2024 Stormwater Rate Study

Town of Orangeville

November 13, 2024

Watson & Associates Economists Ltd.
905-272-3600
info@watsonecon.ca

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
C.C.B.F.	Canada Community-Building Fund
cu. m	Cubic Metre
D.C.A.	*Development Charges Act, 1997*, as amended
D.C.	Development Charges
E.C.A.	Environmental Compliance Approval
G.F.A.	Gross Floor Area
G.I.S.	Geographic Information System
H.E.W.S.F.	Housing-Enabling Water Systems Fund
I.J.P.A.	*Infrastructure for Jobs and Prosperity Act*, 2015
I.O.	Infrastructure Ontario
O.C.I.F.	Ontario Community Infrastructure Fund
OLT	Ontario Land Tribunal
O. Reg.	Ontario Regulation
O.S.I.F.A.	Ontario Strategic Infrastructure Financing Authority
sq.ft.	Square Feet

Executive Summary

Executive Summary

The Town of Orangeville (Town) retained Watson & Associates Economists Ltd. (Watson) to undertake a stormwater rate study. This study aims to financially provide for the long-term protection and enhancement of stormwater resources in the Town through effective and efficient stormwater management infrastructure capital construction, operations, and maintenance. Stormwater management services are currently funded primarily from the general tax levy and other sources e.g., grants from the Federal and Provincial governments. With increasing financial pressures on the stormwater system and the unpredictability of grant funding, the Town is seeking an alternative funding model for stormwater management services, such as a user pay model. Under the user pay funding model, there is closer alignment between the funding of a service and the benefits received from the service. In other words, the individuals or businesses that directly benefit from a service are responsible for its costs. As a result, the service would be funded from user fees collected from the benefitting parties compared to tax funding which is collected based on property values.

The primary goals of this study are to identify, review, and evaluate user fee rate structures for the Town's consideration along with alternative user fee rates to support the Town's Stormwater Management Program, and calculate stormwater rates for the 2025-2034 forecast period.

The forecasted rates took the following items into consideration:

Forecasted Capital Expenditures:

- The capital spending program for stormwater management services over the 10-year period 2025 to 2034 totals $40.79 million (inflated) consisting of growth-related infrastructure as well as needs related to maintaining the Town's level of service and aging infrastructure.
- Of that, $7.17 million is for infrastructure required to accommodate the needs of future development, as identified in the Town's 2024 Development Charges Background Study and if funded from development charges.
- The 10-year capital will be funded/financed from multiple sources including reserves/reserve funds, grants, development charges (D.C.s), and debt. Table ES-1 presents a summary of the capital financing sources.

Table ES-1
Town of Orangeville
Summary of Capital Financing Sources

Description	2025-2034
Provincial/Federal Grants	$3,909,600
Town-Wide Roads and Related Development Charges Reserve Fund	$650,000
Town-Wide Growth Studies Development Charges Reserve Fund	$38,750
Town-Wide Development Charges Reserve Fund	$686,000
Area-Specific Development Charges Reserve Fund	$3,896,650
Non-Growth Related Debenture Requirements	$11,400,000
Growth Related Debenture Requirements	$1,900,000
Stormwater Reserve/Reserve Fund	$18,310,000
Total	**$40,791,000**

Forecasted Operating Expenditures:

- Operating expenditures, excluding capital-related operating costs, are anticipated to increase on average by 8% each year from approximately $758,700 in 2024 to $1.69 million by 2034.
- Capital-related operating expenditures, which consist of transfers to a new dedicated stormwater reserve fund and annual debt repayments anticipated to increase from approximately $523,600 in 2024 to $1.46 million in 2034.
- In total, operating expenditures are forecasted to increase from $1.28 million to $3.15 million, representing an average annual increase rate of 9% over the 10-year forecast period.

The Town currently funds its stormwater management services through property taxes where the cost to the resident or business is based on the property's assessed value. A variety of funding options were examined for the Town's consideration including:

- Flat rate per property (may vary by use or size);
- Area rate;
- Utility rate;
- Run-off coefficient by property type;
- Run-off coefficient by actual land area per property; and
- Actual impervious area per property.

These funding options were evaluated against a variety of criteria including ease of calculation, linkage between fee paid and benefits derived from services, cost of

administration, and user control over charging mechanism to determine the preferred alternatives for further evaluation and the Town's consideration. Table ES-2 provides the scoring of each funding model against these criteria.

Table ES-2
Town of Orangeville
Spectrum of Options for Stormwater Cost Recovery

Funding Model	Basis of Calculation	Ease of Calculation	Linkage between Amount Paid and Benefit Derived from Services	Cost of Administration	Users' Control over Charging Mechanism
Property Taxes	Tax rate applied to assessed value	Easy	Low	Low	Medium
Flat Rate per Property (may vary by use or size)	$/property	Easy	Low	Low	Low
Area Rate	$/area of property	Medium	Low	Low	Low
Utility Rate	$/cu. m of water consumption	Easy	Low	Low	High
Run-off Coefficient by Property Type	$/unit (varied by type)	Medium	Medium	Medium	Low
Run-off Coefficient by Actual Land Area per Property	$/acre (varied by type)	Hard	High	Medium	Medium
Actual Impervious Area per Property	$/measured impervious area	Hard	High	High	High

In general, funding models or rate structures that charge each property based on its runoff coefficient or impervious characteristics, e.g., the Run-off coefficient by actual land area per property and Actual impervious area per property, are more equitable. These models maintain a direct link between the cost and benefit received, which aligns with the intent of user pay funding models. However, these models score lower on the ease of calculation and cost of administration criteria as shown in Table ES-2 and require more complex data to implement and maintain. Similarly, the area rate funding model, where the charge is imposed on a per acre basis for each property's actual size, is more complicated to calculate as indicated in the table above.

Based on the data currently available, it was determined that the following two rate structure options were developed for Council's consideration:

- Option 1: A constant flat rate imposed on a per property basis regardless of use or size; and
- Option 2: Combination of Option 1 and the Area Rate approach. All properties are charged a flat rate, which varies based on use (residential or non-residential) and property size, except large non-residential properties. Large non-residential properties, one acre or larger, would be charged a flat rate per acre of land area.

Tables ES-3 to ES-4 provide the rate calculations for each of the two options described above. The Tables also present the bill impacts for the options for five sample properties:

- Residential:
    - Small properties: Less than or equal to 0.2 acres $376,000
    - Medium properties: Between greater than 0.2 acres and less than 1 acre $498,000
    - Large Properties: Greater than 1 acre $1,097,000
- Non-Residential:
    - Small properties: Less than 1 acre $501,000
    - Large Properties: Greater than 1 acre $545,000

The calculated annual stormwater management rate for Option 1 is $157.07 per property in 2025. This amount is forecasted to increase by 20% in 2026 and 5% annually thereafter to cover rising infrastructure replacement and operating costs. On average, stormwater management costs for small residential customers would increase

by 158% to $157.07, while those for large non-residential customers would decrease by 80% from $795.94 to $157.07. The full impacts for the sample properties are provided in Table ES-3.

The calculated annual stormwater management rate under Option 2 for 2025 is $63.97 for small residential properties, reflecting an increase of 5% from $60.78. For large residential properties, where the charge is imposed on a per acre basis, the total costs for stormwater management services is forecasted to increase by 343% to $3,523.65. The calculated charges for the other property types and sizes along with the bill impacts for this option are provided in Table ES-4.

It is important to note that the bill impacts on individual customers and properties could vary widely depending on the size of the property and its assessed value for taxation purposes.

If Council adopts a dedicated stormwater management user fee, the implementation steps will include creating a billing database and engaging the public about the new funding model, the 10-year operating and capital plan, and the user fee rates. Additionally, it is recommended that the Town periodically review and evaluate its funding options as more data becomes available. This will ensure that fees or costs are imposed in a fair, transparent, and equitable manner without imposing a significant administrative burden on the Town.

Table ES-3
Town of Orangeville
Stormwater Rate Forecast – Rate Structure Option 1 (flat rate per property)

Description	Average Current Value Assessment	2024 (Assessment Basis)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Stormwater Billing Recovery		$758,719	$1,537,087	$1,866,310	$1,982,721	$2,106,198	$2,237,233	$2,375,882	$2,523,090	$2,679,045	$2,843,742	$3,019,030
Total Number of Properties		9,661	9,786	9,902	10,019	10,136	10,254	10,371	10,488	10,606	10,722	10,841
Constant Rate (per property)			**$157.07**	**$188.48**	**$197.90**	**$207.80**	**$218.19**	**$229.10**	**$240.56**	**$252.59**	**$265.22**	**$278.48**
Annual Percentage Change												
Residential <=0.2 acres	$376,000	$60.78	158%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Residential >0.2 & < 1acre	$498,000	$76.86	104%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Residential>=1acre	$1,097,000	$248.25	-37%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Non-Residential <1 acres	$501,000	$105.48	49%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Non-Residential>=1acre	$3,300,000	$795.94	-80%	20%	5%	5%	5%	5%	5%	5%	5%	5%

Table ES-4
Town of Orangeville
Stormwater Rate Forecast – Rate Structure Option 2 (Flat rate varied by property size and use)

Description	Average Current Value Assessment	2024 (Assessment Basis)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Stormwater Billing Recovery		$758,719	$1,536,930	$1,866,310	$1,982,721	$2,106,198	$2,237,015	$2,375,882	$2,522,849	$2,679,045	$2,843,742	$3,019,030
Total Weighted Land Area			**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**
Cost per Acre			**$581.52**	**$706.15**	**$750.20**	**$796.92**	**$846.41**	**$898.96**	**$954.56**	**$1,013.66**	**$1,075.98**	**$1,142.30**
Calculated Rates/Annual Bill												
Residential <=0.2 acres	$376,000	$60.78	$63.97	$77.68	$82.52	$87.66	$93.11	$98.89	$105.00	$111.50	$118.36	$125.65
Residential >0.2 & < 1acre	$498,000	$76.86	$191.90	$233.03	$247.56	$262.98	$279.32	$296.66	$315.01	$334.51	$355.07	$376.96
Residential>=1acre	$1,097,000	$248.25	$639.68	$776.77	$825.22	$876.61	$931.05	$988.85	$1,050.02	$1,115.03	$1,183.58	$1,256.53
Non-Residential <1 acres	$501,000	$105.48	$185.01	$224.66	$238.68	$253.54	$269.29	$286.01	$303.70	$322.50	$342.33	$363.43
Non-Residential>=1acre	$3,300,000	$795.94	$3,523.29	$4,278.37	$4,545.23	$4,828.29	$5,128.18	$5,446.52	$5,783.43	$6,141.50	$6,519.05	$6,920.89
Annual Percentage Change												
Residential <=0.2 acres			5%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Residential >0.2 & < 1acre			150%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Residential>=1acre			158%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Non-Residential <1 acres			75%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Non-Residential>=1acre			343%	21%	6%	6%	6%	6%	6%	6%	6%	6%

Report

Chapter 1
Introduction

1. Introduction

1.1 Background

Stormwater, which is rainwater, snowmelt, or other forms of precipitation, must be managed within a municipality to prevent flooding and related issues. In Ontario, municipalities are responsible for stormwater management for more localized storm related surface water. This can be provided in a number of ways; through municipal drains as defined in the *Drainage Act*, streams, rivers, and creeks, or through municipal infrastructure.

The Town of Orangeville (Town) owns, operates, and maintains a stormwater management system consisting of approximately 124 kilometers of storm sewers, 32 stormwater management ponds, 14 kilometers of ditching, 284 culverts, and one street sweeper. The stormwater management system collects stormwater to protect properties and roads from flooding, effectively remove contaminants from stormwater runoff, and manage the discharge rate back into the natural environment.

1.2 Study Purpose

Stormwater management in the Town is currently funded from various sources, including the general tax levy, grants, development charges (D.C.s), and other sources. As the Town is proceeding with major capital works (to respond in part to aging infrastructure as well as responding to legislative requirements), the Town wishes to consider the potential of moving from a property tax recovery basis to a user fee recovery basis. The Town retained Watson & Associates Economists Ltd. (Watson) to undertake an assessment of the full cost of stormwater management services and develop rate structure alternatives and a rate forecast to recover the full costs of service, including capital and operating costs, as well as funding asset management (i.e., lifecycle) needs.

The objectives of the study and the steps involved in carrying out this assignment are summarized below:

- Identify all current and future stormwater system capital needs to assess the immediate and longer-term implications;

- Identify potential methods of cost recovery from the capital needs listing. These recovery methods may include other statutory authorities (e.g., *Development Charges Act, 1997* (D.C.A.), *Municipal Act*, grant funding, etc.) as an offset to recovery through the proposed stormwater rates;
- Identify existing operating costs and estimate future operating costs over the next ten years. This assessment identifies fixed and variable costs in order to project those costs sensitive to changes to the existing infrastructure inventory, as well as costs which may increase commensurate with growth;
- Develop rate structure alternatives, undertake rate calculations, and assess the impacts on the Town's ratepayers impacts of each of the rate structure alternatives; and
- Provide staff and Council the findings to assist in obtaining approval of a rate structure and the associated calculated rates over a 10-year forecast period.

This report provides an overview of the process undertaken, the analysis of potential rate structures and the associated rates for the Town.

1.3 Regulatory Requirements for Stormwater Management Service

In the last 25 years, numerous regulatory changes have been made in Ontario which impact water, wastewater, and stormwater management services. A summary of some of the changes relating to stormwater management is provided in the following sections.

1.3.1 Water Opportunities Act, 2010

As noted, refinements to various legislation have been introduced which may impact stormwater management services. The Act provides for the following elements for Stormwater:

- The fostering of innovative water, wastewater, and stormwater technologies, services and practices in the private and public sectors;
- Preparation of sustainability plans for municipal water services, municipal wastewater services, and municipal stormwater management services.

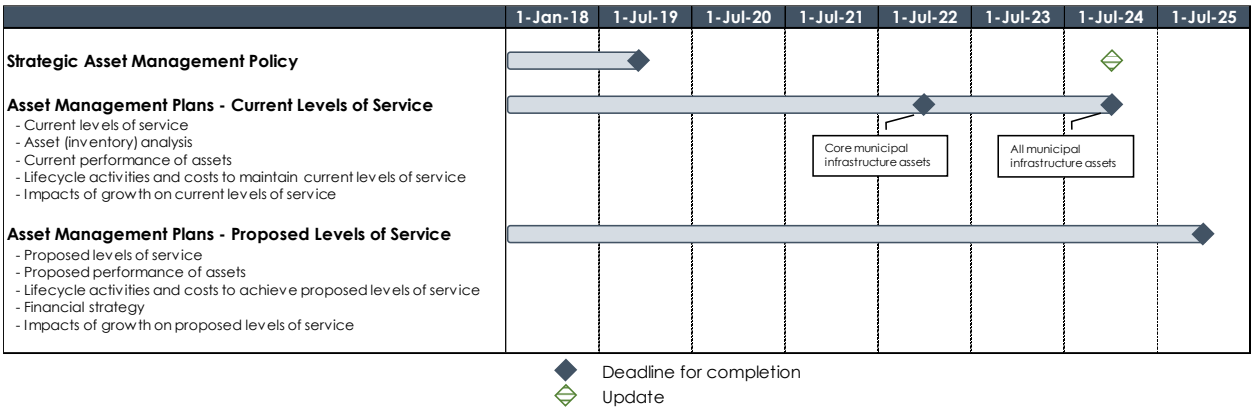
Regarding the sustainability plans:

- The Act requires a detailed review of a financial plan for water, wastewater, and stormwater management services; and
- Regulations will provide performance targets for each service – these targets may vary based on the jurisdiction of the regulated entity or the class of entity.

1.3.2 Infrastructure for Jobs and Prosperity Act, 2015

On June 4, 2015, the Province passed the *Infrastructure for Jobs and Prosperity Act*, *2015* (I.J.P.A.) which, over time, will require municipalities to undertake and implement asset management plans for all infrastructure they own. On December 27, 2017, the Province of Ontario released Ontario Regulation (O. Reg.) 588/17 under I.J.P.A. which has three phases that municipalities must meet. The timelines associated with the three phases were later extended by O. Reg. 193/21 which was filed on March 15, 2021. The timelines are presented in Figure 1-1 below.

Figure 1-1
Legislative Timelines set out by the Jobs and Prosperity Act
Legislation related to Asset Management Plans



Every municipality in Ontario was required to prepare a strategic asset management policy by July 1, 2019. Municipalities will be required to review their strategic asset management policies at least every five years and make updates as necessary. The subsequent phases are as follows:

- Phase 1 – Asset Management Plan (by July 1, 2022):
    - For core assets – Municipalities must have the following:
        - Inventory of assets;
        - Current levels of service, including some prescribed measures; and

        - Lifecycle management strategies and associated costs to maintain current levels of service.
- Phase 2 – Asset Management Plan (by July 1, 2024):
    - Same steps as Phase 1 but for all assets.
- Phase 3 – Asset Management Plan (by July 1, 2025):
    - Builds on Phase 1 and 2 by adding:
        - Proposed levels of service; and
        - Financial strategy that supports achieving proposed levels of service.

In relation to stormwater (which are considered core assets), municipalities were required to have an asset management plan that addressed the related infrastructure by July 1, 2022 (Phase 1). O. Reg. 588/17 specifies that the Town's asset management plan must include the following for each asset category:

- The current levels of service being provided, determined in accordance with the following qualitative descriptions and technical metrics and based on data from at most the two calendar years prior to the year in which all information required under this section is included in the asset management plan;
- The current performance of each asset category, including:
    - a summary of the assets in the category;
    - the replacement cost of the assets in the category;
    - the average age of the assets in the category, determined by assessing the average age of the components of the assets;
    - the information available on the condition of the assets in the category;
    - a description of the municipality's approach to assessing the condition of the assets in the category, based on recognized and generally accepted good engineering practices where appropriate; and
- The lifecycle activities that would need to be undertaken to maintain the current levels of service.

The Town undertook its Asset Management Plan that identified key stormwater infrastructure works in 2022. As part of Phase 3 of I.J.P.A., the Town will need to identify a financial strategy to fund future infrastructure replacement needs.

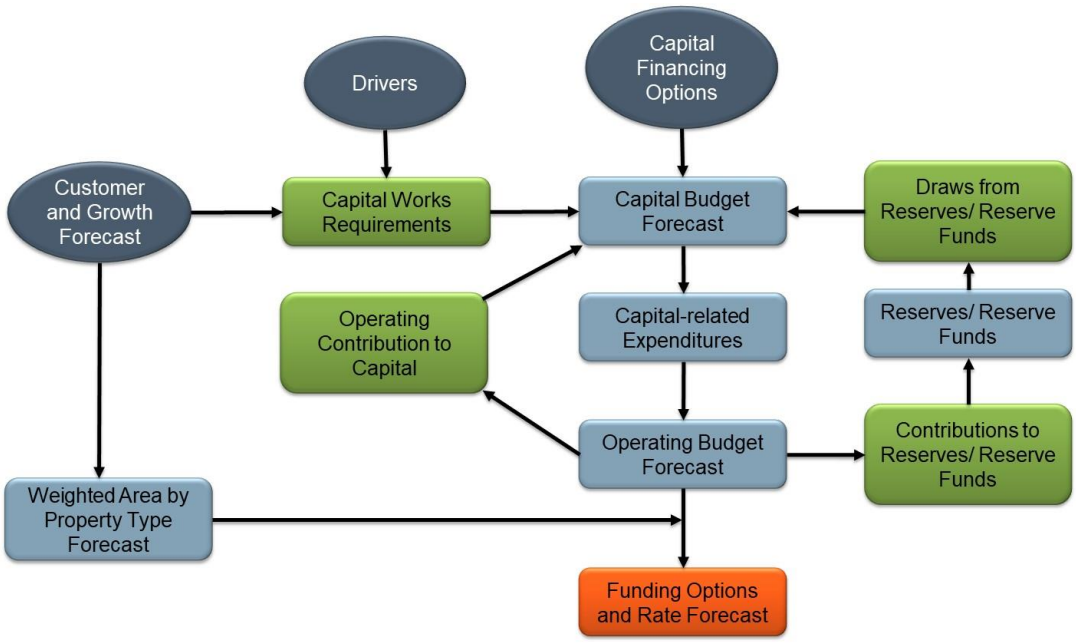
1.3.3 Environmental Compliance Approval

Stormwater infrastructure is predominately approved by Provincial agencies under the *Ontario Water Resources Act* as an Environmental Compliance Approval (E.C.A.). The Province has specific requirements and expectations of municipalities on how stormwater infrastructure is operated and maintained. To comply with the Provincial legislation, the Town manages its stormwater infrastructure under a system-wide E.C.A. that requires regular inspections, monitoring, maintenance, and reporting to the Province the status of its entire stormwater system to demonstrate it is functioning properly and is in compliance with Provincial approvals. The E.C.A. requires that the stormwater system be properly operated and maintained with a specific reference to "adequate funding".

1.4 Study Methodology

Figure 1-1 illustrates the general methodology utilized in undertaking this study.

Figure 1-1
Town of Orangeville
Study Methodology



The methodology employed generally consists of 5 major elements:

1. Customer Profile and Growth Forecast

This step in the analysis is important as it informs the need for services and development of the capital program. In addition, it produces the denominator in the rate calculation. The first step is to understand the number, use, and types of properties in the municipality as well as the land area they occupy. A detailed description on how this was undertaken is provided in Chapter 2 of this report.

2. Capital Needs Forecast

Capital needs forecasts are developed to measure program/service level adjustments, lifecycle requirements, and growth-related needs. Developing the capital needs forecasts involves reviewing servicing studies such as master plans, needs assessment studies, and D.C. background studies. Growth-related infrastructure is typically identified in D.C. background studies. Additional growth-related infrastructure may be funded directly by developers as local services and then assumed by the municipality. Once assumed, the municipality is responsible for maintenance and replacement of the infrastructure. Capital expenditures are forecast with inflationary adjustments based on capital cost indices.

Stormwater needs due to the anticipated growth were identified in the Town's 2024 Development Charges (D.C.) Background Study. Capital needs have also been identified through the capital budgeting process and the Stormwater Management Facility Needs Assessment Report (Draft), dated August 2024, by Matrix Solutions Inc. These sources address the asset lifecycle and replacement requirements to maintain the Town's current level of service. Contributed assets are directly funded by developers and have not been considered in the 10-year capital plan. Once assumed, the lifecycle needs associated with these assets will become the Town's responsibility and will need to be included in future studies.

3. Capital Funding Plan

The capital funding plans consider the potential funding sources available to address the capital needs forecast. The sources of capital funding include development contributions for local services, development charges (D.C.s), grants, and debt financing, with the remaining costs funded from reserves or the tax levy. Growth-related

sources of funding include D.C.s, if imposed by a municipality, and debt financing. The use of levy or rate-based funding is measured against the revenue projections and affordability impacts. The reserve/reserve fund sources are measured against the sustainability of these funds, relative to lifecycle demands, revenue projections, and affordability impacts. Debt financing is considered for significant capital expenditures where funding is required to assist with cash flow needs, to assist in funding growth initiatives, or to facilitate rate transition policies and/or rate fluctuations. Debt financing is measured against the municipality's debt policies and annual repayment limits to ensure a practical and sustainable funding mix.

4. Operating Budget Forecast

The operating budget forecast considers adjustments to the municipality's base budget reflecting program/service level changes, operating fund impacts associated with infrastructure, and financing for capital needs. The operating expenditures are forecast with inflationary adjustments and growth in service demand, based on fixed and variable cost characteristics. The operating budget forecast ties the capital funding plan and reserve/reserve fund continuity forecast to the rate-based revenue projections. This ensures sufficient funding for both the ongoing annual operation and maintenance of stormwater management services, as well as the capital cost requirements to ensure service sustainability. Operating revenues to be recovered from the levy or rates are projected net of any other anticipated operating revenues.

5. Funding Options and Rate Forecast

There are a number of funding options used by municipalities in Ontario to fund stormwater management services. These include:

- Property taxes;
- Flat rate per property (may vary by use or size);
- Area rate;
- Utility rate;
- Run-off coefficient by property type;
- Run-off coefficient by actual land area per property; and
- Actual impervious area per property.

In this step, these funding options are assessed against the following criteria to determine what the Town's preferred options for further evaluation are: ease of

calculation, linkage between cost of and benefit derived from service, cost of administration, and user control over charging mechanism. A detailed discussion on this assessment is provided in Chapter 7 of this report. Once the preferred options are determined, the rate forecast for each of the options is developed.

Rates in their simplest form can be defined as total costs to maintain the utility function divided by the total expected amount of a charging parameter to be generated for the period. The charging parameter could, for example, be the volume of water consumption, number of properties, or hectares of impervious area. Total costs are usually a combination of operating costs (e.g., staff costs, materials and supplies, contracted services, maintenance, administration, etc.) and capital-related costs (e.g., past debt to finance capital projects, transfers to reserves to finance future expenditures, etc.). These operating and capital expenditures will vary over time. Examples of factors that will affect the expenditures over time are provided below.

Operations:

- Inflation;
- Increased maintenance as system ages;
- Changes in costs reflecting level of service investments; and
- Changes to provincial legislation.

Capital Related:

- Replacement capital needed as system ages;
- New capital emplaced or built as areas expand;
- Financing of capital costs which is a function of policy regarding reserves and direct financing from rates (pay as you go), debt, and user pay methods (e.g., development charges).

The rate forecast and structure component of the analysis considers various rate structures to recover the forecast rate-based revenue from the projected customer demands. At this stage in the analysis the full costs of service are measured against the customer base plus anticipated growth and service demands to determine full cost recovery rates. To contextualize the rate forecast, the calculated rates are quantified for representative hypothetical customers to measure the impacts on a range of customer types and in relation to other municipalities.

Chapter 2
Forecast Growth and Servicing Requirements

2. Forecast Growth and Servicing Requirements

The Town has a current population of approximately 31,230 and 14,500 jobs. The Town is approximately 3,746 acres in size, of which 3,083 is designated for various types of residential and non-residential development. An analysis of the Town's property data and profile was undertaken to understand the current profile and forecast potential changes resulting from new growth over the next decade. A growth forecast has also been developed based on the Town's 2024 D.C. Background Study. The property analysis, classification, and growth forecast are described in the following sections.

2.1 Property Analysis and Classification

Town staff provided the 2024 tax roll, which includes all properties within the Town. The tax roll includes 97 unique property codes, and each roll number is assigned one of these property codes. The Town has a limited number of properties currently classified as agricultural lands. These properties are in the process of being developed for residential and non-residential use. Consequently, they have been classified as a residential or non-residential development based on the planned or approved development on that land for this study's analysis.

The 97 unique property codes were mapped to the following six broad property types:

- Residential;
- Non-Residential – Commercial;
- Non-Residential – Industrial;
- Non-Residential – Institutional;
- School Lands – Exempt; and
- School Lands – Not Exempt.

A detailed listing of the property codes and associated classifications is provided in Appendix B.

Once the property codes were classified by property type, the total land area of each parcel was extracted from the Town's tax roll, supplemented by their G.I.S. database. There were a few parcels with missing land area, and in these cases land area was imputed based on average land area of other properties with the same property code.

A summary of the property types is provided in Table 2-1. The summary includes the number of existing properties within a classification and the total land area for the classification.

Table 2-1
Town of Orangeville
2024 Property Classification and Total Land Area (acres)

Property Type	Number of Customers				Land Area (Acres) within Each Category			
	Small <=0.2 acres	Medium >0.2 & < 1 acre	Large >=1 acre	Total	Small <=0.2 acres	Medium >0.2 & < 1 acre	Large >=1 acre	Total
Non-Residential								
Commercial	113	97	55	265	11.5	46.3	226.1	283.8
Commercial/Vacant	3	3	9	15	0.2	1.3	96.9	98.4
Industrial	4	29	75	108	0.3	17.4	315.7	333.4
Industrial/Vacant	1	5	15	21	0.1	2.5	53.2	55.8
Institutional	2	10	20	32	0.3	5.7	107.4	113.3
Institutional Vacant	58	25	39	122	4.0	13.2	457.2	474.3
School Lands (Not Exempt)	-	2	1	3	-	1.0	1.0	2.1
Residential								
Residential (High Density)	5	21	13	39	0.8	12.1	30.5	43.4
Residential (Low Density)	6,844	796	18	7,658	792.7	227.0	61.9	1,081.5
Residential (Medium Density)	1,143	41	15	1,199	64.6	17.2	34.8	116.5
Residential Vacant	38	19	46	103	3.5	9.8	336.5	349.8
Residential with Commercial Mix	16	11	2	29	2.5	3.9	6.5	12.9
Residential with Commercial/Industrial	-	1	-	1	-	0.3	-	0.3
Total	**8,227**	**1,060**	**308**	**9,595**	**880.4**	**357.6**	**1,727.6**	**2,965.6**
School Lands (Exempt)	-	-	13	13	-	-	117.8	117.8
Grand Total	**8,227**	**1,060**	**321**	**9,608**	**880.4**	**357.6**	**1,845.4**	**3,083.5**
Total Excluding Agriculture and School Lands				**9,595**				**2,965.6**

The properties were then grouped into six classifications based on property size as follows:

- Small Residential: Less than or equal to 0.2 acres
- Medium Residential: Greater than 0.2 acres and less than 1 acre
- Large Residential: 1 acre or larger
- Non-Residential Small/Medium: Commercial, industrial, and institutional properties less than 1 acre
- Non-Residential Large: Commercial, industrial, and institutional properties 1 acre or larger.

A high-level summary of these property types is provided in Table 2-2. The summary includes the number of properties within a classification and the total land area for the classification. Schools exempted, as per the *Education Act*, from fees imposed under the *Municipal Act* will be excluded from the calculations.

2.2 Growth Forecast

To estimate the potential impacts of imposing a stormwater charge based on a per property or land area basis, a forecast of property numbers by size was required. As the Town undergoes development, vacant developable lands become subdivided and in turn are developed as lots. Furthermore, lands that have already been designated as future urban lands will often convert over time from agricultural lands to residential and non-residential urban lands. The agricultural lands in the Town's property database are slated for residential and non-residential development and have been classified based on the planned/approved development on that land.

The growth forecast was developed based on the residential unit growth forecast and non-residential G.F.A. forecast from the Town's 2024 D.C. Background Study (dated August 8, 2024, as amended on September 12, 2024).

Over the 10-year period, 2024 to 2034, the Town is anticipated to grow by approximately 2,590 people in 1,210 residential units. In addition, the Town is anticipated to increase employment by 421 jobs in approximately 360,700 square feet (sq.ft.) of gross floor area (G.F.A.).

2.2.1 Number of Properties Forecast

New residential and non-residential units were added to the forecast period. It was assumed that when a new unit is added, it would generate a half year of stormwater rate revenue in the first year of occupancy, this is to recognize that some units will be developed and occupied at various times throughout a year.

For residential properties, each unit is considered a property for the purposes of the study. For non-residential development, the G.F.A. forecast is first converted to a land area forecast based on the assumption that lot coverage is 25%. This land area is then converted to properties based on the average size of existing non-residential (0.32 acres). As provided in Table 2-1, the number of properties is anticipated to increase from 9,661 at the end of 2024 to 10,841 by the end of 2034.

Table 2-1
Town of Orangeville
Stormwater Customer Forecast – Number of Properties

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Existing											
Non-Residential											
Commercial											
Small/Medium (less than 1 acre)	216	216	216	216	216	216	216	216	216	216	216
Large (1 acre or larger)	64	64	63	63	62	62	61	61	60	60	60
Industrial											
Small/Medium (less than 1 acre)	39	39	39	39	39	39	39	39	39	39	39
Large (1 acre or larger)	90	90	90	89	89	89	89	89	89	88	88
Institutional											
Small/Medium (less than 1 acre)	97	97	97	97	97	97	97	97	97	97	97
Large (1 acre or larger)	60	60	60	60	60	60	60	60	60	60	60
Residential											
Small (less than 0.2 acres)	8,046	8,046	8,046	8,046	8,046	8,046	8,046	8,046	8,046	8,046	8,046
Medium (between 0.2 acres and 1 acre)	889	889	889	889	889	889	889	889	889	889	889
Large (1 acre or more)	94	93	91	90	88	87	86	84	83	81	80
New - Growth											
Non-Residential											
Commercial											
Small/Medium (less than 1 acre)	1	4	6	8	11	13	15	18	20	22	25
Industrial											
Small/Medium (less than 1 acre)	3	10	17	24	31	38	45	52	59	66	73
Institutional											
Small/Medium (less than 1 acre)	1	2	3	4	5	6	7	8	10	11	12
Residential											
Small (less than 0.2 acres)	61	176	285	394	503	612	721	829	938	1,047	1,156
Total	**9,661**	**9,786**	**9,902**	**10,019**	**10,136**	**10,254**	**10,371**	**10,488**	**10,606**	**10,722**	**10,841**

2.2.2 Land Area (Acres) Forecast

The new residential units were converted into land area (in acres) by applying assumptions of units per acre for low, medium, and high-density residential units, as follows:

- Low Density: 9 units/acre;
- Medium Density: 16 units/acre; and
- High Density: 40 units/acre.

Similarly, for non-residential development, land coverage assumptions were applied to projected G.F.A. growth to estimate land area growth within each non-residential category, i.e., commercial, industrial, and institutional (at 25% land coverage). The total land area for the Town is assumed to be fixed. Any new developments will occur on existing land, resulting in changes to the distribution across different categories while keeping the total area constant. To model this, all new growth was assumed to fall into the small category. The total annual increase in developed land area was then subtracted from the large vacant property type. Table 2-2 provides the total land area forecast for each classification.

Table 7-3
Town of Orangeville
Stormwater Land Area (acres) Forecast

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Existing											
Non-Residential											
Commercial											
Small/Medium (less than 1 acre)	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2
Large (1 acre or larger)	322.6	321.8	321.1	320.4	319.6	318.9	318.1	317.4	316.6	315.9	315.1
Industrial											
Small/Medium (less than 1 acre)	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2
Large (1 acre or larger)	367.8	365.6	363.4	361.2	359.0	356.8	354.6	352.4	350.2	348.0	345.8
Institutional											
Small/Medium (less than 1 acre)	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2
Large (1 acre or larger)	565.4	565.0	564.7	564.3	564.0	563.6	563.2	562.9	562.5	562.2	561.8
Residential											
Small (less than 0.2 acres)	864.0	864.0	864.0	864.0	864.0	864.0	864.0	864.0	864.0	864.0	864.0
Medium (between 0.2 acres and 1 acre)	270.3	270.3	270.3	270.3	270.3	270.3	270.3	270.3	270.3	270.3	270.3
Large (1 acre or more)	466.3	459.0	452.1	445.2	438.3	431.4	424.5	417.6	410.7	403.8	396.9
New - Growth											
Non-Residential											
Commercial											
Small/Medium (less than 1 acre)	0.4	1.1	1.9	2.6	3.4	4.1	4.9	5.6	6.4	7.1	7.9
Industrial											
Small/Medium (less than 1 acre)	1.1	3.3	5.5	7.7	9.9	12.1	14.3	16.5	18.7	20.9	23.1
Institutional											
Small/Medium (less than 1 acre)	0.2	0.5	0.9	1.3	1.6	2.0	2.3	2.7	3.1	3.4	3.8
Residential											
Small (less than 0.2 acres)	3.9	11.1	18.0	24.9	31.8	38.7	45.6	52.5	59.4	66.3	73.2
Total	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**	**2,965.6**

Chapter 3
Capital Infrastructure Needs

3. Capital Infrastructure Needs

3.1 Capital Forecast

A capital forecast has been provided for the stormwater system and is presented in Table 3-1 (note: the costs are provided in uninflated dollars). This capital forecast has been prepared based on a review of the Town's Capital Budget forecast, capital needs resulting from anticipated development as defined in the Town's D.C. Background Study, the Stormwater Management Facility Needs Assessment draft report, as well as works identified as asset replacement needs based on the Town's inventory data for the stormwater system.

As noted in Chapter 1, the Town is expected to experience continued growth with an additional 1,210 residential units and 360,700 sq.ft. of non-residential G.F.A. to be developed over the 10-year forecast period. Along with additional growth, capital expenditures are required for upgrading the existing infrastructure to mitigate significant stormwater events and maintain the level of service needed. The Town must also plan to sustainably fund the replacement of aging infrastructure. Given these requirements, the anticipated capital expenditures total $36.21 million over the 2025-2034 forecast period. These expenditures and financial pressures on the Town's stormwater system provide the impetus to prepare this long-term financial plan and consider how the service is funded. Utilizing a user rate system would provide a segregated source of funding separate from the tax base and allow for charging structures that better align the benefits of services conferred with the incidence of funding. Note, Chapter 5 provides a detailed discussion regarding the options for capital financing.

A summary of the capital works related to stormwater management services is provided on the following table.

Table 3-1
Town of Orangeville
Stormwater 2024 Capital and 10-year Forecast (Uninflated $)

Description	Budget 2024	Total 2025-2034	Timing
Capital Expenditures			
31026.0000 Centre Street Culvert Rehabilitation	-	791,000	2025
B1426.0000 Every Kids Park Storm Sewer Work	-	300,000	2025
B1552.0000 SWMF 22 Alder street SWM 1&2	-	500,000	2028-2029
B1553.0000 Rehabilitation of SWMF 7, 13, 1 Montgomery Village 1 and Village 2	-	1,320,000	2024-2028
B1555.0000 Rehabilitation of SWMF 11, Lisa Marie Drive, Milady III	-	350,000	2027-2028
B1556.0000 Rehabilitation of SWMF 29 Business Park (Lackey Lake)	-	250,000	2029
B1557.0000 Rehabilitation of SWMF 10,28 Sandringham Circle and Young Court	-	360,000	2026-2027
30005.0000 Road Resurfacing Program	50,000	685,000	2025-2034
31025.0000 Green Street Rehabilitation	-	43,950	2025
B0798.0000 Rehab Hansen Blvd, Blindline to Amelia	-	66,350	2025
B1016.0000 Rehab - Margaret, Townline to Hanah	-	17,150	2025
B1194.0000 Sherbourne St Rehabilitation: Broadway to Second Ave	-	8,050	2028
31115.0000 CF - Reconn - Centennial	97,500	-	
31116.0000 CF - Recon Church St	389,507	-	
31117.0000 Townline widening at Broadway	-	115,000	2025-2026
31119.0000 Recon - Victoria St - Ontario to John	13,585	527,984	2025-2026
31120.0000 Recon - Ontario St. Vic to Pri	461	186,025	2025-2026
31121.0000 Recon - Cardwell St, Townline	1,538	189,262	2026-2027
31122.0000 Recon - Cardwell St, Dufferin	305	376,208	2025, 2031-2032
31123.0000 Recon - Dufferin St, John to Ontario	1,359	527,541	2026-2027
31124.0000 Recon - Third Ave, 1st St to 2nd St	-	141,150	2026-2027
31125.0000 Recon - Third Ave, 2nd St to 3rd St.	-	309,000	2027-2028
31126.0000 Recon - Steven St	-	228,150	2027-2028
31127.0000 Recon - Andrew St	-	278,250	2027-2028
31128.0000 Bythia Street (Court) Reconstruction	-	271,950	2028-2029
31129.0000 Recon - Bythia St - Duf to Vic	-	120,000	2028-2029
B0982.0000 Recon - Carlton Dr - Madison to Lawrence	-	513,750	2028-2030
B1004.0000 Recon - Erindale, Dufferin to Princess St	-	456,900	2028-2030
B1009.0000 Recon - Zina St, First St to Louisa	-	550,200	2032-2034
B1014.0000 Recon - Amanda, Townline to Parsons	-	248,580	2031-2033
B1015.0000 Recon - Amanda, Parsons to Front	-	323,250	2031-2033
B1125.0000 Blind Line from Hansen North/Limits	-	487,500	2031-2033
B1195.0000 Recon of Edelwild Century to Parkview	-	416,250	2026-2028
B1273.0000 Reconstruction Bythia Street Townline to Church	-	605,250	2031-2033
B1278.0000 Reconstruction of Dufferin Street - Erindale to Ontario	-	407,100	2027-2029
B1331.0000 C-Line Reconstruction Century to Town Line	-	442,200	2032-2034
B1332.0000 John Street Reconstruction Townline to Corp Limits	-	487,350	2028-2030
B1359.0000 Caledonia Road Reconstruction	-	275,250	2029-2031
B1360.0000 Hillside Drive Reconstruction	-	196,050	2032-2034
B1497.0000 Recon/Widening - Fourth Ave: Third St to Hwy #10	-	746,250	2032-2034
B1503.0000 Hybrid Recon - Hillsdale, Goldgate and Darsam	-	406,316	2029-2030
B1504.0000 Recon - Church St: John to Bythia	-	225,000	2032-2034
B1505.0000 Recon - Bythia: Church to Hillside	-	270,000	2028-2030
B1548.0000 Hybrid Reconstruction of Avonmore and Johanna	-	256,500	2026-2027
Snow Dump Assessment Implementation	-	1,500,000	2027-2028
SWMF 3 Jeffers Court	-	80,000	2026
SWMF 21 Hurontario	-	90,000	2026
SWMF 25 Existing Farm	-	120,000	2026

Table 3-1 (continued)
Town of Orangeville
Stormwater 2024 Capital and 10-year Forecast (Uninflated $)

Description	Budget 2024	Total 2025-2034	Timing
Capital Expenditures			
Growth Related:			
Town-Wide			
B1132.1050 Street Sweeper	-	650,000	2028
26055.0000 Assessment Existing Snow Dump	-	150,000	2026
Stormwater Management Assessment-Ponds	125,000	-	2025
26053.0000 Flood Mitigation Implementation Project	-	500,000	
SWM Pond Rehabilitation	-	3,565,000	2031-2034
B1554.0000 Rehabilitation of SWMF 15, Amelia Street	-	2,865,000	2026-2028
SWMF 30 Sherbourne	-	1,690,000	2028-2029
SWMF 6 Preston	-	880,000	2029-2030
Area-Specific			
B1136.0000 SWM1 - Lower Monora Creek Stream Retrofit & Protection Works	-	3,292,500	2029-2031
26029.0000 SWM2 - Pond Retrofits	-	1,980,531	2025-2026
B1140.0000 SWM5 - Middle Monora Creek - Flood & Erosion Control Projs	-	822,800	2027
26054.0000 SWM6 - Oversized SWM Pond Mono Developments, Built Capacity	-	-	
31027.0000 Mill Creek Stabilization	16,678	1,762,322	2025
B1143.0000 SWM3/4 Phase 2 -Mill Creek Stabilization west Broadway/BlindLine to C Line	-	850,000	2026-2027
Studies:			
Stormwater Rate Study Update	-	80,000	2029, 2034
B1547.0000 Stormwater Management System CLI ECA	-	60,000	2025
Total Capital Expenditures	**695,934**	**36,213,869**	

Chapter 4
Lifecycle Costing

4. Lifecycle Costing

4.1 Overview of Lifecycle Costing

4.1.1 Definition

For many years, lifecycle costing has been used in the field of maintenance engineering and to evaluate the advantages of using alternative materials in construction or production design. The method has gained wider acceptance and use in the areas of industrial decision-making and the management of physical assets.

By definition, lifecycle costs are all the costs which are incurred during the lifecycle of a physical asset, from the time its acquisition is first considered to the time it is taken out of service for disposal or redeployment. The stages which the asset goes through in its lifecycle are specification, design, manufacture (or build), install, commission, operate, maintain and disposal. Figure 4-1 depicts these stages in a schematic form.

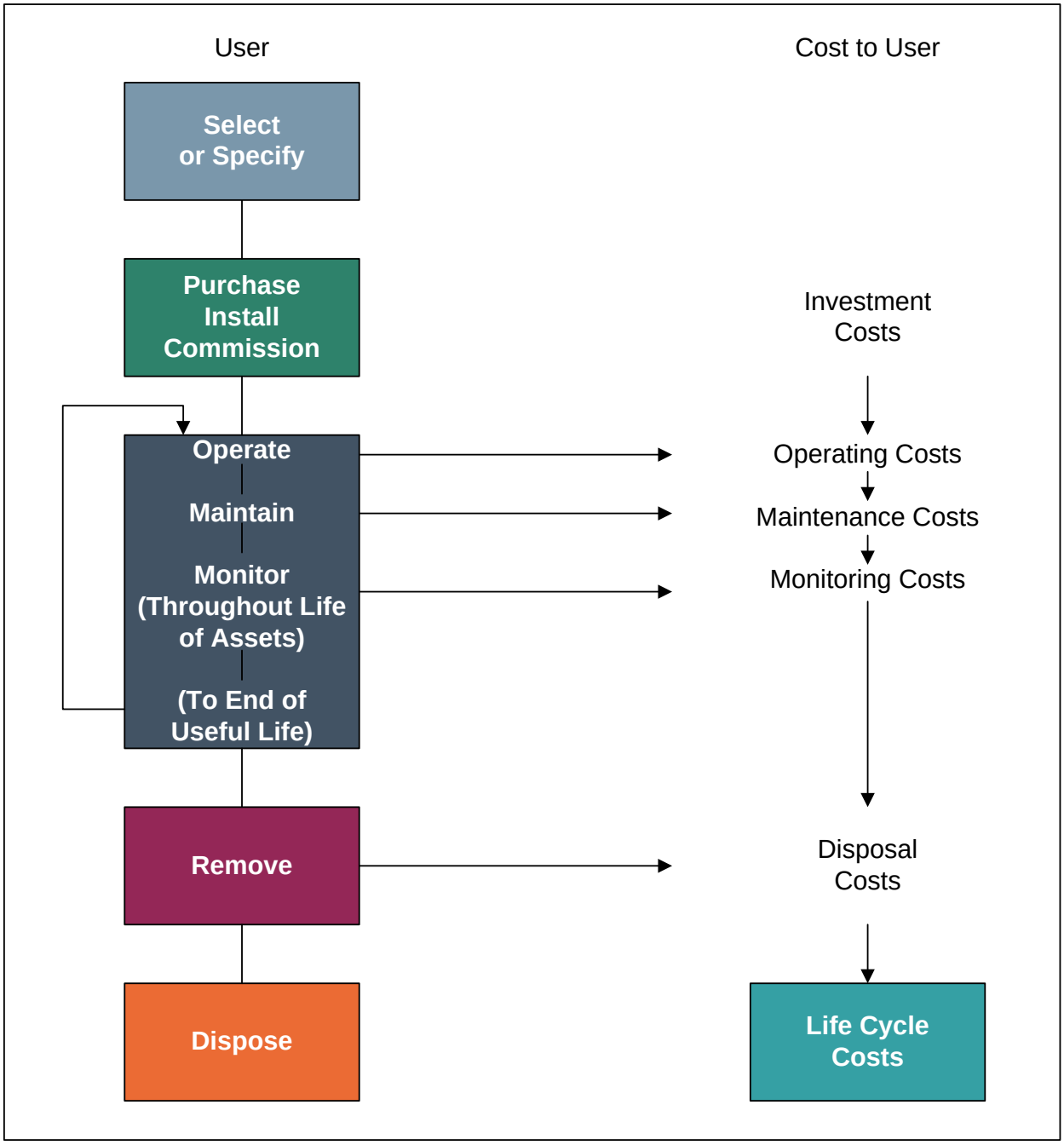
4.1.2 Financing Costs

This section will focus on financing mechanisms in place to fund the costs incurred throughout the asset's life.

In a municipal context, services are provided to benefit tax/rate payers. Acquisition of assets is normally timed in relation to direct needs within the community. At times, economies of scale or technical efficiencies will lead to oversizing an asset to accommodate future growth within the Town. Over the past few decades, new financing techniques such as D.C.s have been employed based on the underlying principle of having tax/rate payers who benefit directly from the service paying for that service. Operating costs which reflect the cost of the service for that year are charged directly to all existing tax/rate payers who have received the benefit. Operating costs are normally charged through the tax base or user rates.

Capital expenditures are recouped through several methods, with operating budget contributions, D.C.s, reserves, developer contributions and debentures, being the most common.

Figure 4-1
Lifecycle Costing



New construction related to growth could produce D.C.s and developer contributions (e.g., works internal to a subdivision which are the responsibility of the developer to construct) to fund a significant portion of projects, where new assets are being acquired

to allow growth within the Town to continue. As well, debentures could be used to fund such works, with the debt charge carrying costs recouped from rate payers in the future.

Capital construction to replace existing infrastructure, however, is largely not growth-related and will therefore not yield D.C.s or developer contributions to assist in financing these works. Hence, a municipality will be dependent upon debentures, reserves, and contributions from the operating budget to fund these works.

Figure 4-2 depicts the costs of an asset from its initial conception through to replacement and then continues to follow the associated costs through to the next replacement.

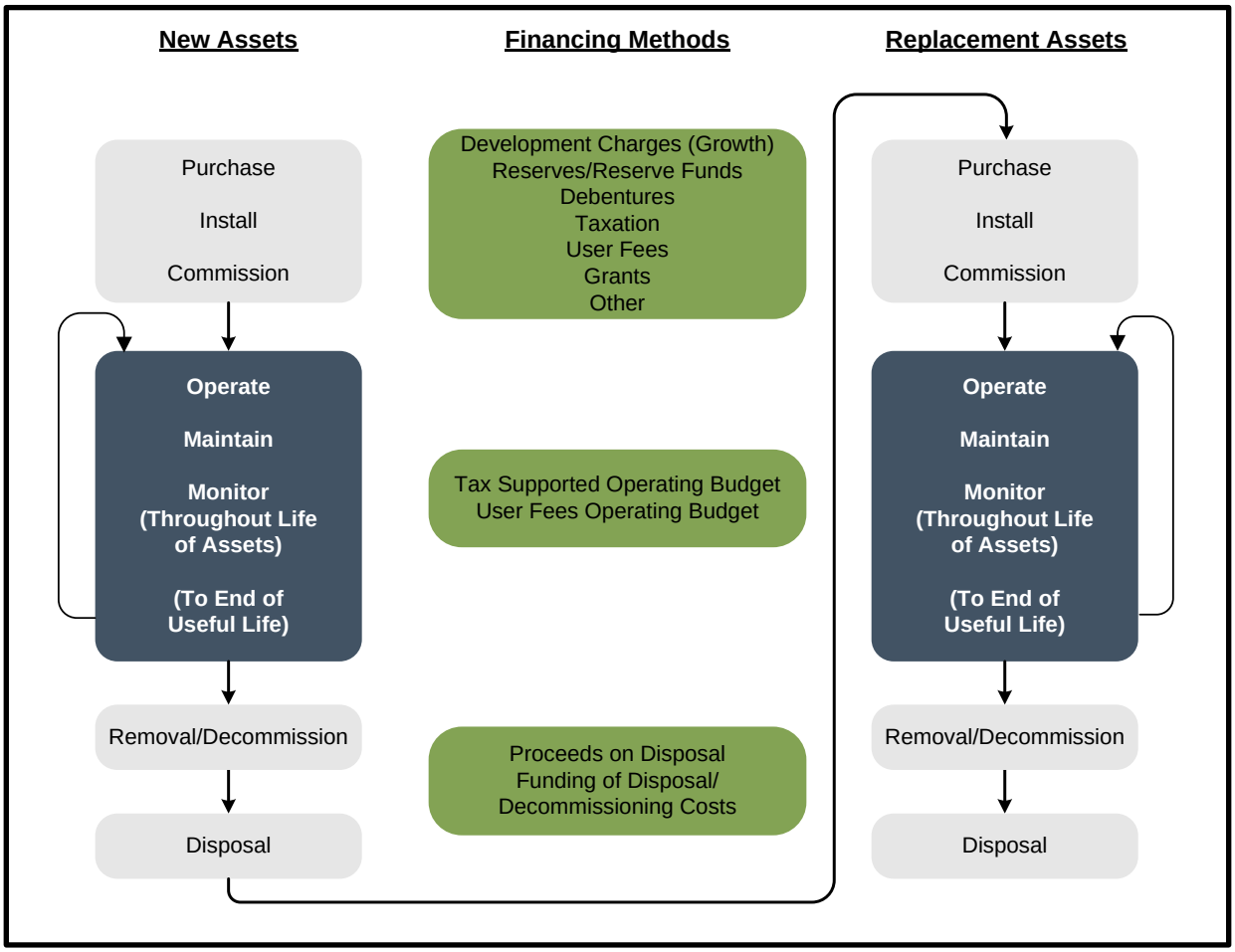
As referred to earlier, growth-related financing methods such as D.C.s and developer contributions could be utilized to finance the growth-related component of the new asset. These revenues are collected (indirectly) from the new homeowner/business who benefits directly from the installation of this asset. Other financing methods may be used as well to finance the non-growth-related component of this project, such as reserves which have been collected from past rate payers, operating budget contributions collected from existing rate payers and debentures which will be carried by future rate payers. Ongoing costs for monitoring, operating, and maintaining the asset will be charged annually to the existing ratepayer.

When the asset requires replacement, the sources of financing will be limited to reserves, debentures, and contributions from the operating budget. At this point, the question is raised: "If the cost of replacement is to be assessed against the ratepayer who benefits from the replacement of the asset, should the past ratepayer pay for this cost, or should future rate payers assume this cost?" If the position is taken that the past user has used up the asset, hence he should pay for the cost of replacement, then a charge should be assessed annually through the life of the asset, to have funds available to replace it when the time comes. If the position is taken that the future ratepayer should assume this cost, then debentures and, possibly, a contribution from the operating budget should be used to fund this work.

Charging for the cost of using up an asset is the fundamental concept behind depreciation methods utilized by the private sector. This concept allows for expending the asset as it is used up in the production process. The tracking of these costs forms part of the product's selling price and, hence, end-users are charged for the asset's depreciation. The same concept can be applied in a municipal setting to charge

existing users for the asset's use and set those funds aside in a reserve to finance the cost of replacing the asset in the future.

Figure 4-2
Financing Lifecycle Costs



4.1.3 Costing Methods

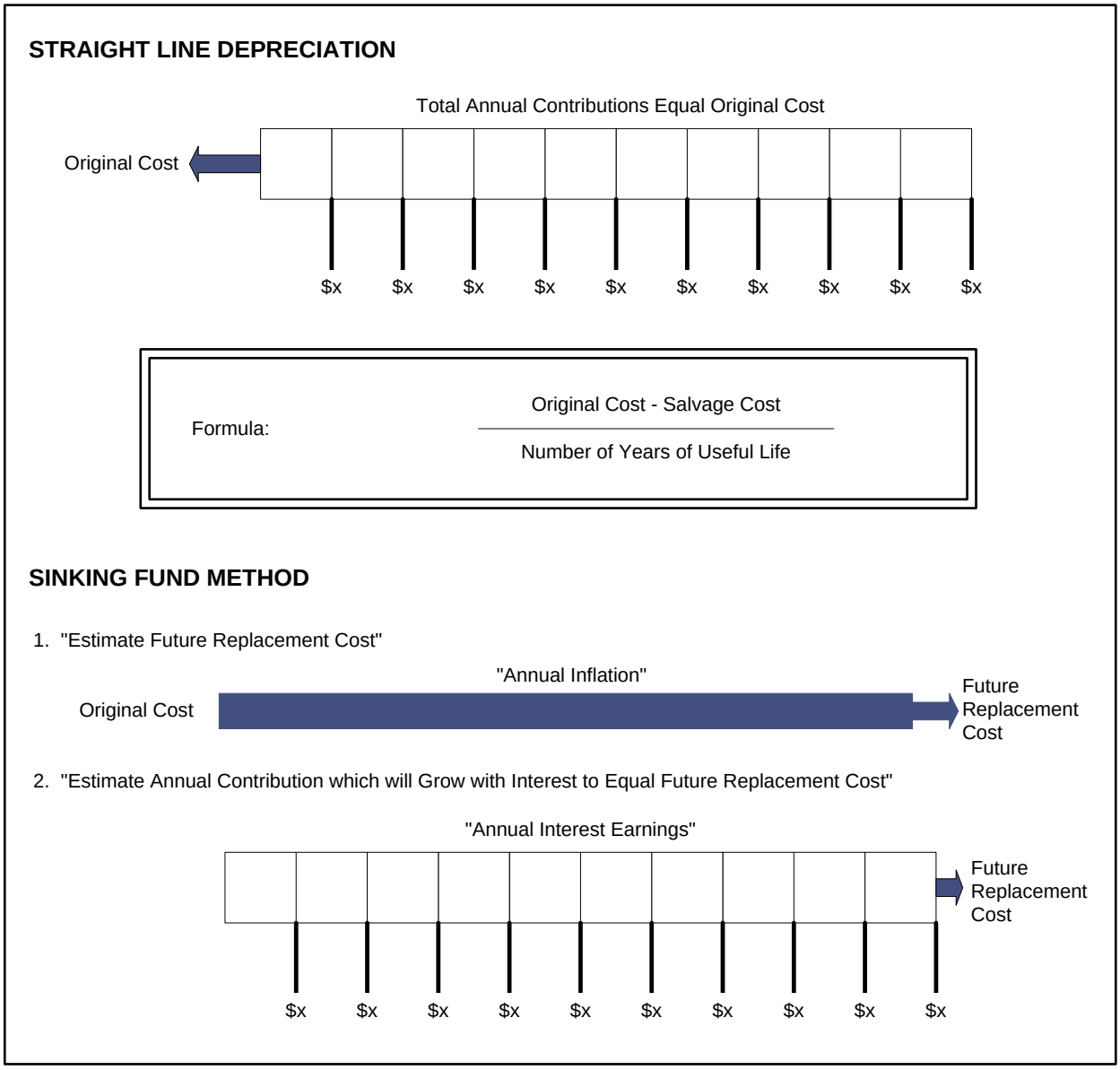
There are two fundamental methods of calculating the cost of the usage of an asset and for the provision of the revenue required when the time comes to retire and replace it. The first method is the Depreciation Method. This method recognizes the reduction in the value of the asset through wear and tear and aging. There are two commonly used forms of depreciation: the straight-line method and the reducing balance method (shown graphically in Figure 4-3).

The straight-line method is calculated by taking the original cost of the asset, subtracting its estimated salvage value (estimated value of the asset at the time it is disposed of) and dividing this by the estimated number of years of useful life. The reducing balance method is calculated by utilizing a fixed percentage rate and this rate is applied annually to the undepreciated balance of the asset value.

The second method of lifecycle costing is the sinking fund method. This method first estimates the future value of the asset at the time of replacement. This is done by inflating the original cost of the asset at an assumed annual inflation rate. A calculation is then performed to determine annual contributions (equal or otherwise) which, when invested, will grow with interest to equal the future replacement cost.

The preferred method used herein for forecasting purposes is the sinking fund method of lifecycle costing.

Figure 4-3



4.2 Impact on Budgets

Detailed stormwater inventory information was obtained from the Town. The age of the stormwater system dates back to the early 1960s, and the total value of existing stormwater infrastructure including ponds and linear infrastructure (e.g., stormwater sewers) is $156.35 million. This represents an investment of $16,295 per property in stormwater infrastructure.

The Town also has ditching infrastructure requiring on-going maintenance. As this infrastructure is land there is no replacement value as it will not require future replacement. The lifecycle "sinking fund" contribution amounts for infrastructure have also been calculated. These calculations determine the level of investment annually that the Town may wish to consider as part of its budgeting process to meet future lifecycle needs. Table 4-1 summarizes the estimated replacement value, capital costs forecast to be included in this financial plan and annual lifecycle contributions for future lifecycle needs.

Table 4-1
Town of Orangeville
Summary of Stormwater Infrastructure

Area	Total Replacement Value	Suggested amount to be included in 10-year forecast based on estimated life	Amount included in 10-year forecast	Net Replacement for Future Lifecycle	Annual Lifecycle Replacement
Stormwater Ditching	-	-	-	-	-
Stormwater Ponds	19,411,510	-	21,278,153	19,411,510	1,112,075
Stormwater Vehicles and Equipment	551,950	551,950	-	-	-
Stormwater Culverts	5,177,820	3,350,290	791,000	1,827,530	85,219
Stormwater Sewers	131,210,990	16,790,010	11,704,716	114,420,980	3,993,474
Total Stormwater	**$156,352,270**	**$20,692,250**	**$33,773,869**	**$135,660,020**	**$5,190,768**

Of the $156.35 million in current stormwater assets, there is a need to undertake a minimum of $20.69 million of capital asset replacement over the 10-year forecast. The $20.69 million represents the cost to replace assets that have reached or are approaching the end of their useful lives by 2034, based on in-service dates and the estimated useful life. However, the Town anticipated that $33.77 million will be required over the 10-year forecast period based on other factors, such as condition, timing of growth needs.

Lifecycle needs for the assets that will require capital replacement/rehabilitation beyond the 10-year forecast period. The annual lifecycle requirements to address these needs is approximately $5.19 million. Hence, if the Town was to transfer this amount of funding to reserves annually, with investment of the funds, future capital financing would be available to meet the infrastructure needs as they come due.

Chapter 5
Capital Cost Financing Options

5. Capital Cost Financing Options

5.1 Summary of Capital Cost Financing Alternatives

Historically, the powers that municipalities had to raise alternative revenues to taxation to fund capital services have been restrictive. Over the past number of years, a number of legislative reforms have been introduced. Some of these have expanded municipal powers (e.g., Bill 26 introduced in 1996 to provide for expanded powers for imposing fees and charges), while others appear to restrict them (e.g., Bill 98 in 1997 and Bill 23 in 2022 providing amendments to the D.C.A.).

The current *Municipal Act* came into force on January 1, 2003, with significant amendments in 2006 through the *Municipal Statute Law Amendment Act*. Part XII of the Act and O. Reg. 584/06 govern a municipality's ability to impose fees and charges. This legislation provides municipalities with broadly defined powers and the ability to impose fees for both operating and capital purposes. Under s.484 of *Municipal Act, 2001*, the *Local Improvement Act* was repealed with the in-force date of the *Municipal Act* (January 1, 2003). The municipal powers granted under the *Local Improvement Act* now fall under the jurisdiction of the *Municipal Act*.

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

Recovery Methods	Section Reference
• Development Charges Act, 1997, as amended	5.2
• Municipal Act	5.3
○ Fees and Charges	
○ Stormwater Area Charges	
○ Connection Fees	
○ Local Improvements	
• Grant Funding Availability	5.4
• Existing Reserves/Reserve Funds	5.5
• Debenture Financing	5.6
• Recommended Capital Financing Approach	5.7

5.2 Development Charges Act, 1997

Development charges are a revenue tool used by municipalities to recover the capital costs associated with new development and redevelopment. These costs are in addition to what a developer/builder normally constructs as part of their subdivision (i.e., Local Services). Empowered by the *D.C.A.*, as amended (D.C.A.), municipalities may pass by-laws to impose charges to recover the capital costs associated with development and redevelopment. The Town recently adopted By-law 2024-060, to impose stormwater D.C.s on residential and non-residential development on a Town-wide and, in some instances, on an area-specific basis. The rate forecast includes D.C. funding for stormwater infrastructure identified in the Town's 2024 D.C. Background Study.

5.3 Municipal Act

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

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

Restrictions are provided to ensure that the form of the charge is not akin to a poll tax. Any charges not paid under this authority may be added to the tax roll and collected in a like manner. The fees and charges imposed under this part are not appealable to the Ontario Land Tribunal (OLT).

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

- A variety of different means could be used to establish the rate and recovery of the costs and could be imposed by a number of methods at the discretion of Council (i.e., lot size, frontage, number of benefiting properties, etc.);
- Rates could be imposed with respect to costs of major capital works, even though an immediate benefit was not enjoyed;
- Non-abutting owners could be charged;
- Recovery was authorized against existing works, where a new water or sewer main was added to such works, "notwithstanding that the capital costs of existing works have in whole or in part been paid;"
- Charges on individual parcels could be deferred;
- Exemptions could be established;
- Repayment was secured; and
- OLT approval was not required.

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

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

Under the previous *Local Improvement Act*:

- A variety of different types of works could be undertaken, such as watermain, storm and sanitary sewer projects, supply of electrical light or power, bridge construction, sidewalks, road widening and paving;

- Council could pass a by-law for undertaking such work on petition of a majority of benefiting taxpayers, on a 2/3 vote of Council and on sanitary grounds, based on the recommendation of the Minister of Health. The by-law was required to go to the OLT, which might hold hearings and alter the by-law, particularly if there were objections;
- The entire cost of a work was assessed only upon the lots abutting directly on the work, according to the extent of their respective frontages, using an equal special rate per metre of frontage; and
- As noted, this Act was repealed as of April 1, 2003; however, O. Reg. 119/03 was enacted on April 19, 2003, which restores many of the previous *Local Improvement Act* provisions; however, the authority is now provided under the *Municipal Act*.

5.4 Grant Funding Availability

5.4.1 Federal Infrastructure Funding

The Government of Canada has provided funding to help municipalities with their water and wastewater systems, including repair and rehabilitation projects. Some funding programs are time-limited, for example, the Investing in Canada Infrastructure Program. Other programs are ongoing and provide a permanent source of funding. For example, the Canada Community-Building Fund (C.C.B.F.) (formerly know as the Federal Gas Tax Fund). The C.C.B.F. provides over $2 billion each year to communities across Canada. Each municipality then selects how best to direct the funds with the flexibility provided to make strategic investments across 18 different project categories, which include stormwater.

5.4.2 Ontario Government

The Province has taken steps to increase municipal infrastructure funding. The Ontario Community Infrastructure Fund (O.C.I.F.) was launched in 2014 and currently provides $400 million in formula-based funding to help eligible communities renew and rehabilitate their infrastructure. The Town received O.C.I.F. grant funding in the amounts of $1.8 million in 2024. The Ontario government also provides funding through the Connecting Links program ($30 million in 2023-2024) to help pay for the construction and repair costs of municipal roads that connect communities to provincial

highways. This is on top of the Building Ontario Up investment of $130 billion in public infrastructure over 10 years starting in 2015.

Additionally, in the 2023 budget, the Province announced it was providing $825 million over three years through the Housing-Enabling Water Systems Fund (H.E.W.S.F.). Funding through the H.E.W.S.F. would help municipalities repair, rehabilitate, and expand drinking water, wastewater, and stormwater infrastructure needed to build more homes. Since the original announcement, the Province has increased the total available funding through the H.E.W.S.F. to over $1.0 billion.

The rate calculations provided in subsequent chapters assume $3.9 million of the funding received from O.C.I.F. and C.C.B.F. will be allocated to stormwater projects as outlined in the Town's draft 2025 capital budget and forecast. The Town is encouraged to continue to pursue funding opportunities from higher levels of government as they are announced or made available to assist with funding its stormwater infrastructure.

5.5 Existing Reserves/Reserve Funds

The Town has established D.C. reserve funds for growth-related stormwater costs. The following table summarizes the stormwater reserves utilized in this analysis and their respective (estimated) balances at December 31, 2024:

Table 4-1
Town of Orangeville
Estimated Reserve Fund Balances as at December 31, 2024

Reserve Fund	Estimated Balance
Area-Specific Development Charges Reserve Fund	$959,871
Town-Wide Development Charges Reserve Fund	$52,195
Total	**$1,012,066**

The Town does not have a dedicated stormwater capital reserve or reserve fund. If the Town implements a dedicated stormwater funding mechanism for stormwater management services, it is recommended that a stormwater capital reserve or reserve fund be established with funding over the first three years of the forecast to be transferred from other general capital reserves. Revenue from the stormwater rates should then be allocated to the reserve fund annually to fund future capital expenditures, including lifecycle replacement needs.

5.6 Debenture Financing

Although it is not a direct method of minimizing the overall cost to the ratepayer, debentures are used by municipalities to assist in cash flowing large capital expenditures. In addition, debenture financing can promote inter-generational equity whereby future tax and rate payers who will benefit from the infrastructure pay for the cost of the infrastructure.

The Ministry of Municipal Affairs and Housing regulates the level of debt incurred by Ontario municipalities, through its powers established under the *Municipal Act*. Ontario Regulation 403/02 provides the current rules respecting municipal debt and financial obligations. Through the rules established under these regulations, a municipality's debt capacity is capped at a level where no more than 25% of the municipality's own purpose revenue may be allotted for servicing the debt (i.e., debt charges). The Town's 2024 Annual Repayment Limit is $12.46 million based on calculations by the Ministry of Municipal Affairs and Housing. The schedule from the Ministry of Municipal Affairs and housing notes that the available debt for the Town is approximately $155.33 million based on 20-year financing at an assumed rate of 5%.

It should be noted, however, that the issuance of debt should be managed at levels sustainable by the municipality. Issuance of large amounts of debt in any one year can have dramatic impacts on taxes and rates. Hence, proper management of capital spending and the level of debt issued annually must be monitored and evaluated over the longer-term period.

Within the context of the Town's 10-year stormwater capital program, projections show that additional debt financing of approximately $13.3 million would be required over the forecast period. Of the total debt projected over the 10-year forecast period, $1.9 million is for growth-related capital works and would be funded from D.C.s.

Debt repayments in this study have been calculated based on a 20-year borrowing term with an annual interest rate of 4.3%.

5.6.1 Financing Options for Loans and Debentures – Infrastructure Ontario

Infrastructure Ontario (I.O.) is an arms-length crown corporation, which has been set up as a tool to offer low-cost and longer-term financing to assist municipalities in renewing

their infrastructure (this corporation merged the former Ontario Strategic Infrastructure Financing Authority (O.S.I.F.A.) into its operations). I.O. combines the infrastructure renewal needs of municipalities into an infrastructure investment "pool." I.O. will raise investment capital to finance loans to the public sector by selling Infrastructure Renewal Bonds to individual and institutional investors.

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

To be eligible to receive these loans, municipalities must submit a formal application along with pertinent financial information. Allotments are prioritized and distributed based upon the Province's assessment of need. The analysis provided herein assumes that the Town will not provide debt financing for the capital projects identified.

5.6.2 Ontario Infrastructure Bank

The Province, through the Building Ontario Fund Act, 2024 established funding through a new Ontario Infrastructure Bank. This new, arms-length, board-governed agency will assist investors and institutions to further participate in large-scale infrastructure projects. The bank is newly established and currently in the process of being operationalized.

5.7 Recommended Capital Financing Approach

Table 5-2 provides for the full capital expenditures (inflated $) provided in Chapter 3. These expenditures have been inflated at a rate of 3% per year starting in 2026. Some project costs were provided in 2024$ and have also been inflated at a rate of 3% annually beginning in 2025.

Table 5-2 also provides the recommended funding alternatives for further consideration by the Town to finance the capital expenditures (inflated). As discussed in Section 5.4, the Town anticipates receiving a total of $3.9 million in grant funding, which has been applied to fund capital over the 10-year forecast period. Growth-related needs have

been financed from the D.C. reserve funds as appropriate. For non-growth capital needs, funding from the General Capital Reserve, as identified in the Town's Draft 2025 Capital Budget and Forecast, has been assumed for the 2025 to 2027. It is recommended that the Town establish a dedicated stormwater reserve fund and transfer the 2025 to 2027 amounts from the General Capital Reserve in 2025 to 2027 to that new reserve fund. Debt financing has been utilized in years when the reserve funds balances are insufficient to cover the planned capital expenditures, as noted in Section 5.6.

Table 5-2
Town of Orangeville
Capital Budget Forecast (inflated $)

Description	Budget	Total	Forecast									
	2024		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Expenditures												
Flood Mitigation at the WPCP	-	-	-	-	-	-	-	-	-	-	-	-
31026.0000 Centre Street Culvert Rehabilitation	-	791,000	791,000	-	-	-	-	-	-	-	-	-
B1426.0000 Every Kids Park Storm Sewer Work	-	300,000	300,000	-	-	-	-	-	-	-	-	-
B1552.0000 SWMF 22 Alder street SWM 1&2	-	561,000	-	-	-	55,000	506,000	-	-	-	-	-
B1553.0000 Rehabilitation of SWMF 7, 13, 1 Montgomery Village 1 and Village 2	-	1,449,000	-	-	53,000	1,110,000	286,000	-	-	-	-	-
B1555.0000 Rehabilitation of SWMF 11, Lisa Marie Drive, Milady III	-	381,000	-	-	53,000	328,000	-	-	-	-	-	-
B1556.0000 Rehabilitation of SWMF 29 Business Park (Lackey Lake)	-	281,000	-	-	-	-	281,000	-	-	-	-	-
B1557.0000 Rehabilitation of SWMF 10,28 Sandringham Circle and Young Court	-	381,000	-	52,000	329,000	-	-	-	-	-	-	-
B1558.0000 Snow Storage Dump Rehabilitation and Enviro Compl.	-	-	-	-	-	-	-	-	-	-	-	-
B1560.0000 SWMP Rehabilitation - On going and continuous maintenance	-	-	-	-	-	-	-	-	-	-	-	-
30005.0000 Road Resurfacing Program	50,000	792,000	75,000	52,000	66,000	68,000	70,000	72,000	78,000	86,000	95,000	130,000
31025.0000 Green Street Rehabilitation	-	44,000	44,000	-	-	-	-	-	-	-	-	-
B0798.0000 Rehab Hansen Blvd, Blindline to Amelia	-	66,000	66,000	-	-	-	-	-	-	-	-	-
B1016.0000 Rehab - Margaret, Townline to Hanah	-	19,000	-	-	-	19,000	-	-	-	-	-	-
B1194.0000 Sherbourne St Rehabilitation: Broadway to Second Ave	-	9,000	-	-	-	9,000	-	-	-	-	-	-
B1425.0000 Riddel Road Resurfacing	-	-	-	-	-	-	-	-	-	-	-	-
31115.0000 CF - Reconn - Centennial	97,500	-	-	-	-	-	-	-	-	-	-	-
31116.0000 CF - Recon Church St	389,507	-	-	-	-	-	-	-	-	-	-	-
31117.0000 Townline widening at Broadway	-	116,000	98,000	18,000	-	-	-	-	-	-	-	-
31119.0000 Recon - Victoria St - Ontario to John	13,585	531,000	449,000	82,000	-	-	-	-	-	-	-	-
31120.0000 Recon - Ontario St. Vic to Pri	461	187,000	158,000	29,000	-	-	-	-	-	-	-	-
31121.0000 Recon - Cardwell St, Townline	1,538	196,000	-	166,000	30,000	-	-	-	-	-	-	-
31122.0000 Recon - Cardwell St, Dufferin	305	450,000	10,000	-	-	-	-	-	372,000	68,000	-	-
31123.0000 Recon - Dufferin St, John to Ontario	1,359	546,000	-	462,000	84,000	-	-	-	-	-	-	-
31124.0000 Recon - Third Ave, 1st St to 2nd St	-	146,000	-	124,000	22,000	-	-	-	-	-	-	-
31125.0000 Recon - Third Ave, 2nd St to 3rd St.	-	330,000	-	-	279,000	51,000	-	-	-	-	-	-
31126.0000 Recon - Steven St	-	243,000	-	-	206,000	37,000	-	-	-	-	-	-
31127.0000 Recon - Andrew St	-	297,000	-	-	251,000	46,000	-	-	-	-	-	-
31128.0000 Bythia Street (Court) Reconstruction	-	299,000	-	-	-	253,000	46,000	-	-	-	-	-
31129.0000 Recon - Bythia St - Duf to Vic	-	131,000	-	-	-	111,000	20,000	-	-	-	-	-
B0982.0000 Recon - Carlton Dr - Madison to Lawrence	-	580,000	-	-	-	33,000	463,000	84,000	-	-	-	-
B1004.0000 Recon - Erindale, Dufferin to Princess St	-	516,000	-	-	-	37,000	405,000	74,000	-	-	-	-
B1009.0000 Recon - Zina St, First St to Louisa	-	698,000	-	-	-	-	-	-	-	46,000	552,000	100,000
B1014.0000 Recon - Amanda, Townline to Parsons	-	306,000	-	-	-	-	-	-	27,000	236,000	43,000	-
B1015.0000 Recon - Amanda, Parsons to Front	-	398,000	-	-	-	-	-	-	27,000	314,000	57,000	-
B1125.0000 Blind Line from Hansen North/Limits	-	601,000	-	-	-	-	-	-	45,000	470,000	86,000	-
B1195.0000 Recon of Edelwild Century to Parkview	-	443,000	-	39,000	342,000	62,000	-	-	-	-	-	-
B1273.0000 Reconstruction Bythia Street Townline to Church	-	746,000	-	-	-	-	-	-	40,000	597,000	109,000	-
B1278.0000 Reconstruction of Dufferin Street - Erindale to Ontario	-	446,000	-	-	36,000	347,000	63,000	-	-	-	-	-

Table 5-2 (continued)
Town of Orangeville
Capital Budget Forecast (inflated $)

Description	Budget	Total	Forecast									
	2024		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Expenditures												
B1331.0000 C-Line Reconstruction Century to Town Line	-	561,000	-	-	-	-	-	-	-	46,000	436,000	79,000
B1332.0000 John Street Reconstruction Townline to Corp Limits	-	550,000	-	-	-	37,000	434,000	79,000	-	-	-	-
B1359.0000 Caledonia Road Reconstruction	-	320,000	-	-	-	-	34,000	242,000	44,000	-	-	-
B1360.0000 Hillside Drive Reconstruction	-	248,000	-	-	-	-	-	-	-	37,000	179,000	32,000
B1497.0000 Recon/Widening - Fourth Ave: Third St to Hwy #10	-	968,000	-	-	-	-	-	-	-	92,000	-	876,000
B1503.0000 Hybrid Recon - Hillsdale, Goldgate and Darsam	-	472,000	-	-	-	-	34,000	371,000	67,000	-	-	-
B1504.0000 Recon - Church St: John to Bythia	-	285,000	-	-	-	-	-	-	-	37,000	210,000	38,000
B1505.0000 Recon - Bythia: Church to Hillside	-	305,000	-	-	-	33,000	230,000	42,000	-	-	-	-
B1548.0000 Hybrid Reconstruction of Avonmore and Johanna	-	266,000	-	225,000	41,000	-	-	-	-	-	-	-
Snow Dump Assessment Implementation	-	1,616,000	-	-	796,000	820,000	-	-	-	-	-	-
SWMF 3 Jeffers Court	-	85,000	-	85,000	-	-	-	-	-	-	-	-
SWMF 21 Hurontario	-	95,000	-	95,000	-	-	-	-	-	-	-	-
SWMF 25 Existing Farm	-	127,000	-	127,000	-	-	-	-	-	-	-	-
Growth Related:	-	-	-	-	-	-	-	-	-	-	-	-
Town-Wide	-	-	-	-	-	-	-	-	-	-	-	-
B1132.1050 Street Sweeper	-	650,000	650,000	-	-	-	-	-	-	-	-	-
26055.0000 Assessment Existing Snow Dump	-	155,000	-	155,000	-	-	-	-	-	-	-	-
Stormwater Management Assessment-Ponds	125,000	-	-	-	-	-	-	-	-	-	-	-
26053.0000 Flood Mitigation Implementation Project	-	500,000	500,000	-	-	-	-	-	-	-	-	-
SWM Pond Rehabilitation	-	4,452,000	-	-	-	-	-	-	1,064,000	1,096,000	1,129,000	1,163,000
B1554.0000 Rehabilitation of SWMF 15, Amelia Street	-	3,071,000	-	309,000	1,361,000	1,401,000	-	-	-	-	-	-
SWMF 30 Sherbourne	-	1,911,000	-	-	-	1,617,000	294,000	-	-	-	-	-
SWMF 6 Preston	-	1,025,000	-	-	-	-	867,000	158,000	-	-	-	-
Area-Specific	-	-	-	-	-	-	-	-	-	-	-	-
B1136.0000 SWM1 - Lower Monora Creek Stream Retrofit & Protection Works	-	3,977,000	-	-	-	-	232,000	1,966,000	1,779,000	-	-	-
26029.0000 SWM2 - Pond Retrofits	-	2,074,000	907,000	1,167,000	-	-	-	-	-	-	-	-
B1140.0000 SWM5 - Middle Monora Creek - Flood & Erosion Control Projs	-	899,000	-	-	899,000	-	-	-	-	-	-	-
26054.0000 SWM6 - Oversized SWM Pond Mono Developments, Built Capacity	-	-	-	-	-	-	-	-	-	-	-	-
31027.0000 Mill Creek Stabilization	16,678	1,815,000	1,815,000	-	-	-	-	-	-	-	-	-
B1143.0000 SWM3/4 Phase 2 -Mill Creek Stabilization west Broadway/BlindLine to C Line	-	924,000	-	159,000	765,000	-	-	-	-	-	-	-
Studies:	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Rate Study Update	-	100,000	-	-	-	-	46,000	-	-	-	-	54,000
B1547.0000 Stormwater Management System CLI ECA	-	60,000	60,000	-	-	-	-	-	-	-	-	-
Total Capital Expenditures	**695,934**	**40,791,000**	**5,923,000**	**3,346,000**	**5,613,000**	**6,474,000**	**4,311,000**	**3,088,000**	**3,543,000**	**3,125,000**	**2,896,000**	**2,472,000**

Table 5-2 (continued)
Town of Orangeville
Capital Budget Forecast (inflated $)

Description	Budget 2024	Total	Forecast									
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Financing												
Provincial/Federal Grants	75,000	3,909,600	1,066,050	150,750	453,750	187,500	329,250	1,166,250	-	390,000	166,050	-
Town-Wide Roads and Related Development Charges Reserve Fund		650,000	650,000	-	-	-	-	-	-	-	-	-
Town-Wide Growth Studies Development Charges Reserve Fund		38,750	-	38,750	-	-	-	-	-	-	-	-
Town-Wide Development Charges Reserve Fund	62,500	686,000	125,000	77,250	40,250	54,500	160,200	15,800	66,000	74,000	2,250	70,750
Area-Specific Development Charges Reserve Fund	4,170	3,896,650	1,180,946	1,007,686	484,875	-	71,353	604,651	547,139	-	-	-
Non-Growth Related Debenture Requirements	30,710	11,400,000	-	-	-	1,000,000	3,300,000	-	1,900,000	1,800,000	1,800,000	1,600,000
Growth Related Debenture Requirements	-	1,900,000	-	-	300,000	700,000	-	-	200,000	200,000	280,000	220,000
Stormwater Reserve	523,554	18,310,000	2,901,004	2,071,564	4,334,125	4,532,000	450,197	1,301,299	829,861	661,000	647,700	581,250
Total Capital Financing	**695,934**	**40,791,000**	**5,923,000**	**3,346,000**	**5,613,000**	**6,474,000**	**4,311,000**	**3,088,000**	**3,543,000**	**3,125,000**	**2,896,000**	**2,472,000**

Chapter 6
Operating Expenditures and Revenues

6. Operating Expenditures and Revenues

6.1 Stormwater Operating Expenditures

In this report, the operating budget for 2024 was provided by Town staff who extracted stormwater related costs from the approved budgets for water, wastewater, and public works. The years 2025 to 2029 reflect the Town's 5-year operating budget forecast and specific adjustments identified by staff for planned expansions or anticipated future increases.

The last five years of the forecast (2030-2024) are based on the 2029 operating budget forecast with adjustments for inflation as described below. The costs for each component of the operating budget have been reviewed with staff to establish forecast inflationary adjustments. Most of the expenditures have been assumed to increase at a rate of 2.0% annually. Operating expenditures for pond maintenance are anticipated to increase at a rate of 15.0% annually as the Town expands its maintenance program following the completion of the some of the pond-related capital works identified in Chapter 3. Staffing-related expenditures have been inflated at a rate of 2.5% annually.

Operating expenditures, excluding capital-related operating costs, are anticipated to increase on average by 8% each year from approximately $758,700 in 2024 to $1.69 million by 2034.

Capital-related operating expenditures include reserve transfers and annual debt repayments. Transfers to a new dedicated stormwater capital reserve or reserve fund have also been built into the operating expenditure forecast to minimize the need for future debt to finance the capital program. Capital-related operating expenditures are forecasted to increase from approximately $523,600 in 2024 to $1.46 million in 2034, reflecting an average annual increase of 11%. Note, the 2024 amount, provided for comparison, reflects the value of stormwater capital funded from the General Capital Reserve. Overall, total operating expenditures will increase from $1.28 million to $3.15 million representing an average annual increase rate of 9%.

Table 6-1 provides for the operating expenditures for the stormwater management service.

6.2 Stormwater Operating Revenues

As stated in Section 6.1, transfers from the Town's General Capital Reserve have been assumed for 2025 to 2027. These transfers are required to fund capital expenditures during those years and provide seed funding for the new (proposed) dedicated stormwater capital reserve. No other additional miscellaneous revenue sources have been identified to contribute towards operating expenditures. The resulting net costs will be funded from the preferred funding source discussed in future sections of this report. Similarly, the reserve or reserve fund would then be supported by the preferred funding option selected by Council.

Table 6-1 also provides for the operating revenues for the stormwater management service.

Table 6-1
Town of Orangeville
Operating Budget Forecast (inflated $)

Description	Budget 2024	Forecast 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Expenditures											
Operating Costs											
13665 Bridges and Culverts Exp											
31091 Outside Srv	21,000	-	-	-	-	-	-	-	-	-	-
13670 Ditching Expenses											
31091 Outside Srv	10,500	15,500	16,000	16,500	17,000	17,500	17,850	18,207	18,571	18,943	19,321
31653 Materials & Supplies	500	510	525	541	557	574	585	597	609	621	634
13675 Catch Basin, Curb, Storm Sewer											
31091 Outside Srv	501,400	508,900	511,900	514,288	516,638	519,700	530,094	540,696	551,510	562,540	573,791
31653 Materials & Supplies	28,990	29,000	30,000	31,000	32,000	32,000	32,640	33,293	33,959	34,638	35,331
13680 Sweeping, Flushing, Cleaning											
31091 Outside Srv	50,000	51,000	52,000	53,000	54,000	55,000	56,100	57,222	58,366	59,534	60,724
31653 Materials & Supplies	200	200	200	200	200	200	204	208	212	216	221
13805 S.W.M Pond & Boulevard Mtc											
31091 Outside Srv	33,500	34,500	35,500	36,500	36,500	-	-	-	-	-	-
31202 Turf Mte/Fertilizer	500	500	500	500	500	500	510	520	531	541	552
31653 Materials & Supplies	500	500	500	500	500	500	510	520	531	541	552
Pond Maintenance Program			150,000	175,000	200,000	240,000	276,000	317,400	365,010	419,762	482,726
Sweeper Operating Costs	-	-	15,000	16,000	17,000	17,340	17,687	18,041	18,401	18,769	19,145
Salaries, Wages, and Benefits	111,629	395,344	405,227	415,358	425,742	436,386	447,295	458,478	469,940	481,688	493,730
Sub Total Operating	**758,719**	**1,035,954**	**1,217,352**	**1,259,387**	**1,300,637**	**1,319,700**	**1,379,476**	**1,445,182**	**1,517,640**	**1,597,793**	**1,686,727**
Capital-Related											
New Growth Related Debt (Principal)		-	-	-	9,765	32,970	34,387	35,866	43,918	52,316	63,680
New Growth Related Debt (Interest)		-	-	-	12,900	42,580	41,162	39,684	46,742	53,453	63,243
New Non-Growth Related Debt (Principal)		-	-	-	-	32,550	141,363	147,442	215,626	283,487	354,267
New Non-Growth Related Debt (Interest)		-	-	-	-	43,000	183,500	177,422	252,782	320,910	386,120
Transfer to Stormwater Capital Reserve	523,554	6,750,976	3,148,958	3,223,333	805,561	841,766	671,543	752,804	692,998	641,551	591,916
Sub Total Capital Related	**523,554**	**6,750,976**	**3,148,958**	**3,223,333**	**828,226**	**992,865**	**1,071,956**	**1,153,217**	**1,252,065**	**1,351,718**	**1,459,226**
Total Expenditures	**1,282,273**	**7,786,930**	**4,366,310**	**4,482,721**	**2,128,863**	**2,312,564**	**2,451,431**	**2,598,399**	**2,769,705**	**2,949,511**	**3,145,953**
Revenues											
Transfer from General Capital Reserve	523,554	6,250,000	2,500,000	2,500,000							
Contributions from Development Charges Reserve Fund	-	-	-	-	22,665	75,550	75,550	75,550	90,660	105,770	126,923
Total Operating Revenue	**523,554**	**6,250,000**	**2,500,000**	**2,500,000**	**22,665**	**75,550**	**75,550**	**75,550**	**90,660**	**105,770**	**126,923**
Stormwater Billing Recovery - Total	**758,719**	**1,536,930**	**1,866,310**	**1,982,721**	**2,106,198**	**2,237,015**	**2,375,882**	**2,522,849**	**2,679,045**	**2,843,742**	**3,019,030**

Chapter 7
Funding Structure and Options

7. Funding Structure and Options

7.1 Current Funding Structure

As mentioned previously, the Town's stormwater management services are currently funded from the tax levy based on assessed values. Other funding sources include federal/provincial grants and developer contributions. These additional revenues are generally provided to fund capital projects.

Given the considerable capital expenditures anticipated over the forecast period, the Town is undertaking a review of alternative funding structures or models. The following sections provide a review of various funding structures utilized throughout Ontario.

7.2 Alternative Funding Structures

An important consideration with respect to establishing a stormwater funding model is identifying the underlying charging parameters that most closely relate to the benefits of service received. In this regard, there are several approaches which have been used by municipalities across Ontario. A brief commentary is provided for each type of funding model:

Property Taxes – this is the predominant funding approach used by municipalities throughout Ontario and is currently the main funding source utilized in the Town. The net expenditures for the service are added to the tax levy and recovered from properties based on the assessed value of each property. There is no clear relationship between the benefits of service received by a property and the basis for paying the cost for the service; other than ability to pay.

Flat Rates – Generally, the total cost for the service is divided by the number of properties to provide a "per property" charge. The rate may be varied by type of user to denote some variation in the service received (e.g., modification for non-permeable land area). Dependent on the use of service benefit factors to modify flat rates, the level of service received, and cost of service may not necessarily directly correlate.

Land Area – This approach recognizes that there is some relationship between the size of a property and the volume of stormwater runoff which may be generated by the property. While area is a key factor for the amount of rainfall absorbed by a property,

this approach does not directly reflect the rate at which the water migrates from the property into the municipal storm system. Similar to the modified flat rate approach described above, modifications of land area for storm water run-off produce a charging basis that more closely relates to the benefits of service received.

Utility Rate – this approach imposes a charge based upon the metered volumes of water consumed by constituents as measured through water meters. This is used by municipalities that recover stormwater management service costs through water and wastewater rates. While this approach provides a segregated revenue source (i.e., user rate funded vs tax funded) and stormwater is traditionally included within the definition of wastewater, there is little correlation between the benefit of service and cost of service. Moreover, not all benefiting landowners may be included in the recovery of water and wastewater fees, whereby rural or private service customers without municipal water meters would be exempt from such fees.

Run-off Coefficient – The percentage of rainfall that migrates as stormwater run-off from a property (or surface) is referred to as the run-off coefficient. These coefficients are used by engineers as part of a formula for calculating the amount of run-off from a property. Generally, very grassy, vegetated lands have a low run-off coefficient whereas lands with large amounts of hard surfaces (parking lots, buildings, etc.) have a high run-off coefficient. Applying these factors to a flat rate or a land area fee structure would provide a calculation which takes the size of the property (or class of property) and the character of the property into account when determining the charge. Under this approach a run-off coefficient could be developed for various property classes and imposed on a property specific basis based on the constituent land area, or on a flat rate basis reflecting the characteristics of the broader property class (e.g., residential, non-residential, etc.).

Impervious Area of the Properties – this approach is based on the actual measured amount of imperviousness for each property. Impervious area refers to surface area of a property that has water-resistant materials (e.g., roofs, paved areas, concrete, etc.). To calculate this rate structure, a detailed analysis of each property in the Town must be undertaken through a geographic information system (G.I.S.) and aerial mapping measurements.

7.3 Assessment of Alternative Funding Models

7.3.1 Assessment Criteria

There are four key criteria for the Town to consider when choosing a funding model or rate structure. These criteria are discussed below. The Town will need to assess and find the right balance for the community when selecting a rate structure.

1. "Ease of Calculation" is a criterion to capture the relative data intensity required to support a given funding model. In the presence of good data, any given funding structure can be calculated with relative ease, but the difficulty lies in the ability to obtain and maintain a comprehensive and accurate data source.

2. "Linkage between Cost Paid and Benefit Derived from Services" measures how closely the amount paid by any given property owner reflects the benefits of service received. Although all Town residents benefit from a well-functioning stormwater system, property owners with more impervious areas on their properties produce more stormwater runoff, and hence place higher demands on the Town's infrastructure. Under the current funding model utilized by the Town, property owners with higher assessment values pay more for stormwater management services, even though there is no clear link between assessment and stormwater management service benefits. A more direct linkage between the amount paid and the benefit derived from services is considered desirable, and funding structures that provide this are therefore preferred.

3. "Cost of Administration" reflects the fact that although a funding structure that is well supported by data and provides a tight relationship between the ultimate cost to, and benefits received by, the person paying them may be more desirable, the costs of administering such a funding structure typically rise. This is an important consideration because any increase in the costs of administration would have the effect of diverting funding from actual stormwater system needs. Therefore, the benefit of recovering service costs from benefiting parties needs to be measured against the costs of implementation.

4. "Users' Control over Charging Mechanism" considers how much control a property owner has over the amount they have to pay. More control in this regard is considered a positive attribute, and therefore funding structures that provide the

property owner with a greater degree of control are ranked higher. For example, under a funding model that charges flat rate per property, the property owner would have little control over the charge for service.

7.3.2 Assessment of Alternatives

Table 6-1 provides the spectrum of options for stormwater cost recovery and the ranking of each relative to various service criteria discussed in the previous section.

Table 6-1
Town of Orangeville
Spectrum of Options for Stormwater Cost Recovery

Funding Model	Basis of Calculation	Ease of Calculation	Linkage between Amount Paid and Benefit Derived from Services	Cost of Administration	Users' Control over Charging Mechanism
Property Taxes	Tax rate applied to assessed value	Easy	Low	Low	Medium
Flat Rate per Property (may vary by use or size)	$/property	Easy	Low	Low	Low
Area Rate (may vary by use or size)	$/area of property	Medium	Low	Low	Low
Utility Rate	$/cu. m of water consumption	Easy	Low	Low	High
Run-off Coefficient by Property Type	$/unit (varied by type)	Medium	Medium	Medium	Low
Run-off Coefficient by Actual Land Area per Property	$/acre (varied by type)	Hard	High	Medium	Medium
Actual Impervious Area per Property	$/measured impervious area	Hard	High	High	High

Generally, moving from the top of the table to the bottom, the relationship between the amount paid and benefits derived from the service becomes more direct. However, the costs to populate and maintain the "denominator" for the calculation also increases as the options progress down the table.

Property Taxes

Property taxes are presently utilized by the Town to fund the vast majority of the stormwater management service needs. Property taxes are considered easy to calculate since this is a funding model currently in use and hence data is readily available to support assessment calculations. Similarly, the cost of administration is considered low since the Town already maintains a tax database and has the resources in place to maintain and update it as needed. Property assessment is not considered a good proxy for the benefits that a given property receives from the Town's stormwater system. However, property owners have some control over how much they pay, as they may choose a property with a different (i.e., lower) assessment.

Flat Rate per Property

Charging a uniform flat rate per property would be the easiest approach both computationally and administratively. Data on the number of properties is readily available through the Town's tax database and determining an appropriate flat fee would simply entail dividing the net costs of the stormwater program by the number of properties. From an administrative perspective, a flat rate approach would be quite inexpensive, as each year the number of properties would simply be adjusted for any subdivisions/severances (i.e., growth) that take place. However, this type of funding structure provides no direct link between the amount paid and the benefits derived from the stormwater system, as it does not capture any property characteristics and simply treats every property the same. Additionally, property owners would not have any control over how much they pay, since every property owner pays the same amount under this approach. It is noted that a flat rate my be varied by property use (i.e., residential or non-residential) and/or by size (i.e., small, medium, large).

Area Rate

Another relatively simple rate structure would be to charge each property based on its size using a uniform rate per acre. Generally, stormwater rates recognize a relationship between the volume of water which may be derived from the size of the property. While

area is a key factor for the amount of stormwater to fall on a particular property, this approach does not directly reflect the rate at which the water migrates from the property into the municipal storm system.

Utility Rate

Similar to property taxation, utility billing is an established mechanism, and therefore consumption data is readily available to support rate calculations. Cost of administration is also considered low since this would be no different than the current annual updates to water and wastewater rates. Volumetric utility rates provide customers with a high degree of control over how much they pay, by giving them the option of adjusting water consumption patterns. A weak area of the utility rate approach is its disconnect from system benefits. There is little evidence of a correlation between water usage and the impacts on the municipal stormwater system.

Run-off Coefficient by Property Type

This funding structure would group properties into categories (e.g., low-density residential, commercial, industrial, etc.) and subsequently runoff coefficients would be applied to the land area within each category to create an estimate of weighted land area within each category, and within the Town as a whole. The relative share of total weighted land area would drive the share of system costs that are attributed to each property category. The share of costs attributed to a category would then be spread evenly over the number of properties within it. As such, all properties within a single category (e.g., single family residential) would pay the same fee, but this amount would be different from the amount paid by other property categories. Such an approach recognizes that there are distinct physical differences between different types of development and property types. For example, residential properties tend to have a lower runoff coefficient and therefore lower weighted land area relative to commercial properties that would carry a much higher runoff coefficient. Users' control over the charging mechanism would be low under this approach. There is an improvement of the linkage between costs and benefits as compared to the funding structures described above. Data needed for this type of calculation is generally readily available from the Town's tax and G.I.S. databases, although the calculations are considered somewhat more difficult, since weighted land area needs to be calculated for each property category. Administratively it becomes somewhat more difficult and expensive to maintain such a funding structure, because the relative distribution of costs between

property categories would need to be recalculated with regular frequency to account for the effects of continued development in the Town.

Run-off Coefficient by Actual Land Area per Property

Taking the Run-off Coefficient by Property Type approach a step further, this method would apply run-off coefficients to each individual property's land area, thereby estimating each property's land area weighted by the runoff coefficient. Summing the weighted areas of all properties would facilitate the calculation of a charge per acre, which would then be applied to each property's area. The data requirements to support these calculations are greater, as the land area of each property would have to be known. The Town's tax database contains size information for most properties and can be supplemented by G.I.S. data where there are properties with missing size parameters. There would be additional effort requirements and costs associated with assessing the properties with missing size information. The main database, however, would be the Town's tax roll. With some adjustments to the software, the administrative costs could be kept to a minimum. Since each property's size would be taken into account individually, the linkage between the cost paid and the benefits derived from the system would potentially be greatly improved. Furthermore, property owners would exercise some control over the charging mechanism through their choice of property.

Actual Impervious Area per Property

As the heading suggests, this approach would require actual measurement of the impervious area of each property, either physically, through G.I.S., or through a combination of both. Each property owner would then pay an amount directly proportionate to the amount of impervious area on their property, and consequently the link between costs and benefits would be very strong. Property owners would also have a high degree of control over the amount they are required to pay, since they have direct control over pertinent site characteristics such as the amount of paved cover (size of driveway, patio, etc.). On the other hand, the desirable attributes of this rate structure come at a significant cost from an initial data acquisition and rate calculation perspective, as well as from the annual data maintenance perspective. Ongoing administration of the database would most likely require additional staff resources. It is noted that relative to the run-off coefficient method, the costs are significantly higher but the linkage between the amount paid, and benefit derived from services is only marginally improved.

7.4 Evaluation of Funding Model Options

The funding model or rate structure options described in the previous section were discussed with Town staff and evaluated based on the five criteria provided above. The Area Rate, Run-off Coefficient by Actual Land Area per Property and Actual Impervious Area per Property models are more complicated calculate and costly to administer. Due to this and the potential need for additional staffing resources to implement, these models were not preferred and removed from further analysis at this time. The Utility Rate model was also excluded from further analysis because of the lack of direct connection between water use and stormwater management service demands. Additionally, under this model, properties not receiving water services from the Town would not be charged for the service, despite benefiting from stormwater management services.

The Town's current funding model, i.e., from property taxes, along with two other funding models were left for further consideration. The two other models for further consideration are:

- Flat rate per property regardless of size or use (residential or non-residential); and
- A varied flat rate by property type and size. All properties are charged a flat rate, which varies based on use and property size except large non-residential properties (one acre or larger), which are charged a flat rate per acre of land area.

Rate forecasts for each of the potential funding options are helpful for the Town to understand the potential impacts on residents and businesses of changing from a property tax model to a dedicated stormwater management user fee model.

Some advantages of these dedicated rate funding models over the Town's current model include:

- Dedicated and stable funding sources which allow for better long-term planning;
- Segregation of revenue directly aligned with service provision;
- Increased equity as properly designed stormwater fees follow a user pay principle; and

- Increased awareness of importance of stormwater management and associated costs which can increase public support.

Chapter 8 provides the rate calculations for each of the two options.

Chapter 8
Funding Options and Rate Forecast

8. Funding Options and Rate Forecast

8.1 Introduction

To summarize the financial plan developed thus far, Chapter 2 provides the forecast growth and servicing requirement. Chapter 3 reviewed capital-related issues and Chapter 4 responds to the provincial directives to maintain and upgrade infrastructure to required levels. Chapter 5 provided a review of capital financing options. Chapter 6 established the operating forecast of expenditures including an annual capital reserve contribution. Finally, Chapter 7 summarizes the process undertaken to arrive at the potential funding options. The following sections describe the rate calculations and analysis undertaken to calculate the range of potential impacts for each funding option. Additional work will be required to develop a billing database and review rate calculations for the Town's preferred funding option if a decision is made to proceed with this approach.

8.2 Stormwater Rate Calculations

As previously stated, two alternative funding models have been developed, and the rate forecasts are discussed below. To contextualize the calculations, the annual bills for five sample property types under the different funding models and rate structures have been calculated. For comparison to the 2024 assessment-based funding model, the average assessment values for each property type are summarized below.

Residential:

- Small properties: Less than or equal to 0.2 acres $376,000
- Medium properties: Between greater than 0.2 acres and less than 1 acre $498,000
- Large Properties: Greater than 1 acre $1,097,000

Non-Residential:

- Small properties: Less than 1 acre $501,000
- Large Properties: Greater than 1 acre $545,000

8.2.1 Option 1 – Flat Rate per Property

For Option 1, a constant charge is imposed on all properties regardless of size or use. The charge is calculated based on the growth forecast summarized in Section 2.2.1 of this report. Table 8-1 provides the rate forecast and provides a comparison of the bill impacts of a dedicated stormwater charge relative to the share of the property tax bill that went towards stormwater management services in 2024 along with the annual stormwater bill impacts that could be expected by different property owners.

Based on the comparison of annual bills for a cross-section of Town customers provided in Table 8-1:

- For an average small residential property, the annual cost for stormwater management services would increase from $60.78 currently to $157.07 (+158%) in 2025 with a dedicated stormwater charge.
- For an average medium sized residential property, annual stormwater bills would increase from $76.86 currently to $157.07 (+104%) in 2025 with a dedicated stormwater charge.
- On average, the annual stormwater bills for large residential property would decrease from $248.25 currently to $157.07 (-37%) in 2025 with a dedicated stormwater charge.
- On average, the annual stormwater bills for non-residential properties less than one acre in size would increase from $105.48 to $157.07 (+49%).
- On average, the annual stormwater bills for non-residential properties at least one acre of larger in size would decrease from $795.94 to $157.07 (-80%).
- All properties could expect their annual stormwater bill to increase by 20% in 2026 and 5% annually thereafter, over the forecast period to reflect the increased costs for infrastructure replacement and for additional operating costs forecast over the period.

It is important to note that the bill impacts on individual customers/properties could vary widely depending on the size of the property and its assessed value for taxation purposes.

Table 8-1
Town of Orangeville
Stormwater Rate Forecast and Bill Impacts – Option 1 (per Property Basis)

Description	Average Current Value Assessment	2024 (Assessment Basis)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Stormwater Billing Recovery		$758,719	$1,537,087	$1,866,310	$1,982,721	$2,106,198	$2,237,233	$2,375,882	$2,523,090	$2,679,045	$2,843,742	$3,019,030
Total Number of Properties		9,661	9,786	9,902	10,019	10,136	10,254	10,371	10,488	10,606	10,722	10,841
Constant Rate (per property)			**$157.07**	**$188.48**	**$197.90**	**$207.80**	**$218.19**	**$229.10**	**$240.56**	**$252.59**	**$265.22**	**$278.48**
Annual Percentage Change												
Residential <=0.2 acres	$376,000	$60.78	158%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Residential >0.2 & < 1acre	$498,000	$76.86	104%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Residential>=1acre	$1,097,000	$248.25	-37%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Non-Residential <1 acres	$501,000	$105.48	49%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Non-Residential>=1acre	$3,300,000	$795.94	-80%	20%	5%	5%	5%	5%	5%	5%	5%	5%

8.2.2 Option 2 – Flat Rate Varied by Property Size and Type

For rate structure Option 2, property data were reviewed, and the following groupings of residential and non-residential properties are recommended for this rate structure or funding model. A flat rate per property would be imposed for each grouping, except large non-residential properties. For these, the charge would be imposed on a per acre of land area basis.

Residential:

- Small properties: Less than or equal to 0.2 acres
- Medium properties: Between greater than 0.2 acres and less than 1 acre
- Large Properties: Greater than 1 acre

Non-Residential:

- Small properties: Less than 1 acre
- Large Properties: Greater than 1 acre

For this option, the land area within each residential property category was adjusted to estimate the weighted land area for each property type. For residential properties, land areas were weighted based on the average acres per property. Small residential properties average 0.11 acres, and the study assumes that new growth over the 10-year forecast period will fall into this category. Medium and large properties were assessed based on their average size relative to small properties. Specifically, medium properties are, on average, three times the size of the average small properties. Large properties vary in size but were capped at 10 times the size of the average small properties for weighting purposes. Table 8-2 provides a summary of this weighting. Table 8-3 provides the forecasted weighted land area for residential development. Non-residential properties were not weighted for purposes of the rate calculations.

Table 8-2
Town of Orangeville
Existing Residential Weighted Land Area and Non-Residential Land Area (acres)

Property Type and Category Size	Number of Properties	Total Property Size (Acres)	Average Acres per Property (acres)	Relationship to Small Property[1]	Total Weighted Property Size (acres)
Residential					
Small (less than 0.2 acres)	8,046	864.04	0.11	1.0	885.06
Medium (between 0.2 acres and 1 acre)	889	270.35	0.30	3.0	293.37
Large (1 acre or more)	94	470.11	5.00	10.0	103.4
Total - Residential	**9,029**	**1,604.50**			**1,281.83**

Property Type and Category Size	Number of Properties	Total Property Size (Acres)	Average Acres per Property (acres)[3]	Relationship to Large Property	Total Weighted Property Size (acres)[2]
Residential					
Small/Medium (less than 1 acre)	352	103.62	0.32	0.1	103.62
Large (1 acre or larger)	214	1,257.48	4.55	1.0	1,257.48
Total - Non-Residential	**566**	**1,361.10**			**1,361.10**

1. Relationship of large residential to small residential is capped at 10 times the size of a small property.
2. Non-residential land is not weighted for the land area or rate calculations.
3. Excludes School Lands (exempt only), Government, and Special and Exempt property categories.

Table 8-3
Town of Orangeville
Weighted Land Area Forecast (acres)

Description	2024	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Existing											
Non-Residential											
Commercial											
Small/Medium (less than 1 acre)	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2	59.2
Large (1 acre or larger)	322.6	321.8	321.1	320.4	319.6	318.9	318.1	317.4	316.6	315.9	315.1
Industrial											
Small/Medium (less than 1 acre)	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2	20.2
Large (1 acre or larger)	367.8	365.6	363.4	361.2	359.0	356.8	354.6	352.4	350.2	348.0	345.8
Institutional											
Small/Medium (less than 1 acre)	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2	24.2
Large (1 acre or larger)	565.4	565.0	564.7	564.3	564.0	563.6	563.2	562.9	562.5	562.2	561.8
Residential											
Small (less than 0.2 acres)	878.4	865.7	853.7	841.7	829.8	817.8	805.8	793.8	781.8	769.9	757.9
Medium (between 0.2 acres and 1 acre)	293.4	293.4	293.4	293.4	293.4	293.4	293.4	293.4	293.4	293.4	293.4
Large (1 acre or more)	103.4	103.4	103.4	103.4	103.4	103.4	103.4	103.4	103.4	103.4	103.4
New - Growth											
Non-Residential											
Commercial											
Small/Medium (less than 1 acre)	0.4	1.1	1.9	2.6	3.4	4.1	4.9	5.6	6.4	7.1	7.9
Industrial											
Small/Medium (less than 1 acre)	1.1	3.3	5.5	7.7	9.9	12.1	14.3	16.5	18.7	20.9	23.1
Institutional											
Small/Medium (less than 1 acre)	0.2	0.5	0.9	1.3	1.6	2.0	2.3	2.7	3.1	3.4	3.8
Residential											
Small (less than 0.2 acres)	6.7	19.4	31.3	43.3	55.3	67.3	79.3	91.2	103.2	115.2	127.2
Total	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**

For this rate structure option, the rates are calculated based on the weighted land area for residential development and unweighted land area for non-residential development as provided in the tables above. The total cost of the stormwater program is first divided into the weighted land area as provided in Table 8-3 to determine the cost per acre. For the small residential category, the cost per acre is multiplied by the average size of all small properties (i.e., 0.11 acres) to determine the charge. For medium and large residential properties, the cost of the small residential charge is multiplied by 3 and 10, respectfully (i.e., the factors related to the relationship between the small and the medium or large properties as provided in Table 8-2). For large non-residential properties, the charge is equal to the cost per acre and for small/medium non-residential properties, the charge is a flat rate based on the relationship to large properties (i.e., 0.32 as provided in Table 8-2).

The stormwater rate forecast for this rate structure along with bill impacts for sample properties is provided in Table 8-4. Detailed calculations are provided in Appendix A.

Table 8-4
Town of Orangeville
Stormwater Rate Forecast and Bill Impacts – Option 3

Description	Average Current Value Assessment	2024 (Assessment Basis)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Stormwater Billing Recovery		$758,719	$1,536,930	$1,866,310	$1,982,721	$2,106,198	$2,237,015	$2,375,882	$2,522,849	$2,679,045	$2,843,742	$3,019,030
Total Weighted Land Area			**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**	**2,642.9**
Cost per Acre			**$581.52**	**$706.15**	**$750.20**	**$796.92**	**$846.41**	**$898.96**	**$954.56**	**$1,013.66**	**$1,075.98**	**$1,142.30**
Calculated Rates/Annual Bill												
Residential <=0.2 acres	$376,000	$60.78	$63.97	$77.68	$82.52	$87.66	$93.11	$98.89	$105.00	$111.50	$118.36	$125.65
Residential >0.2 & < 1acre	$498,000	$76.86	$191.90	$233.03	$247.56	$262.98	$279.32	$296.66	$315.01	$334.51	$355.07	$376.96
Residential>=1acre	$1,097,000	$248.25	$639.68	$776.77	$825.22	$876.61	$931.05	$988.85	$1,050.02	$1,115.03	$1,183.58	$1,256.53
Non-Residential <1 acres	$501,000	$105.48	$185.01	$224.66	$238.68	$253.54	$269.29	$286.01	$303.70	$322.50	$342.33	$363.43
Non-Residential>=1acre	$3,300,000	$795.94	$3,523.29	$4,278.37	$4,545.23	$4,828.29	$5,128.18	$5,446.52	$5,783.43	$6,141.50	$6,519.05	$6,920.89
Annual Percentage Change												
Residential <=0.2 acres			5%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Residential >0.2 & < 1acre			150%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Residential>=1acre			158%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Non-Residential <1 acres			75%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Non-Residential>=1acre			343%	21%	6%	6%	6%	6%	6%	6%	6%	6%

As shown in Table 8-5, under this rate structure the stormwater charge would be imposed on a per property basis for all properties except large non-residential lands. For these properties, the charge would be imposed on a per acre basis. Based on the comparison of annual bills for a cross-section of Town customers provided in Table 8-5:

- The annual cost for stormwater management services for a small residential property would increase from $60.78 (property tax basis) to $63.97 (+5%) in 2025 with a dedicated stormwater charge.
- Stormwater costs for medium residential properties would increase from $76.86 to $191.92 (+150%) while those for large residential properties would increase from $248.25 to $639.74 (+158%).
- For small and medium sized non-residential properties, the annual stormwater bills would increase from $105.48 currently to $185.03 (+75%) in 2025 with a dedicated stormwater charge.
- The annual cost for large non-residential properties (6.6 acres average property size) would increase from $795.94 to $3,523.65 (+343%).
- Stormwater rates for all customer/property types are forecasted to increase by 21% in 2026 and 6% annually over the forecast period to reflect the increased costs for infrastructure replacement and for additional operating costs forecast over the period.

The impact on individual customers/properties could vary widely depending on the size of the property and its assessed value for taxation purposes.

As part of a future implementation phase, the Town may wish to consider options for a credit program to recognize investments made by property owners to better manage stormwater on properties thereby giving them greater control over their stormwater bill. However, it is noted that the total value of the stormwater program must be funded, therefore, where a credit program is in place, it would result in higher charges to other properties unless and external funding source for the credit program as available/established.

Chapter 9
Considerations

9. Considerations

Based on increasing financial pressures to the Town's stormwater system, it is recommended that the Town consider implementing a funding option that includes a user fee dedicated to stormwater management services verses continuing with the current approach of funding stormwater management services through the general tax levy.

One of the more compelling reasons for introducing a user fee is that the costs related to stormwater management would be more fairly distributed amongst benefitting properties. Runoff coefficients and impervious area can be used to assess the benefit derived from a municipal stormwater management program. These methods were not assessed partly due to lack of available data and complexity of calculating the charge. Once the Town has completed further studies to understand the runoff generated by properties, it is recommended that the Town review the rate model to assess the alignment between the fee and the benefit generated.

If a decision is made by Council to adopt a dedicated stormwater management rate, an implementation phase should follow this study. The implementation phase would include the development of a billing database in preparation for sending out stormwater bills to customers. Note that stormwater user fees cannot be included on the tax bill in accordance with the following legislation:

- O. Reg. 75/01 of the *Municipal Act, 2001*, being a regulation that sets out the form and content require for tax notices, and
- Section 326 of the *Municipal Act, 2001* which outlines the requirements for a Special Service.

The rates presented in this report should be reviewed based on the information in the billing database (i.e., number of properties and/or land area by property category for billable properties) and updated as necessary. The implementation phase should include public engagement to inform the public about the importance of stormwater management services, the proposed 10-year plan, and the changes to the funding model and associated rates.

As presented within this report, capital and operating expenditures have been identified and forecast over a ten-year period for stormwater management services. Based upon

the foregoing, the following recommendations are identified for consideration by Town Council:

1. That Council provide for the recovery of all stormwater costs through full cost recovery rates.

2. That Council consider the Capital Plan for stormwater as provided in Table 3-1 and the associated Capital Financing Plan as set out in Tables 5-2.

Appendices

Appendix A
Property Classification

Appendix A: Property Classification

Table A-1
Town of Orangeville
Property Classification

Property Code	Property Code Description	Property Type	Number of Properties				Total Count	Total Property Size (acres)			
			Small	Medium	Large	Total		Small	Medium	Large	Total
			<=0.2 acres	>0.2 & < 1acre	>=1acre			<=0.2 acres	>0.2 & < 1acre	>=1acre	
Residential											
301	Single family detached (not on water)	Residential	5,601	763	18	6,382	6,382	678.79	216.64	61.85	957.28
100	Vacant residential land not on water	Residential	28	19	36	83	83	2.89	9.82	182.72	195.43
125	Residential development land	Residential	-	-	6	6	6	-	-	86.41	86.41
260	Vacant residential/commercial/ industrial land owned by a non-farmer with a portion being farmed	Residential	-	-	1	1	1	-	-	59.87	59.87
302	More than one structure used for residential purposes with at least one of the structures occupied permanently	Residential	-	4	-	4	4	-	1.21	-	1.21
303	Residence with a commercial unit	Residential	16	11	2	29	29	2.47	3.91	6.53	12.91
304	Residence with a commercial/ industrial use building	Residential	-	1	-	1	1	-	0.30	-	0.30
309	Freehold townhouse/row house—more than two units in a row with separate ownership	Residential	1,041	5	-	1,046	1,046	54.33	1.75	-	56.08
311	Semi-detached residential—two residential homes sharing a common centre wall with separate ownership.	Residential	1,217	12	-	1,229	1,229	110.24	2.91	-	113.15
322	Semi-detached residence with both units under one ownership—two residential homes sharing a common centre wall.	Residential	9	5	-	14	14	1.13	1.99	-	3.11
332	Typically a Duplex—residential structure with two self-contained units.	Residential	17	15	-	32	32	2.49	5.16	-	7.64
333	Residential property with three self-contained units	Residential	8	10	-	18	18	1.16	3.68	-	4.85
334	Residential property with four self-contained units	Residential	10	7	-	17	17	1.46	1.67	-	3.13
336	Residential property with six self-contained units	Residential	-	3	-	3	3	-	1.02	-	1.02
340	Multi-residential, with seven or more self-contained units (excludes row-housing)	Residential	4	17	11	32	32	0.63	10.00	28.22	38.85
369	Vacant land condominium (residential-improved)—condo plan registered against the land.	Residential	10	-	-	10	10	0.60	-	-	0.60
370	Residential condominium unit	Residential	3	8	11	22	22	0.19	5.74	25.31	31.24
352	Row housing, with seven or more units under single ownership	Residential	-	2	1	3	3	-	1.33	2.55	3.87
374	Cooperative housing—non-equity: Non-equity co-op corporations are not owned by individual shareholders; the shares are often owned by groups such as unions or non-profit organizations which provide housing to the people they serve. The members who occupy the co-operative building do not hold equity in the corporation. Members are charged housing costs as a result of occupying a unit.	Residential	-	-	3	3	3	-	-	6.90	6.90
360	Rooming or boarding house—rental by room/bedroom; tenant(s) share a kitchen, bathroom and living quarters.	Residential	-	1	-	1	1	-	0.35	-	0.35
380	Residential common elements condominium corporation – consists only of the common elements not units.	Residential	1	4	2	7	7	0.18	2.12	2.29	4.59
305	Link home—homes linked together at the footing or foundation by a wall above or below grade.	Residential	78	-	-	78	78	7.01	-	-	7.01
365	Group home as defined in Claus 240(1) of the Municipal Act, 2001—a residence licensed or funded under a federal or provincial statute for the accommodation of three to ten persons, exclusive of staff, living under supervision in a single housekeeping unit and who, by reason of their emotional, mental, social or physical condition or legal status, require a group living arrangement for their well being.	Residential	2	1	-	3	3	0.30	0.53	-	0.83
335	Residential property with five self-contained units	Residential	1	1	-	2	2	0.17	0.23	-	0.39
169	Vacant land condominium (residential)—defined land that's described by a condominium plan	Residential	-	-	1	1	1	-	-	2.45	2.45
112	Multi-residential vacant land	Residential	-	-	2	2	2	-	-	5.02	5.02
Total Residential Properties			**8,046**	**889**	**94**	**9,029**	**9,029**	**864.04**	**270.35**	**470.11**	**1,604.50**

Table A-1 (continued)
Town of Orangeville
Property Classification

MPAC Property Code	MPAC Property Code Description	Property Type	Number of Properties				Total Count	Total Property Size (acres)			
			Small	Medium	Large	Total		Small	Medium	Large	Total
			<=0.2 acres	>0.2 & < 1acre	>=1acre			<=0.2 acres	>0.2 & < 1acre	>=1acre	
Non-Residential											
Commercial											
400	Small office building (generally single tenant or owner occupied under 7,500 s.f.)	Commercial	9	12	1	22	22	0.66	5.51	2.44	8.61
105	Vacant commercial land	Commercial	3	3	9	15	15	0.20	1.29	96.89	98.37
230	Intensive farm operation—without residence	Commercial	-	-	-	-	-	-	-	-	-
401	Small medical/dental building (generally single tenant or owner occupied under 7,500 s.f.)	Commercial	1	3	-	4	4	0.15	1.57	-	1.73
402	Large office building (generally multi-tenanted, over 7,500 s.f.)	Commercial	-	4	4	8	8	-	2.52	14.80	17.32
403	Large medical/dental building (generally multi-tenanted over 7,500 s.f.)	Commercial	-	2	1	3	3	-	1.70	2.24	3.94
405	Office use converted from house	Commercial	17	13	-	30	30	1.86	4.30	-	6.17
406	Retail use converted from house	Commercial	6	7	-	13	13	0.93	2.29	-	3.22
409	Retail—one storey, generally over 10,000 s.f.	Commercial	-	-	1	1	1	-	-	1.93	1.93
410	Retail—one storey, generally under 10,000 s.f.	Commercial	8	8	3	19	19	0.84	4.31	3.36	8.52
411	Restaurant—conventional	Commercial	3	3	-	6	6	0.27	1.42	-	1.70
412	Restaurant—fast food	Commercial	-	1	-	1	1	-	0.38	-	0.38
414	Restaurant—fast food, national chain	Commercial	-	-	1	1	1	-	-	2.60	2.60
416	Concert hall/live theatre	Commercial	-	1	-	1	1	-	0.37	-	0.37
420	Automotive fuel station with or without service facilities	Commercial	-	4	5	9	9	-	2.03	13.51	15.54
421	Specialty automotive shop/auto repair/collision service/car or truck wash	Commercial	1	6	5	12	12	0.20	3.48	8.35	12.03
422	Auto dealership	Commercial	-	-	1	1	1	-	-	1.10	1.10
425	Neighbourhood shopping centre—more than two stores attached, under one ownership, with anchor; generally less than 150,000 s.f.	Commercial	-	-	2	2	2	-	-	12.36	12.36
427	Big box shopping/power centre—greater than 100,000 s.f. with 2 or more main anchors such as discount or grocery stores with a collection of box or strip stores and in a commercial concentration concept	Commercial	-	-	2	2	2	-	-	43.82	43.82
429	Community shopping centre	Commercial	-	-	1	1	1	-	-	16.87	16.87
430	Neighbourhood shopping centre - with more than 2 stores attached, under one ownership, without anchor - generally less than 150,000 s.f.	Commercial	-	8	18	26	26	-	5.59	52.79	58.38
432	Banks and similar financial institutions, including credit unions; typically single-tenanted, generally less than 7,500 s.f.	Commercial	3	1	-	4	4	0.49	0.26	-	0.75
434	Freestanding grocery store	Commercial	-	-	2	2	2	-	-	11.17	11.17
435	Large retail building centre, generally greater than 30,000 s.f.	Commercial	-	-	3	3	3	-	-	21.79	21.79
445	Limited service hotel	Commercial	-	-	1	1	1	-	-	7.16	7.16
450	Motel	Commercial	-	1	1	2	2	-	0.49	2.32	2.81
471	Retail or office with residential unit(s) above or behind—less than 10,000 s.f. gross building area (GBA), street or onsite parking, with 6 or less apartments, older downtown core	Commercial	44	7	1	52	52	3.51	2.52	2.84	8.88
472	Retail or office with residential unit(s) above or behind—greater than 10,000 s.f. GBA, street or onsite parking, with 7 or more apartments, older downtown core	Commercial	1	4	-	5	5	0.19	1.90	-	2.09
473	Retail with more than one non-retail use	Commercial	-	2	-	2	2	-	0.74	-	0.74
475	Commercial condominium	Commercial	1	-	-	1	1	0.14	-	-	0.14
477	Retail with office(s)—less than 10,000 s.f., GBA with offices above	Commercial	8	-	-	8	8	0.89	-	-	0.89
478	Retail with office(s)—greater than 10,000 s.f., GBA with offices above	Commercial	1	-	1	2	2	0.12	-	1.96	2.09
480	Surface parking lot—excludes parking facilities that are used in conjunction with another property	Commercial	2	6	-	8	8	0.18	3.63	-	3.80
482	Surface parking lot—used in conjunction with another property	Commercial	8	1	-	9	9	1.05	0.23	-	1.28
495	Communication towers, with or without secondary communication structures	Commercial	-	-	1	1	1	-	-	2.67	2.67
496	Communication buildings	Commercial	-	1	-	1	1	-	0.38	-	0.38
Total Commercial			**116**	**98**	**64**	**278**	**278**	**11.69**	**46.93**	**322.97**	**381.59**

Table A-1 (continued)
Town of Orangeville
Property Classification

MPAC Property Code	MPAC Property Code Description	Property Type	Number of Properties				Total Count	Total Property Size (acres)			
			Small	Medium	Large	Total		Small	Medium	Large	Total
			<=0.2 acres	>0.2 & < 1acre	>=1acre			<=0.2 acres	>0.2 & < 1acre	>=1acre	
Non-Residential											
Industrial											
106	Vacant industrial land	Industrial	1	5	14	20	20	0.08	2.47	48.62	51.16
221	Farm with residence—with commercial/industrial operation	Industrial	-	-	1	1	1	-	-	4.59	4.59
510	Heavy manufacturing (non-automotive)	Industrial	-	-	1	1	1	-	-	8.04	8.04
520	Standard industrial properties not specifically identified by other industrial property codes	Industrial	-	7	29	36	36	-	4.33	173.09	177.42
530	Warehouse	Industrial	-	2	3	5	5	-	1.51	8.05	9.56
540	Other industrial (all other types not specifically defined)	Industrial	1	12	9	22	22	0.10	7.29	37.38	44.77
580	Industrial mall	Industrial	-	-	14	14	14	-	-	33.29	33.29
590	Water treatment/filtration/water towers/pumping station	Industrial	1	3	3	7	7	0.11	2.17	12.63	14.90
560	MEU transformer station	Industrial	1	3	-	4	4	0.06	0.69	-	0.75
531	Mini-warehousing	Industrial	-	-	3	3	3	-	-	4.25	4.25
575	Industrial condominium	Industrial	-	1	3	4	4	-	0.57	6.35	6.92
528	Food processing plant	Industrial	-	-	2	2	2	-	-	7.39	7.39
586	Meter/Valve/Regulator Station	Industrial	1	-	-	1	1	0.03	-	-	0.03
598	Railway buildings and lands described as assessable in the Assessment Act	Industrial	-	1	1	2	2	-	0.84	4.95	5.79
597	Railway right-of-way	Industrial	-	-	7	7	7	-	-	20.31	20.31
Total Industrial			**5**	**34**	**90**	**129**	**129**	**0.38**	**19.86**	**368.93**	**389.17**
Institutional											
605	School—elementary or secondary	School - Exempt	-	-	13	13	13	-	-	117.85	117.85
605	School—elementary or secondary, including private	School - Not Exempt	-	2	1	3	3	-	1.02	1.05	2.07
626	Old age/retirement home	Institutional	-	1	3	4	4	-	0.98	6.93	7.91
611	Other institutional residence	Institutional	-	1	-	1	1	-	0.90	-	0.90
624	Retirement/nursing home (combined)	Institutional	-	-	1	1	1	-	-	4.53	4.53
621	Hospital, private or public	Institutional	-	-	1	1	1	-	-	23.90	23.90
Total Institutional			**-**	**4**	**19**	**23**	**23**	**-**	**2.91**	**154.25**	**157.16**
Special & Exempt											
700	Place of worship—with a clergy residence	Institutional	-	1	1	2	2	-	0.40	1.99	2.39
701	Place of Worship—without a clergy residence	Institutional	2	2	7	11	11	0.30	0.95	26.53	27.78
705	Funeral home	Commercial	-	1	-	1	1	-	0.40	-	0.40
710	Recreational sport club—non-commercial (excludes golf clubs and ski resorts)	Institutional	-	1	1	2	2	-	0.52	6.05	6.58
721	Non-commercial sports complex	Institutional	-	-	2	2	2	-	-	24.29	24.29
731	Library and/or literary institutions	Institutional	-	1	-	1	1	-	0.20	-	0.20
735	Assembly hall, community hall	Institutional	-	2	1	3	3	-	1.50	1.50	3.00
736	Clubs—private, fraternal	Commercial	-	1	-	1	1	-	0.21	-	0.21
Total Special & Exempt			**2**	**9**	**12**	**23**	**23**	**0.30**	**4.19**	**60.37**	**64.85**
Government											
805	Post office or depot	Institutional	-	1	-	1	1	-	0.23	-	0.23
102	Conservation authority land	Institutional	-	-	3	3	3	-	-	147.06	147.06
103	Municipal park (excludes provincial parks, federal parks, campgrounds)	Institutional	-	3	19	22	22	-	1.76	156.06	157.82
130	Non-buildable land (walkways, buffer/berm, storm water management pond, etc.)	Institutional	53	19	6	78	78	3.39	9.75	20.45	33.59
134	Land designated and zoned for open space	Institutional	4	3	11	18	18	0.51	1.66	133.58	135.76
810	Fire hall	Institutional	-	-	1	1	1	-	-	9.42	9.42
812	Ambulance station	Institutional	-	-	2	2	2	-	-	2.23	2.23
140	Common land	Institutional	1	-	-	1	1	0.08	-	-	0.08
Total Government			**58**	**26**	**42**	**126**	**126**	**3.98**	**13.40**	**468.81**	**486.18**
Total Non-Residential Properties			**181**	**171**	**227**	**579**	**579**	**16.34**	**87.28**	**1,375.33**	**1,478.95**
Grand Total			**8,227**	**1,060**	**321**	**9,608**	**9,608**	**880.39**	**357.63**	**1,845.44**	**3,083.45**

Appendix B
Detailed Rate Calculations

Appendix B: Detailed Rate Calculations

Table B-1
Town of Orangeville
Capital Budget Forecast (uninflated $)

Description	Budget 2024	Total 2025-2034	Forecast									
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Expenditures												
31026.0000 Centre Street Culvert Rehabilitation	-	791,000	791,000	-	-	-	-	-	-	-	-	-
B1426.0000 Every Kids Park Storm Sewer Work	-	300,000	300,000	-	-	-	-	-	-	-	-	-
B1552.0000 SWMF 22 Alder street SWM 1&2	-	500,000				50,000	450,000	-	-	-	-	-
B1553.0000 Rehabilitation of SWMF 7, 13, 1 Montgomery Village 1 and Village 2	-	1,320,000			50,000	1,016,000	254,000	-	-	-	-	-
B1555.0000 Rehabilitation of SWMF 11, Lisa Marie Drive, Milady III	-	350,000			50,000	300,000	-	-	-	-	-	-
B1556.0000 Rehabilitation of SWMF 29 Business Park (Lackey Lake)	-	250,000	-	-		-	250,000	-	-	-	-	-
B1557.0000 Rehabilitation of SWMF 10,28 Sandringham Circle and Young Court	-	360,000		50,000	310,000	-	-	-	-	-	-	-
30005.0000 Road Resurfacing Program	50,000	685,000	75,000	50,000	62,500	62,500	62,500	62,500	65,000	70,000	75,000	100,000
31025.0000 Green Street Rehabilitation	-	43,950	43,950	-	-	-	-	-	-	-	-	-
B0798.0000 Rehab Hansen Blvd, Blindline to Amelia	-	66,350	66,350	-	-	-	-	-	-	-	-	-
B1016.0000 Rehab - Margaret, Townline to Hanah	-	17,150	-	-	-	17,150	-	-	-	-	-	-
B1194.0000 Sherbourne St Rehabilitation: Broadway to Second Ave	-	8,050	-	-	-	8,050	-	-	-	-	-	-
31115.0000 CF - Reconn - Centennial	97,500	-	-	-	-	-	-	-	-	-	-	-
31116.0000 CF - Recon Church St	389,507	-	-	-	-	-	-	-	-	-	-	-
31117.0000 Townline widening at Broadway	-	115,000	97,750	17,250	-	-	-	-	-	-	-	-
31119.0000 Recon - Victoria St - Ontario to John	13,585	527,984	448,786	79,198	-	-	-	-	-	-	-	-
31120.0000 Recon - Ontario St. Vic to Pri	461	186,025	158,121	27,904	-	-	-	-	-	-	-	-
31121.0000 Recon - Cardwell St, Townline	1,538	189,262		160,873	28,389	-	-	-	-	-	-	-
31122.0000 Recon - Cardwell St, Dufferin	305	376,208	9,608	-	-		-	-	311,610	54,990	-	-
31123.0000 Recon - Dufferin St, John to Ontario	1,359	527,541		448,410	79,131	-	-	-	-	-	-	-
31124.0000 Recon - Third Ave, 1st St to 2nd St	-	141,150		119,978	21,173	-	-	-	-	-	-	-
31125.0000 Recon - Third Ave, 2nd St to 3rd St.	-	309,000			262,650	46,350	-	-	-	-	-	-
31126.0000 Recon - Steven St	-	228,150			193,928	34,223	-	-	-	-	-	-
31127.0000 Recon - Andrew St	-	278,250			236,513	41,738	-	-	-	-	-	-
31128.0000 Bythia Street (Court) Reconstruction	-	271,950			-	231,158	40,793	-	-	-	-	-
31129.0000 Recon - Bythia St - Duf to Vic	-	120,000			-	102,000	18,000	-	-	-	-	-
B0982.0000 Recon - Carlton Dr - Madison to Lawrence	-	513,750	-			30,000	411,188	72,563	-	-	-	-
B1004.0000 Recon - Erindale, Dufferin to Princess St	-	456,900				33,750	359,678	63,473	-	-	-	-
B1009.0000 Recon - Zina St, First St to Louisa	-	550,200	-	-	-	-	-	-		37,500	435,795	76,905
B1014.0000 Recon - Amanda, Townline to Parsons	-	248,580	-	-	-	-			22,500	192,168	33,912	-
B1015.0000 Recon - Amanda, Parsons to Front	-	323,250	-	-	-	-			22,500	255,638	45,113	-
B1125.0000 Blind Line from Hansen North/Limits	-	487,500	-	-				-	37,500	382,500	67,500	-
B1195.0000 Recon of Edelwild Century to Parkview	-	416,250		37,500	321,938	56,813	-	-	-	-	-	-
B1273.0000 Reconstruction Bythia Street Townline to Church	-	605,250	-	-	-				33,750	485,775	85,725	-
B1278.0000 Reconstruction of Dufferin Street - Erindale to Ontario	-	407,100			33,750	317,348	56,003	-	-	-	-	-
B1331.0000 C-Line Reconstruction Century to Town Line	-	442,200	-	-	-	-				37,500	343,995	60,705
B1332.0000 John Street Reconstruction Townline to Corp Limits	-	487,350	-			33,750	385,560	68,040	-	-	-	-
B1359.0000 Caledonia Road Reconstruction	-	275,250	-				29,850	208,590	36,810	-	-	-
B1360.0000 Hillside Drive Reconstruction	-	196,050	-	-	-	-	-	-	-	30,000	141,143	24,908
B1497.0000 Recon/Widening - Fourth Ave: Third St to Hwy #10	-	746,250	-	-	-	-				75,000	-	671,250
B1503.0000 Hybrid Recon - Hillsdale, Goldgate and Darsam	-	406,316	-	-			30,000	319,869	56,447	-	-	-
B1504.0000 Recon - Church St: John to Bythia	-	225,000	-	-	-	-	-	-	-	30,000	165,750	29,250
B1505.0000 Recon - Bythia: Church to Hillside	-	270,000	-	-	-	30,000	204,000	36,000	-	-	-	-
B1548.0000 Hybrid Reconstruction of Avonmore and Johanna	-	256,500	-	218,025	38,475	-	-	-	-	-	-	-
Snow Dump Assessment Implementation	-	1,500,000			750,000	750,000						
SWMF 3 Jeffers Court	-	80,000		80,000	-	-	-	-	-	-	-	-
SWMF 21 Hurontario	-	90,000		90,000	-	-	-	-	-	-	-	-
SWMF 25 Existing Farm	-	120,000		120,000	-	-	-	-	-	-	-	-

Table B-1 (continued)
Town of Orangeville
Capital Budget Forecast (uninflated $)

Description	Budget 2024	Total 2025-2034	Forecast									
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Expenditures												
Growth Related:												
Town-Wide												
B1132.1050 Street Sweeper	-	650,000	650,000	-	-	-	-	-	-	-	-	-
26055.0000 Assessment Existing Snow Dump	-	150,000	-	150,000		-	-	-	-	-	-	-
Stormwater Management Assessment-Ponds	125,000	-										
26053.0000 Flood Mitigation Implementation Project	-	500,000	500,000	-	-	-	-	-	-	-	-	-
SWM Pond Rehabilitation	-	3,565,000							891,250	891,250	891,250	891,250
B1554.0000 Rehabilitation of SWMF 15, Amelia Street	-	2,865,000		300,000	1,282,500	1,282,500	-	-	-	-	-	-
SWMF 30 Sherbourne	-	1,690,000			-	1,436,500	253,500	-	-	-	-	-
SWMF 6 Preston	-	880,000		-	-	-	748,000	132,000	-	-	-	-
Area-Specific												
B1136.0000 SWM1 - Lower Monora Creek Stream Retrofit & Protection Works	-	3,292,500	-	-	-	-	200,000	1,646,250	1,446,250	-	-	-
26029.0000 SWM2 - Pond Retrofits	-	1,980,531	880,531	1,100,000	-	-	-	-	-	-	-	-
B1140.0000 SWM5 - Middle Monora Creek - Flood & Erosion Control Projs	-	822,800	-	-	822,800	-	-	-	-	-	-	-
26054.0000 SWM6 - Oversized SWM Pond Mono Developments, Built Capacity	-	-	-	-	-	-	-	-	-	-	-	-
31027.0000 Mill Creek Stabilization	16,678	1,762,322	1,762,322	-	-	-	-	-	-	-	-	-
B1143.0000 SWM3/4 Phase 2 -Mill Creek Stabilization west Broadway/BlindLine to C Line	-	850,000	-	150,000	700,000	-	-	-	-	-	-	-
Studies:												
Stormwater Rate Study Update	-	80,000	-	-	-	-	40,000	-	-	-	-	40,000
B1547.0000 Stormwater Management System CLI ECA	-	60,000	60,000	-	-	-	-	-	-	-	-	-
Total Capital Expenditures	**695,934**	**36,213,869**	**5,843,418**	**3,199,136**	**5,243,745**	**5,879,828**	**3,793,070**	**2,609,284**	**2,923,617**	**2,542,321**	**2,285,182**	**1,894,268**

Table B-2
Town of Orangeville
Capital Budget Forecast (inflated $)

Description	Budget 2024	Total	Forecast									
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Expenditures												
Flood Mitigation at the WPCP	-	-	-	-	-	-	-	-	-	-	-	-
31026.0000 Centre Street Culvert Rehabilitation	-	791,000	791,000	-	-	-	-	-	-	-	-	-
B1426.0000 Every Kids Park Storm Sewer Work	-	300,000	300,000	-	-	-	-	-	-	-	-	-
B1552.0000 SWMF 22 Alder street SWM 1&2	-	561,000	-	-	-	55,000	506,000	-	-	-	-	-
B1553.0000 Rehabilitation of SWMF 7, 13, 1 Montgomery Village 1 and Village 2	-	1,449,000	-	-	53,000	1,110,000	286,000	-	-	-	-	-
B1555.0000 Rehabilitation of SWMF 11, Lisa Marie Drive, Milady III	-	381,000	-	-	53,000	328,000	-	-	-	-	-	-
B1556.0000 Rehabilitation of SWMF 29 Business Park (Lackey Lake)	-	281,000	-	-	-	-	281,000	-	-	-	-	-
B1557.0000 Rehabilitation of SWMF 10,28 Sandringham Circle and Young Court	-	381,000	-	52,000	329,000	-	-	-	-	-	-	-
B1558.0000 Snow Storage Dump Rehabilitation and Enviro Compl.	-	-	-	-	-	-	-	-	-	-	-	-
B1560.0000 SWMP Rehabilitation - On going and continuous maintenance	-	-	-	-	-	-	-	-	-	-	-	-
30005.0000 Road Resurfacing Program	50,000	792,000	75,000	52,000	66,000	68,000	70,000	72,000	78,000	86,000	95,000	130,000
31025.0000 Green Street Rehabilitation	-	44,000	44,000	-	-	-	-	-	-	-	-	-
B0798.0000 Rehab Hansen Blvd, Blindline to Amelia	-	66,000	66,000	-	-	-	-	-	-	-	-	-
B1016.0000 Rehab - Margaret, Townline to Hanah	-	19,000	-	-	-	19,000	-	-	-	-	-	-
B1194.0000 Sherbourne St Rehabilitation: Broadway to Second Ave	-	9,000	-	-	-	9,000	-	-	-	-	-	-
B1425.0000 Riddel Road Resurfacing	-	-	-	-	-	-	-	-	-	-	-	-
31115.0000 CF - Reconn - Centennial	97,500	-	-	-	-	-	-	-	-	-	-	-
31116.0000 CF - Recon Church St	389,507	-	-	-	-	-	-	-	-	-	-	-
31117.0000 Townline widening at Broadway	-	116,000	98,000	18,000	-	-	-	-	-	-	-	-
31119.0000 Recon - Victoria St - Ontario to John	13,585	531,000	449,000	82,000	-	-	-	-	-	-	-	-
31120.0000 Recon - Ontario St. Vic to Pri	461	187,000	158,000	29,000	-	-	-	-	-	-	-	-
31121.0000 Recon - Cardwell St, Townline	1,538	196,000	-	166,000	30,000	-	-	-	-	-	-	-
31122.0000 Recon - Cardwell St, Dufferin	305	450,000	10,000	-	-	-	-	-	372,000	68,000	-	-
31123.0000 Recon - Dufferin St, John to Ontario	1,359	546,000	-	462,000	84,000	-	-	-	-	-	-	-
31124.0000 Recon - Third Ave, 1st St to 2nd St	-	146,000	-	124,000	22,000	-	-	-	-	-	-	-
31125.0000 Recon - Third Ave, 2nd St to 3rd St.	-	330,000	-	-	279,000	51,000	-	-	-	-	-	-
31126.0000 Recon - Steven St	-	243,000	-	-	206,000	37,000	-	-	-	-	-	-
31127.0000 Recon - Andrew St	-	297,000	-	-	251,000	46,000	-	-	-	-	-	-
31128.0000 Bythia Street (Court) Reconstruction	-	299,000	-	-	-	253,000	46,000	-	-	-	-	-
31129.0000 Recon - Bythia St - Duf to Vic	-	131,000	-	-	-	111,000	20,000	-	-	-	-	-
B0982.0000 Recon - Carlton Dr - Madison to Lawrence	-	580,000	-	-	-	33,000	463,000	84,000	-	-	-	-
B1004.0000 Recon - Erindale, Dufferin to Princess St	-	516,000	-	-	-	37,000	405,000	74,000	-	-	-	-
B1009.0000 Recon - Zina St, First St to Louisa	-	698,000	-	-	-	-	-	-	-	46,000	552,000	100,000
B1014.0000 Recon - Amanda, Townline to Parsons	-	306,000	-	-	-	-	-	-	27,000	236,000	43,000	-
B1015.0000 Recon - Amanda, Parsons to Front	-	398,000	-	-	-	-	-	-	27,000	314,000	57,000	-
B1125.0000 Blind Line from Hansen North/Limits	-	601,000	-	-	-	-	-	-	45,000	470,000	86,000	-
B1195.0000 Recon of Edelwild Century to Parkview	-	443,000	-	39,000	342,000	62,000	-	-	-	-	-	-
B1273.0000 Reconstruction Bythia Street Townline to Church	-	746,000	-	-	-	-	-	-	40,000	597,000	109,000	-
B1278.0000 Reconstruction of Dufferin Street - Erindale to Ontario	-	446,000	-	-	36,000	347,000	63,000	-	-	-	-	-

Table B-2 (continued)
Town of Orangeville
Capital Budget Forecast (inflated $)

Description	Budget 2024	Total	Forecast 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Expenditures												
B1331.0000 C-Line Reconstruction Century to Town Line	-	561,000	-	-	-	-	-	-	-	46,000	436,000	79,000
B1332.0000 John Street Reconstruction Townline to Corp Limits	-	550,000	-	-	-	37,000	434,000	79,000	-	-	-	-
B1359.0000 Caledonia Road Reconstruction	-	320,000	-	-	-	-	34,000	242,000	44,000	-	-	-
B1360.0000 Hillside Drive Reconstruction	-	248,000	-	-	-	-	-	-	-	37,000	179,000	32,000
B1497.0000 Recon/Widening - Fourth Ave: Third St to Hwy #10	-	968,000	-	-	-	-	-	-	-	92,000	-	876,000
B1503.0000 Hybrid Recon - Hillsdale, Goldgate and Darsam	-	472,000	-	-	-	-	34,000	371,000	67,000	-	-	-
B1504.0000 Recon - Church St: John to Bythia	-	285,000	-	-	-	-	-	-	-	37,000	210,000	38,000
B1505.0000 Recon - Bythia: Church to Hillside	-	305,000	-	-	-	33,000	230,000	42,000	-	-	-	-
B1548.0000 Hybrid Reconstruction of Avonmore and Johanna	-	266,000	-	225,000	41,000	-	-	-	-	-	-	-
Snow Dump Assessment Implementation	-	1,616,000	-	-	796,000	820,000	-	-	-	-	-	-
SWMF 3 Jeffers Court	-	85,000	-	85,000	-	-	-	-	-	-	-	-
SWMF 21 Hurontario	-	95,000	-	95,000	-	-	-	-	-	-	-	-
SWMF 25 Existing Farm	-	127,000	-	127,000	-	-	-	-	-	-	-	-
Growth Related:	-	-	-	-	-	-	-	-	-	-	-	-
Town-Wide	-	-	-	-	-	-	-	-	-	-	-	-
B1132.1050 Street Sweeper	-	650,000	650,000	-	-	-	-	-	-	-	-	-
26055.0000 Assessment Existing Snow Dump	-	155,000	-	155,000	-	-	-	-	-	-	-	-
Stormwater Management Assessment-Ponds	125,000	-	-	-	-	-	-	-	-	-	-	-
26053.0000 Flood Mitigation Implementation Project	-	500,000	500,000	-	-	-	-	-	-	-	-	-
SWM Pond Rehabilitation	-	4,452,000	-	-	-	-	-	-	1,064,000	1,096,000	1,129,000	1,163,000
B1554.0000 Rehabilitation of SWMF 15, Amelia Street	-	3,071,000	-	309,000	1,361,000	1,401,000	-	-	-	-	-	-
SWMF 30 Sherbourne	-	1,911,000	-	-	-	1,617,000	294,000	-	-	-	-	-
SWMF 6 Preston	-	1,025,000	-	-	-	-	867,000	158,000	-	-	-	-
Area-Specific	-	-	-	-	-	-	-	-	-	-	-	-
B1136.0000 SWM1 - Lower Monora Creek Stream Retrofit & Protection Works	-	3,977,000	-	-	-	-	232,000	1,966,000	1,779,000	-	-	-
26029.0000 SWM2 - Pond Retrofits	-	2,074,000	907,000	1,167,000	-	-	-	-	-	-	-	-
B1140.0000 SWM5 - Middle Monora Creek - Flood & Erosion Control Projs	-	899,000	-	-	899,000	-	-	-	-	-	-	-
26054.0000 SWM6 - Oversized SWM Pond Mono Developments, Built Capacity	-	-	-	-	-	-	-	-	-	-	-	-
31027.0000 Mill Creek Stabilization	16,678	1,815,000	1,815,000	-	-	-	-	-	-	-	-	-
B1143.0000 SWM3/4 Phase 2 -Mill Creek Stabilization west Broadway/BlindLine to C Line	-	924,000	-	159,000	765,000	-	-	-	-	-	-	-
Studies:	-	-	-	-	-	-	-	-	-	-	-	-
Stormwater Rate Study Update	-	100,000	-	-	-	-	46,000	-	-	-	-	54,000
B1547.0000 Stormwater Management System CLI ECA	-	60,000	60,000	-	-	-	-	-	-	-	-	-
Total Capital Expenditures	**695,934**	**40,791,000**	**5,923,000**	**3,346,000**	**5,613,000**	**6,474,000**	**4,311,000**	**3,088,000**	**3,543,000**	**3,125,000**	**2,896,000**	**2,472,000**

Table B-2 (continued)
Town of Orangeville
Capital Budget Forecast (inflated $)

Description	Budget 2024	Total	Forecast									
			2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Capital Financing												
Provincial/Federal Grants	75,000	3,909,600	1,066,050	150,750	453,750	187,500	329,250	1,166,250	-	390,000	166,050	-
Town-Wide Roads and Related Development Charges Reserve Fund		650,000	650,000	-	-	-	-	-	-	-	-	-
Town-Wide Growth Studies Development Charges Reserve Fund		38,750	-	38,750	-	-	-	-	-	-	-	-
Town-Wide Development Charges Reserve Fund	62,500	686,000	125,000	77,250	40,250	54,500	160,200	15,800	66,000	74,000	2,250	70,750
Area-Specific Development Charges Reserve Fund	4,170	3,896,650	1,180,946	1,007,686	484,875	-	71,353	604,651	547,139	-	-	-
Non-Growth Related Debenture Requirements	30,710	11,400,000	-	-	-	1,000,000	3,300,000	-	1,900,000	1,800,000	1,800,000	1,600,000
Growth Related Debenture Requirements	-	1,900,000	-	-	300,000	700,000	-	-	200,000	200,000	280,000	220,000
Stormwater Reserve	523,554	18,310,000	2,901,004	2,071,564	4,334,125	4,532,000	450,197	1,301,299	829,861	661,000	647,700	581,250
Total Capital Financing	**695,934**	**40,791,000**	**5,923,000**	**3,346,000**	**5,613,000**	**6,474,000**	**4,311,000**	**3,088,000**	**3,543,000**	**3,125,000**	**2,896,000**	**2,472,000**

Table B-3
Town of Orangeville
Schedule of Non-Growth-Related Debenture Repayments (inflated $)

Debenture Year	Principal (Inflated)	Forecast									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
2025	-		-	-	-	-	-	-	-	-	-
2026	-			-	-	-	-	-	-	-	-
2027	-				-	-	-	-	-	-	-
2028	1,000,000					75,550	75,550	75,550	75,550	75,550	75,550
2029	3,300,000						249,314	249,314	249,314	249,314	249,314
2030	-							-	-	-	-
2031	1,900,000								143,544	143,544	143,544
2032	1,800,000									135,989	135,989
2033	1,800,000										135,989
2034	1,600,000										
Total Annual Debt Charges	**11,400,000**	**-**	**-**	**-**	**-**	**75,550**	**324,863**	**324,863**	**468,408**	**604,397**	**740,387**

Table B-4
Town of Orangeville
Schedule of Growth-Related Debenture Repayments (inflated $)

Debenture Year	Principal (Inflated)	Forecast									
		2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
2025	-		-	-	-	-	-	-	-	-	-
2026	-			-	-	-	-	-	-	-	-
2027	300,000				22,665	22,665	22,665	22,665	22,665	22,665	22,665
2028	700,000					52,885	52,885	52,885	52,885	52,885	52,885
2029	-						-	-	-	-	-
2030	-							-	-	-	-
2031	200,000								15,110	15,110	15,110
2032	200,000									15,110	15,110
2033	280,000										21,154
2034	220,000										
Total Annual Debt Charges	**1,900,000**	**-**	**-**	**-**	**22,665**	**75,550**	**75,550**	**75,550**	**90,660**	**105,770**	**126,923**

Table B-5
Town of Orangeville
Stormwater Reserve/Reserve Fund Continuity (inflated $)

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Opening Balance	-	3,927,132	5,104,616	4,073,701	354,208	760,914	133,781	58,104	91,904	87,470
Transfer from Operating	6,751,133	3,148,958	3,223,333	805,561	841,984	671,543	753,044	692,998	641,551	591,916
Transfer to Capital	2,901,004	2,071,564	4,334,125	4,532,000	450,197	1,301,299	829,861	661,000	647,700	581,250
Transfer to Operating	-	-	-	-	-	-	-	-	-	-
Closing Balance	**3,850,130**	**5,004,525**	**3,993,825**	**347,262**	**745,994**	**131,158**	**56,964**	**90,102**	**85,755**	**98,136**
Interest	77,003	100,091	79,876	6,945	14,920	2,623	1,139	1,802	1,715	1,963

Table B-6
Town of Orangeville
Town-Wide Stormwater Development Charges Reserve Fund Continuity (inflated $)

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Opening Balance	52,195	33,165	65,679	139,865	181,303	65,342	98,020	83,884	49,736	76,669
Development Charge	105,319	108,476	111,693	115,049	118,507	122,106	125,769	129,537	133,449	137,468
Transfer to Capital	125,000	77,250	40,250	54,500	160,200	15,800	66,000	74,000	2,250	70,750
Transfer to Operating	-	-	-	22,665	75,550	75,550	75,550	90,660	105,770	126,923
Closing Balance	**32,515**	**64,392**	**137,122**	**177,748**	**64,061**	**96,098**	**82,239**	**48,761**	**75,165**	**16,463**
Interest	650	1,288	2,742	3,555	1,281	1,922	1,645	975	1,503	329

Table B-7
Town of Orangeville
Area-Specific Stormwater Development Charges Reserve Fund Continuity (inflated $)

Description	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Opening Balance	959,871	979,068	998,649	1,018,622	1,038,995	1,059,775	1,080,970	1,102,590	1,124,641	1,147,134
Development Charge	1,180,946	1,007,686	484,875	-	71,353	604,651	547,139	-	-	-
Transfer to Capital	1,180,946	1,007,686	484,875	-	71,353	604,651	547,139	-	-	-
Transfer to Operating	-	-	-	-	-	-	-	-	-	-
Closing Balance	**959,871**	**979,068**	**998,649**	**1,018,622**	**1,038,995**	**1,059,775**	**1,080,970**	**1,102,590**	**1,124,641**	**1,147,134**
Interest	19,197	19,581	19,973	20,372	20,780	21,195	21,619	22,052	22,493	22,943

Table B-8
Town of Orangeville
Operating Budget Forecast (inflated $)

Description	Budget 2024	Forecast 2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Expenditures											
Operating Costs											
13665 Bridges and Culverts Exp											
31091 Outside Srv	21,000	-	-	-	-	-	-	-	-	-	-
13670 Ditching Expenses											
31091 Outside Srv	10,500	15,500	16,000	16,500	17,000	17,500	17,850	18,207	18,571	18,943	19,321
31653 Materials & Supplies	500	510	525	541	557	574	585	597	609	621	634
13675 Catch Basin, Curb, Storm Sewer											
31091 Outside Srv	501,400	508,900	511,900	514,288	516,638	519,700	530,094	540,696	551,510	562,540	573,791
31653 Materials & Supplies	28,990	29,000	30,000	31,000	32,000	32,000	32,640	33,293	33,959	34,638	35,331
13680 Sweeping, Flushing, Cleaning											
31091 Outside Srv	50,000	51,000	52,000	53,000	54,000	55,000	56,100	57,222	58,366	59,534	60,724
31653 Materials & Supplies	200	200	200	200	200	200	204	208	212	216	221
13805 S.W.M Pond & Boulevard Mtc											
31091 Outside Srv	33,500	34,500	35,500	36,500	36,500	-	-	-	-	-	-
31202 Turf Mte/Fertilizer	500	500	500	500	500	500	510	520	531	541	552
31653 Materials & Supplies	500	500	500	500	500	500	510	520	531	541	552
Pond Maintenance Program			150,000	175,000	200,000	240,000	276,000	317,400	365,010	419,762	482,726
Sweeper Operating Costs	-	-	15,000	16,000	17,000	17,340	17,687	18,041	18,401	18,769	19,145
Salaries, Wages, and Benefits	111,629	395,344	405,227	415,358	425,742	436,386	447,295	458,478	469,940	481,688	493,730
Sub Total Operating	**758,719**	**1,035,954**	**1,217,352**	**1,259,387**	**1,300,637**	**1,319,700**	**1,379,476**	**1,445,182**	**1,517,640**	**1,597,793**	**1,686,727**
Capital-Related											
New Growth Related Debt (Principal)		-	-	-	9,765	32,970	34,387	35,866	43,918	52,316	63,680
New Growth Related Debt (Interest)		-	-	-	12,900	42,580	41,162	39,684	46,742	53,453	63,243
New Non-Growth Related Debt (Principal)		-	-	-	-	32,550	141,363	147,442	215,626	283,487	354,267
New Non-Growth Related Debt (Interest)		-	-	-	-	43,000	183,500	177,422	252,782	320,910	386,120
Transfer to Stormwater Capital Reserve	523,554	6,750,976	3,148,958	3,223,333	805,561	841,766	671,543	752,804	692,998	641,551	591,916
Sub Total Capital Related	**523,554**	**6,750,976**	**3,148,958**	**3,223,333**	**828,226**	**992,865**	**1,071,956**	**1,153,217**	**1,252,065**	**1,351,718**	**1,459,226**
Total Expenditures	**1,282,273**	**7,786,930**	**4,366,310**	**4,482,721**	**2,128,863**	**2,312,564**	**2,451,431**	**2,598,399**	**2,769,705**	**2,949,511**	**3,145,953**
Revenues											
Transfer from General Capital Reserve	523,554	6,250,000	2,500,000	2,500,000							
Contributions from Development Charges Reserve Fund	-	-	-	-	22,665	75,550	75,550	75,550	90,660	105,770	126,923
Total Operating Revenue	**523,554**	**6,250,000**	**2,500,000**	**2,500,000**	**22,665**	**75,550**	**75,550**	**75,550**	**90,660**	**105,770**	**126,923**
Stormwater Billing Recovery - Total	**758,719**	**1,536,930**	**1,866,310**	**1,982,721**	**2,106,198**	**2,237,015**	**2,375,882**	**2,522,849**	**2,679,045**	**2,843,742**	**3,019,030**

Table B-9
Town of Orangeville
Stormwater Rate Forecast – Rate Structure Option 1 (flat rate per property)

Description	Average Current Value Assessment	2024 (Assessment Basis)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Stormwater Billing Recovery		$758,719	$1,537,087	$1,866,310	$1,982,721	$2,106,198	$2,237,233	$2,375,882	$2,523,090	$2,679,045	$2,843,742	$3,019,030
Total Number of Properties		9,661	9,785	9,902	10,019	10,136	10,253	10,371	10,487	10,606	10,722	10,841
Constant Rate (per property)			**$157.09**	**$188.48**	**$197.90**	**$207.80**	**$218.21**	**$229.10**	**$240.58**	**$252.59**	**$265.22**	**$278.48**
Annual Percentage Change												
Residential <=0.2 acres	$376,000	$60.78	158%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Residential >0.2 & < 1acre	$498,000	$76.86	104%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Residential>=1acre	$1,097,000	$248.25	-37%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Non-Residential <1 acres	$501,000	$105.48	49%	20%	5%	5%	5%	5%	5%	5%	5%	5%
Non-Residential>=1acre	$3,300,000	$795.94	-80%	20%	5%	5%	5%	5%	5%	5%	5%	5%

Table B-10
Town of Orangeville
Stormwater Rate Forecast – Rate Structure Option 2 (Flat rate varied by size and use and per acre (for Large Non-Residential Properties)

Description	Average Current Value Assessment	2024 (Assessment Basis)	2025	2026	2027	2028	2029	2030	2031	2032	2033	2034
Total Stormwater Billing Recovery		$758,719	$1,537,087	$1,866,310	$1,982,721	$2,106,198	$2,237,233	$2,375,882	$2,523,090	$2,679,045	$2,843,742	$3,019,030
Cost per Acre			**$581.58**	**$706.15**	**$750.20**	**$796.92**	**$846.50**	**$898.96**	**$954.65**	**$1,013.66**	**$1,075.98**	**$1,142.30**
Calculated Rates/Annual Bill												
Residential <=0.2 acres	$376,000	$60.78	$63.97	$77.68	$82.52	$87.66	$93.11	$98.89	$105.01	$111.50	$118.36	$125.65
Residential >0.2 & < 1acre	$498,000	$76.86	$191.92	$233.03	$247.56	$262.98	$279.34	$296.66	$315.04	$334.51	$355.07	$376.96
Residential>=1acre	$1,097,000	$248.25	$639.74	$776.77	$825.22	$876.61	$931.15	$988.85	$1,050.12	$1,115.03	$1,183.58	$1,256.53
Non-Residential <1 acres	$501,000	$105.48	$185.03	$224.66	$238.68	$253.54	$269.32	$286.01	$303.73	$322.50	$342.33	$363.43
Non-Residential>=1acre	$3,300,000	$795.94	$3,523.65	$4,278.37	$4,545.23	$4,828.29	$5,128.68	$5,446.52	$5,783.98	$6,141.50	$6,519.05	$6,920.89
Annual Percentage Change												
Residential <=0.2 acres			5%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Residential >0.2 & < 1acre			150%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Residential>=1acre			158%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Non-Residential <1 acres			75%	21%	6%	6%	6%	6%	6%	6%	6%	6%
Non-Residential>=1acre			343%	21%	6%	6%	6%	6%	6%	6%	6%	6%