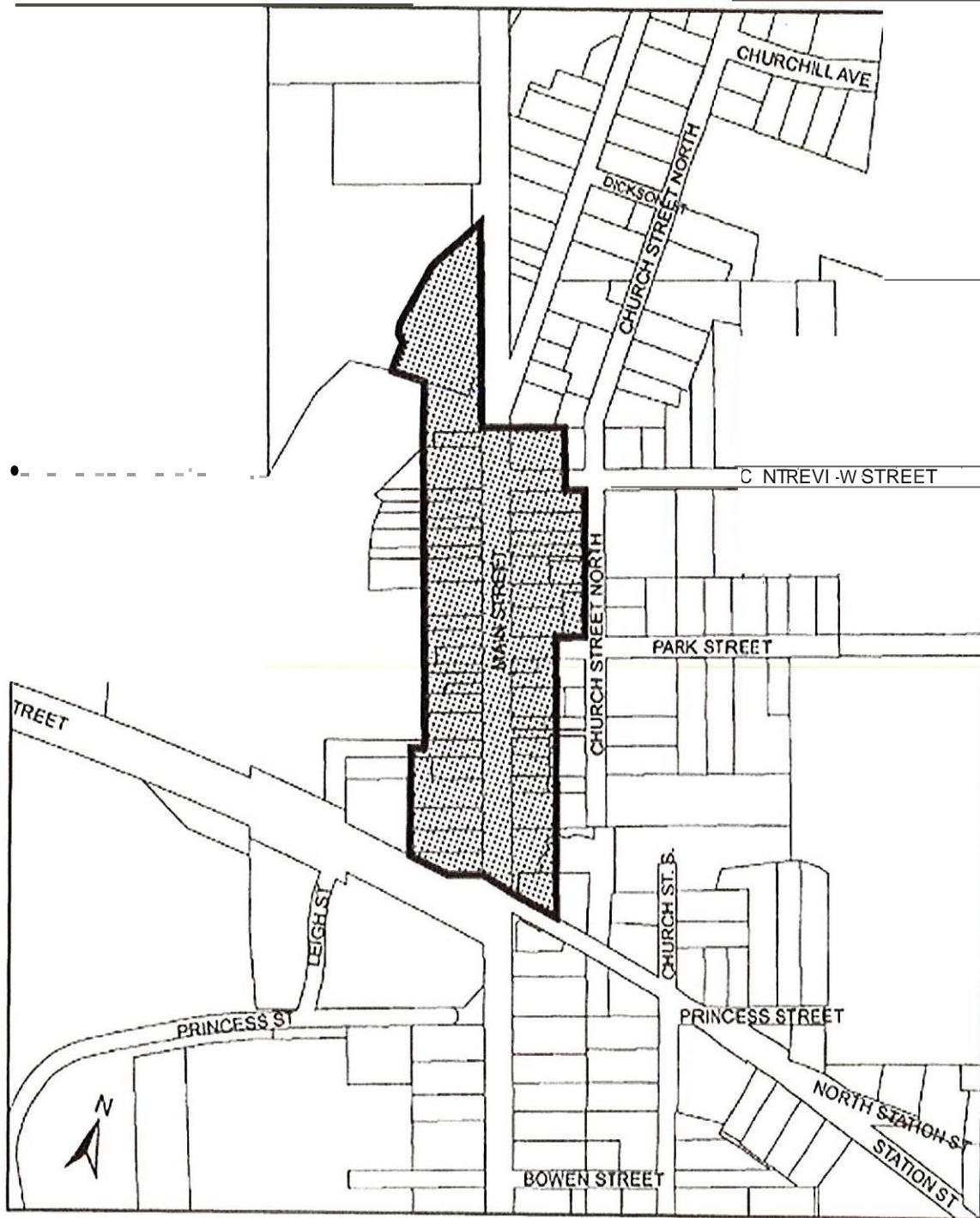
Service	Residential Charge By Unit Type				Non-Industrial	Industrial
	Single & Semi-Detached	Multiple Dwellings	Two-Bedroom and Larger Apartments	One-Bedroom and Smaller Apartments	Adjusted Charge per Square Metre	Adjusted Charge per Square Metre
Library Service	\$1,478	\$1,214	\$713	\$496	\$0.00	\$0.00
Emergency & Fire Services	\$805	\$660	\$388	\$270	\$4.37	\$4.37
Parks & Indoor Recreation	\$14,578	\$11,968	\$7,032	\$4,892	\$0.00	\$0.00
General Government	\$486	\$399	\$234	\$163	\$2.79	\$2.79
Subtotal General Services	\$17,347	\$14,241	\$8,367	\$5,821	\$7.16	\$7.16
Land Acquisition	\$54	\$44	\$26	\$18	\$0.43	\$0.19
Services Related to a Highway	\$24,868	\$20,415	\$11,995	\$8,345	\$201.35	\$88.05
TOTAL CHARGE PER UNIT	\$42,269	\$34,700	\$20,388	\$14,184	\$208.94	\$95.40

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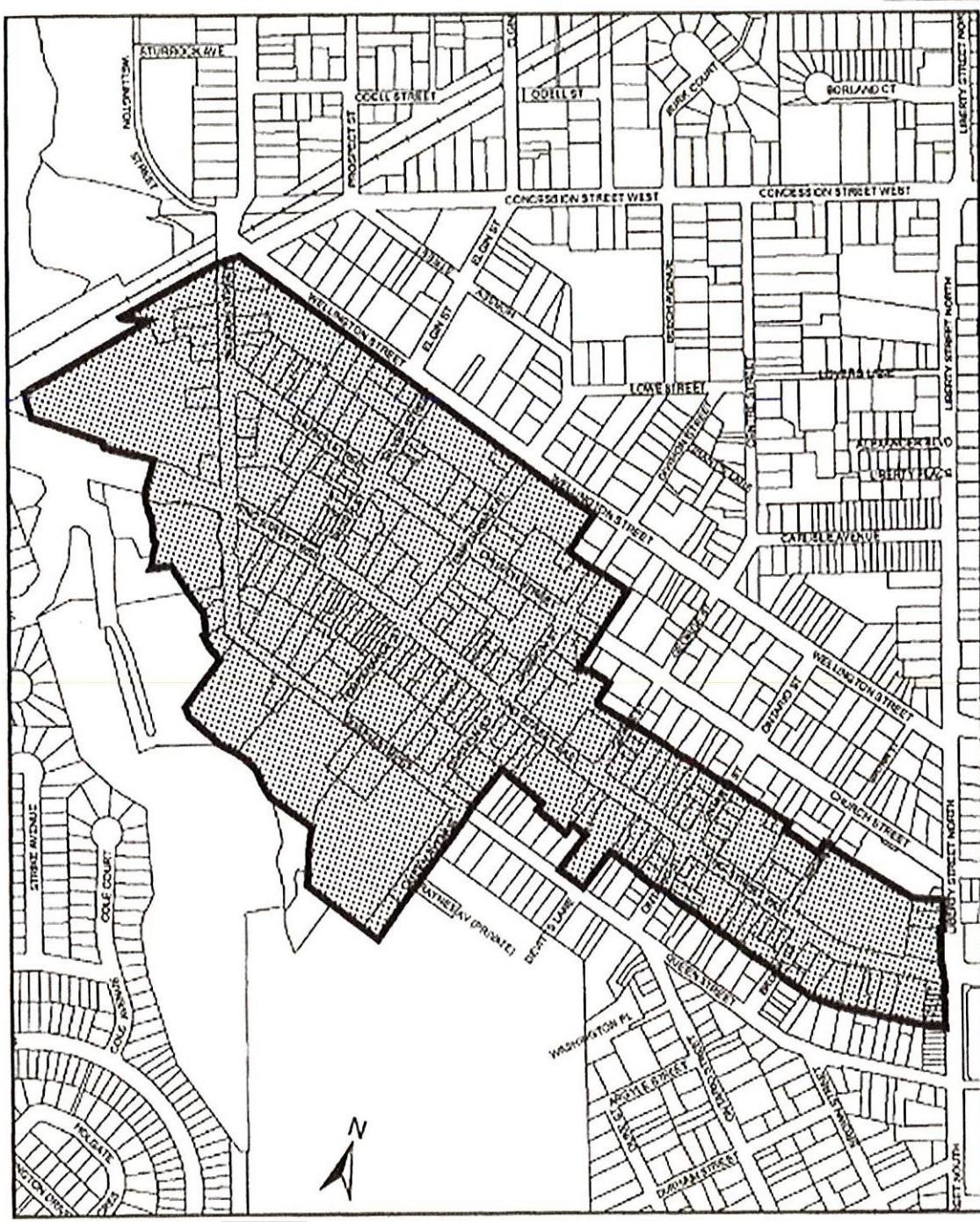
Schedule 2A - Revitalization Area - Newcastle Village



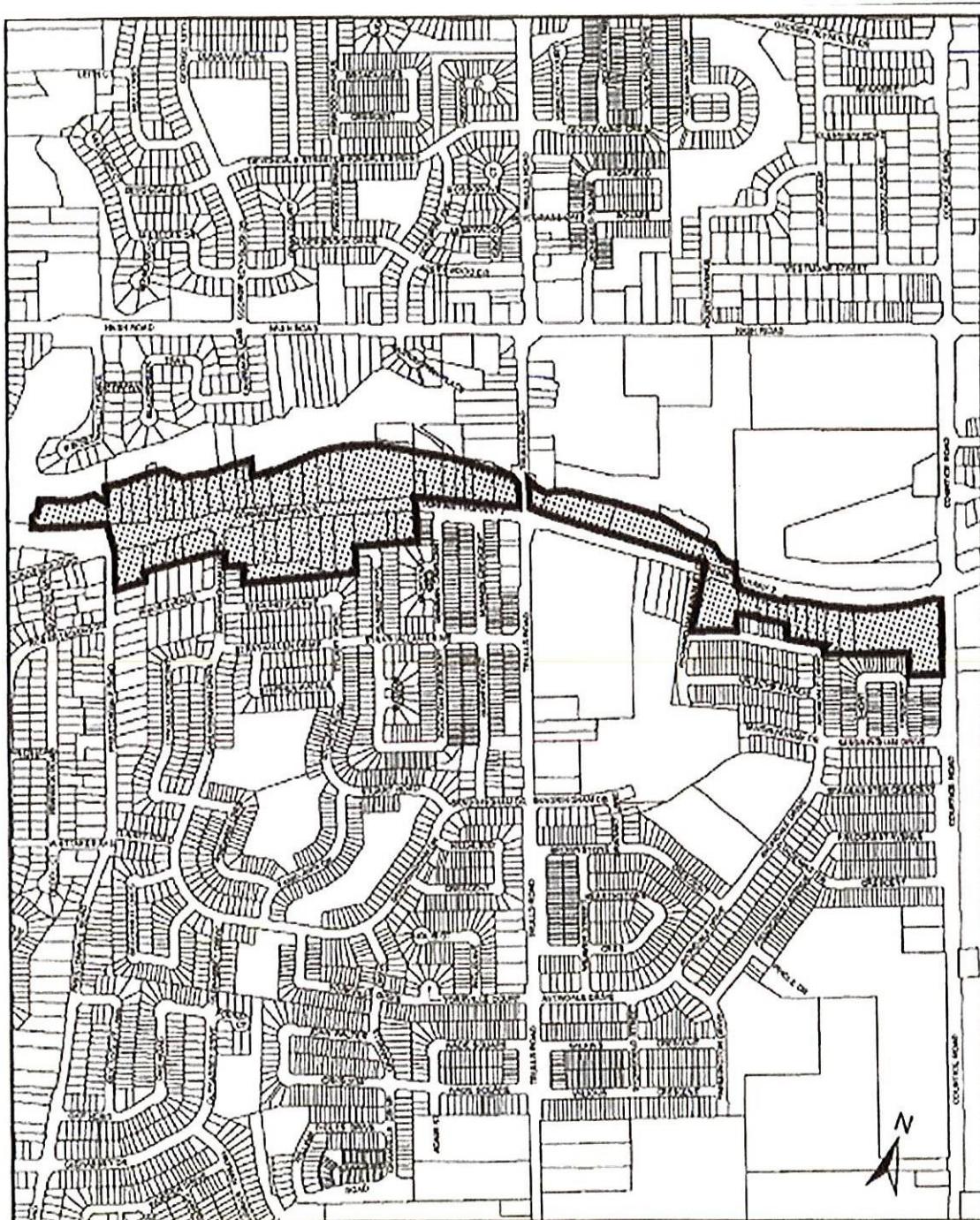
Schedule 2B - Revitalization Area - Orono



Schedule 2C - Revitalization Area - Bowmanville



Schedule 2D - Revitalization Area - Courtice





Hemson Consulting Ltd

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MEMORANDUM

To: Municipality of Clarington
From: Hemson Consulting
Date: December 8, 2025
Re: BILD and DRHBA Submission Response – Municipality of Clarington 2025 DC
Background Study

This memorandum responds to questions raised following the release of the Municipality of Clarington's 2025 Development Charge (DC) Background Study dated March 24, 2025. The Municipality of Clarington received a submission from Estates of Soper Creek Corporation on November 26, 2025.

A. BILD AND DRHBA SUBMISSION RESPONSE

1. **The costs associated with Clarington's existing inventory of roads assigns values as set out in the list below, with the value of Rural Collector roads being approximately 90% of Urban Collectors.**
 - a) **\$1.642 million/km for Rural Collector roads**
 - b) **\$1.806 million/km for Rural Arterial roads**
 - c) **\$1.858 million/km for Urban/Semi-Urban Collector roads**
 - d) **\$2.134 million/km for Urban/Semi-Urban Arterial roads**

Can the Municipality provide a breakdown of the base construction costs, adjustments, contingencies, land costs that comprise the per km values to help us understand why Rural roads are so close in value to Urban roads?

Response: The Municipality has been reviewing the Roads historic service level calculations and made a number of adjustments to the lane km lengths and unit costs. The unit costs have been changed to reflect the costing used in Clarington's Asset Management Plan (AMP).

Figure 1 below shows the adjusted unit costs for major roads based on the Municipality's 2024 Asset Management Plan). The unit costs for the roads service level has been updated to reflect the adjusted unit costs.

Figure 1 - Major Roads Unit Cost

2024 Data	Road KM	Lane Km	Replacement Cost	Unit cost (\$/km)	DC Background Study	Percentage Diff (Arterial Vs Collector)	Adjusted Unit Cost
rural collector	5.1	10.2	\$ 9,296,723	\$ 1,814,703	\$ 1,642,000		\$ 1,814,703
rural arterial	84.5	168.9	\$ 109,734,965	\$ 1,299,100	\$ 1,806,000	10%	\$ 1,995,952
urban & semi urban collector	44.8	89.6	\$ 111,617,226	\$ 2,490,956	\$ 1,858,000		\$ 2,490,956
urban & semi urban arterial	47.5	95.0	\$ 115,851,678	\$ 2,438,829	\$ 2,134,000	15%	\$ 2,860,979
Total	181.905	363.81	\$ 346,500,592	\$ 8,043,587	\$ 7,440,000		\$ 9,162,590

Source: AMP

In addition, the Services Related to a Highway historic service level has been revised to remove land related to the public works facilities, as Bill 60 has now received Royal Assent.

Revised DC Background Study Appendix C Table 1, the Services Related to a Highway historic service level calculation, is appendix to this memo.

2. **We continue to have concerns with the allocation of 'benefit to existing' for numerous road works including – the amount of cost assigned to growth should reflect the additional capacity available through construction of the works that can meet the increased need for service. The determination of BTE is a separate step in the DC Act from the assessment of what works growth may need.**
 - a) **Railroad crossing improvements – 0% BTE – if these are safety improvements to existing crossings, some BTE should apply to reflect the extent to which existing users will have improved safety conditions.**

Response: As stated in our dated June 20, 2025;

In our opinion, the minor safety improvements of existing rail grade separations are related to meeting the increase in need for servicing arising from development and therefore have a 0% BTE. Existing residents will use new assets but recognizing that the infrastructure is required to meet the servicing needs of future development, in our opinion, a benefit to existing share would not be reasonable.

2. **Road Reconstructions – 0% to 10% BTE:**

- i. **Reconstructions of Rural Roads to Urban Collectors (projects 48-76)**

Response: The BTE allocations for the reconstruction of rural roads to urban collectors (projects 48 – 76) range from 6% to 14%. As stated in the DC Background Study, the “BTE shares are calculated based on the length of the existing road segment and the cost to maintain the asset over the planning horizon (new overlays often referred to as “shave and pave” which includes minor base repairs, catch basin works, and curb repairs).

ii. Reconstructions of Semi-Urban roads to Urban Collectors

Response: As stated in the DC Background Study, the BTE shares range from 8% to 10% and reflect the upgrade to road segments from a semi-urban to urban standard.

iii. Reconstructions of Rural Roads to Regional Standards

Response: As stated in our letter dated April 1, 2025;

A 10% BTE has been applied to all projects in this category. The BTE share is calculated based on the length of the existing road segment and the cost to maintain the asset over the planning horizon (new overlays often referred to as “shave and pave” which includes minor base repairs, catch basin works, and curb repairs) using an assumption of \$500/metre. In the absence of growth occurring, the Municipality would not be required to upgrade these roads to a Regional Standard.

Additionally, as stated in our letter dated June 20, 2025;

In addition to our response above, the existing residents will not benefit from the upgrading of the roads because traffic is expected to increase across the Municipality, even with additional investments in the roads network.

While the proposed road upgrades will help improve safety, operations, and provide additional capacity to accommodate growth, these improvements will not fully address the increased travel demand with future development.

Over time, the Municipality is likely to see increased traffic volumes, which would lead to congestion or operational constraints as new development occurs.

3. The level of service inventory for roads increases from 297 km in 2010 to 491 km in 2025. At the same time, the proportion of roads by type appears to have been held relatively constant, despite the ongoing urbanization of the Municipality. Can the LOS inventory by road type be confirmed?

Change in Quantity of Roads by Type, Clarington 2025 DC Study															
Road Type	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Rural Collector	10.3	10.3	10.3	10.3	10.3	12.5	14.7	14.7	14.7	14.7	16.9	16.9	16.9	16.9	16.9
Rural Arterial	150.0	162.9	164.8	174.6	181.8	184.4	202.2	203.5	209.7	220.0	227.7	240.4	249.4	249.4	249.4
Urban & Semi-Urban Collector	61.0	64.3	66.2	69.3	76.9	81.2	84.4	85.9	86.9	97.0	98.4	99.5	102.3	102.3	102.3
Urban & Semi-Urban Arterial	76.2	79.9	86.9	94.4	98.4	101.4	106.6	107.5	107.5	111.2	116.0	121.0	122.4	122.4	122.4
Total (#)	297.0	317.0	328.0	349.0	367.0	380.0	408.0	412.0	419.0	443.0	459.0	478.0	491.0	491.0	491.0
As % of Total KM															
Rural Collector	3%	3%	3%	3%	3%	4%	4%	4%	4%	4%	4%	3%	3%	3%	3%
Rural Arterial	50%	51%	50%	50%	50%	49%	50%	49%	50%	50%	50%	50%	51%	51%	51%
Urban & Semi-Urban Collector	21%	20%	20%	21%	21%	21%	21%	21%	21%	22%	21%	21%	21%	21%	21%
Urban & Semi-Urban Arterial	26%	25%	26%	27%	27%	27%	26%	26%	26%	25%	25%	25%	25%	25%	25%
Total	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%	100%

Source: Clarington 2025 DC Study

Response: As discussed in the response to question 1, the level of service for the roads inventory has been revised based on the Municipality's 2024 AMP and Bill 60 DCA changes – please see revised Appendix C Table 1 appended to this memo.

4. The capital program for Public Works facilities includes a \$77.8 million facility with 0% allocated to BTE and 0% allocated to post-period benefit (PPB). The Municipality's existing inventory shows all of the existing public works facilities have a replacement value of \$16.6 million in building and \$23.8 million in land value. This would make the construction of the \$77.8 million facility increase the value of the Municipality's inventory of public works facilities from \$40.4 million to \$118.2 million, an increase in service of 192%.

- If the increase in service from current standards is to address an existing deficiency in public works facilities, a BTE allocation should apply
- If the public works facility being planned is pre-building capacity to accommodate growth in Clarington to a longer planning horizon than the 10-year period in the DC study, a PPB allocation should apply.

Response: The Clarington Operations Centre is intended solely to accommodate growth anticipated during the 2025 – 2034 planning period. Therefore, no benefit to existing or post-period shares has been identified, as this facility constitutes as a net new asset. The project includes a \$9.9 million allocation from the DC reserve, this reflects recovering of needs from development that has paid DCs but the increased servicing needs have not been met, this is a type of benefit to existing or prior growth share.

Note, as per Bill 60 changes to the DCA, the public-works lands have been removed from the historic service level calculations, as discussed above, and the roads land acquisition needs have been moved to a new separate land acquisition service.

B. NEXT STEPS

We wish to thank the development industry for reviewing the providing comments on the DC Background Study as part of the public consultation process. Should further questions or comments arise, they can be directed to:

Musawer Muhtaj,
Senior Financial Analyst, Financial Planning, mmuhtaj@clarington.net

APPENDIX C
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**MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS**

APPENDIX C
TABLE 1 - PAGE 2

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

2025

Parkings Lots, Access Roads & Other Paved Infrastructure		(# of hectares)														UNIT COST (\$/ha)
		2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	
Asphalt																
Hampton Operations Centre	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	0.57	\$1,550,000
Orono Operations Depot	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	0.29	\$1,550,000
Gravel																
Hampton Operations Centre	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	1.60	\$930,000
Hampton property Old Scugog Road (Quonset Hut)	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	0.07	\$930,000
Orono Operations Depot	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	1.14	\$930,000
Parks Operations Depot (Depot 42)	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	1.86	\$930,000
Total (ha)	5.53															
Total (\$000)	\$5,678.5															

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

APPENDIX C
TABLE 1 - PAGE 3

APPENDIX C
TABLE 1 - PAGE 4

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: OPERATIONS

2025

Raods Fleet & Related Equipment	# of Vehicles or Equipment														UNIT COST (\$/vehicle)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Roads and Public Works															
Billy Goat	1	1	-	-	-	-	-	-	-	-	-	-	-	-	\$3,400
Bobcat	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$130,000
Cars and Vans	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$62,700
Compact Excavator	-	-	1	1	1	1	1	1	1	1	1	1	1	1	\$166,400
Gator	1	1	2	2	2	2	2	2	2	2	2	2	2	2	\$20,800
Heavy Duty Trucks - Flushers	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$498,800
Heavy Duty Trucks - Single Axle	13	13	13	13	13	13	13	13	13	13	13	14	15	16	\$312,300
Heavy Duty Trucks - Sweepers	1	1	1	2	2	2	2	2	2	2	2	2	2	2	\$470,300
Heavy Duty Trucks - Tandems	13	13	13	13	13	13	14	16	16	16	16	16	16	16	\$358,100
Light Duty Trucks	18	19	22	24	24	25	26	27	27	27	27	27	27	27	\$104,000
Loaders/Graders/Chipper - Brushcutter	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$56,700
Loaders/Graders/Chippers - Backhoes	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$259,100
Loaders/Graders/Chippers - Chippers	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$124,400
Loaders/Graders/Chippers - Excavator	2	2	2	2	2	2	2	2	2	2	2	2	2	2	\$851,700
Loaders/Graders/Chippers - Graders	2	2	2	2	2	2	2	2	2	2	2	3	3	4	\$645,500
Loaders/Graders/Chippers - Loaders	2	2	2	2	2	2	2	2	2	2	2	2	2	3	\$417,800
Medium Duty Trucks	7	8	8	8	8	8	8	8	8	8	8	8	8	8	\$125,400
Sidewalk Tractors	-	-	-	-	-	-	-	-	-	-	-	-	-	-	\$184,900
Steamer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$31,200
Tractors	3	3	4	4	4	1	1	1	1	1	1	1	1	1	\$297,900
Trailers	6	6	7	6	6	5	5	5	5	5	5	5	6	7	\$50,000
Total (#)	77	79	86	88	88	86	88	91	91	91	91	93	95	98	106
Total (\$000)	\$18,498.4	\$18,727.8	\$19,634.2	\$20,262.5	\$20,262.5	\$19,454.0	\$19,916.1	\$20,736.3	\$20,736.3	\$20,736.3	\$20,736.3	\$21,694.1	\$22,056.4	\$23,064.2	\$23,948.3

Parks & Rec Vehicles and Equipment	# of Vehicles or Equipment														Unit Cost (\$/vehicle)
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Parks & Rec Vehicles and Equipment															
Backhoe	1	1	1	1	1	1	1	1	1	1	1	1	1	2	\$ 259,100
Ballpark Groomer	-	-	-	-	-	1	1	1	1	1	1	1	1	1	\$ 58,400
Beach Groomer	-	-	-	-	-	-	-	-	-	1	1	1	1	1	\$ 52,000
Cars and Vans	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 62,700
Heavy Duty Trucks - Compactors	1	1	2	2	2	2	2	2	2	2	2	2	2	1	\$ 250,800
Heavy Duty Trucks - Forestry Truck	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 309,300
Ice Resurfacers	2	2	2	3	4	4	4	4	5	6	6	6	6	6	\$ 156,000
Light Duty Trucks	2	2	2	2	2	2	2	3	3	3	3	3	3	3	\$ 104,000
Medium Duty Trucks	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 125,400
Mobile Stage	-	-	-	-	1	1	1	1	1	1	1	1	1	1	\$ 184,900
Top Dresser	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 34,600
Tractor/Mowers/ATV's - ATV's	1	1	1	1	1	1	1	1	1	2	2	2	2	2	\$ 19,300
Tractor/Mowers/ATV's - Loaders	1	1	1	1	1	1	1	1	1	1	1	1	1	1	\$ 172,300
Tractor/Mowers/ATV's - Mowers	7	7	7	7	7	7	7	7	7	7	7	7	7	8	\$ 18,200
Tractor/Mowers/ATV's - Tractors	3	3	3	3	3	3	3	3	3	3	3	5	8	10	\$ 71,900
Trailers	12	13	15	14	14	10	10	10	11	11	11	11	11	11	\$ 20,800
Total (#)	34	35	38	38	39	37	38	38	43	43	45	48	51	51	
Total (\$000)	\$2,346.2	\$2,367.0	\$2,659.4	\$2,794.6	\$2,950.6	\$3,110.7	\$3,214.7	\$3,214.7	\$3,370.7	\$3,618.8	\$3,618.8	\$3,786.6	\$3,954.3	\$4,148.6	\$4,148.6

APPENDIX C
TABLE 1 - PAGE 5

MUNICIPALITY OF CLARINGTON
INVENTORY OF CAPITAL ASSETS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED

Road Type	Lane Kilometres of Major Roadway														UNIT COST (\$/km)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Rural Collector	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	10.20	\$1,814,703	
Rural Arterial	167.39	167.39	167.39	166.96	167.40	167.40	167.40	165.62	165.62	166.3	166.3	166.3	166.3	168.94	\$1,995,952	
Urban & Semi-Urban Collector	83.67	84.10	84.35	84.75	85.72	86.27	86.68	86.88	87.01	88.31	88.49	88.63	88.99	88.99	\$2,490,956	
Urban & Semi-Urban Arterial	76.21	77.69	80.54	83.61	85.23	86.47	88.56	88.92	88.92	90.43	92.38	94.40	95.01	95.01	\$2,860,979	
Total (#)	337	339	342	346	349	350	353	352	352	355	357	360	360	360	364	
Total (\$000)	\$779,065.9	\$784,384.3	\$793,134.4	\$802,068.8	\$809,976.5	\$814,921.5	\$821,929.5	\$819,887.8	\$820,224.4	\$829,124.0	\$835,163.8	\$841,304.1	\$843,913.9	\$843,913.9	\$850,750.8	

Bridges & Culverts	# of Bridges & Culverts														UNIT COST (\$/unit)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Road Bridges	90	90	90	90	91	91	91	91	92	95	95	95	95	95	\$1,320,000	
Structural Culverts	45	57	49	50	50	50	50	52	54	54	54	56	57	57	\$1,050,000	
Total (#)	135	147	139	140	141	141	141	143	146	149	149	151	152	152	152	
Total (\$000)	\$166,050.0	\$178,650.0	\$170,250.0	\$171,300.0	\$172,620.0	\$172,620.0	\$172,620.0	\$174,720.0	\$178,140.0	\$182,100.0	\$182,100.0	\$184,200.0	\$185,250.0	\$185,250.0	\$185,250.0	

Streetlights, Signals & Crossings	# of Streetlights, Signals and Crossings														UNIT COST (\$/unit)	
	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024	
Streetlight Luminaires	1,869	1,870	1,884	1,894	1,904	1,918	1,918	1,920	2,647	8,062	8,887	8,893	8,927	9,229	9,323	\$600
Streetlight Poles	8,592	8,592	8,603	8,603	8,603	8,603	8,603	8,613	8,613	8,615	8,757	8,763	8,769	8,800	8,875	\$6,500
Signalized Intersections	15	15	15	17	17	18	18	20	20	20	21	22	23	23	23	\$290,000
Pedestrian Crossings	-	-	-	-	-	-	-	-	-	1	4	5	5	5	8	\$64,000
Roundabouts	2	2	2	2	2	2	3	3	4	5	6	6	6	6	6	\$581,597
Total (#)	10,478	10,479	10,504	10,516	10,526	10,541	10,542	10,556	11,284	16,703	17,675	17,689	17,730	18,063	18,235	
Total (\$000)	\$62,482.6	\$62,483.2	\$62,563.1	\$63,149.1	\$63,155.1	\$63,453.5	\$64,035.1	\$64,681.3	\$65,699.1	\$69,606.7	\$72,088.3	\$72,484.9	\$72,834.3	\$73,217.0	\$73,952.9	

APPENDIX C
TABLE 1 - PAGE 6

MUNICIPALITY OF CLARINGTON
CALCULATION OF SERVICE LEVELS
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020	2021	2022	2023	2024
Historic Population	83,157	84,548	85,990	87,457	88,949	90,466	92,010	93,821	95,667	97,550	99,470	101,427	103,359	105,328	107,334
Historic Employment	22,072	22,328	23,196	24,098	25,035	26,008	27,019	27,576	28,145	28,726	29,319	29,923	30,751	31,602	32,477
INVENTORY SUMMARY (\$000)	105,229	106,876	109,186	111,555	113,984	116,474	119,029	121,397	123,812	126,276	128,789	131,350	134,110	136,930	139,811

Roads and Related	\$1,007,598.5	\$1,025,517.5	\$1,025,947.5	\$1,036,517.9	\$1,045,751.6	\$1,050,995.0	\$1,058,584.6	\$1,059,289.1	\$1,064,063.5	\$1,080,830.7	\$1,089,352.1	\$1,097,988.9	\$1,101,998.2	\$1,102,380.9	\$1,109,953.6
Operations	\$43,883.5	\$44,197.7	\$45,396.5	\$46,160.0	\$46,596.0	\$45,947.6	\$46,513.7	\$47,333.9	\$47,489.9	\$47,738.0	\$47,738.0	\$48,863.6	\$49,393.6	\$50,595.7	\$51,479.8
Total (\$000)	\$1,051,482.0	\$1,069,715.2	\$1,071,344.0	\$1,082,677.9	\$1,092,347.6	\$1,096,942.6	\$1,105,098.3	\$1,106,623.0	\$1,111,553.4	\$1,128,568.7	\$1,137,090.1	\$1,146,852.5	\$1,151,391.8	\$1,152,976.6	\$1,161,433.4

SERVICE LEVEL (\$/capita)	Average Service Level														
Roads and Related	\$9,575.29	\$9,595.41	\$9,396.33	\$9,291.54	\$9,174.55	\$9,023.43	\$8,893.50	\$8,725.83	\$8,594.19	\$8,559.27	\$8,458.43	\$8,359.26	\$8,217.12	\$8,050.69	\$7,938.96
Operations	\$417.03	\$413.54	\$415.77	\$413.79	\$408.79	\$394.49	\$390.78	\$389.91	\$383.56	\$378.04	\$370.67	\$372.01	\$368.31	\$369.50	\$368.21
Total (\$/population & employment)	\$9,992.32	\$10,008.95	\$9,812.10	\$9,705.33	\$9,583.34	\$9,417.92	\$9,284.28	\$9,115.74	\$8,977.75	\$8,937.32	\$8,829.09	\$8,731.27	\$8,585.43	\$8,420.19	\$8,307.17
															\$9,180.55

MUNICIPALITY OF CLARINGTON
CALCULATION OF MAXIMUM ALLOWABLE
SERVICES RELATED TO A HIGHWAY: ROADS & RELATED & OPERATIONS

15-Year Funding Envelope Calculation	
15 Year Average Service Level (2010-2024)	\$9,180.55
Household & Employment Growth 2025-2034	38,395
Maximum Allowable Funding Envelope	\$352,487,086