

**TOWNSHIP OF CENTRE  
WELLINGTON**

**DEVELOPMENT CHARGE  
BACKGROUND STUDY**

August 27, 2013



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 **Planning for growth**



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## **EXECUTIVE SUMMARY**





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## EXECUTIVE SUMMARY

1. The report provided herein represents the Development Charge Background Study for the Township of Centre Wellington required by the *Development Charges Act* (DCA). This report has been prepared in accordance with the methodology required under the DCA. The contents include the following:
  - Chapter 1 – Overview of the legislative requirements of the Act;
  - Chapter 2 – Review of present DC policies of the Township;
  - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
  - Chapter 4 – Approach to Calculating the Development Charge;
  - Chapter 5 – Review of historic service standards and identification of future capital requirements to service growth and related deductions and allocations;
  - Chapter 6 – Calculation of the development charges;
  - Chapter 7 – Development charge policy recommendations and rules; and
  - Chapter 8 – By-law implementation.
  
2. Development charges provide for the recovery of growth-related capital expenditures from new development. The *Development Charges Act* is the statutory basis to recover these charges. The methodology is detailed in Chapter 4. A simplified summary is provided below:
  - 1) Identify amount, type and location of growth;
  - 2) Identify servicing needs to accommodate growth;
  - 3) Identify capital costs to provide services to meet the needs;
  - 4) Deduct:
    - Grants, subsidies and other contributions;
    - Benefit to existing development;
    - Statutory 10% deduction (soft services);
    - Amounts in excess of 10 year historic service calculation;
    - DC Reserve Funds (where applicable);
  - 5) Net costs then allocated between residential and non-residential benefit; and
  - 6) Net costs divided by growth to provide the DC charge.
  
3. The growth forecast (Chapter 3) on which the Municipal-wide development charge is based, projects the following population, housing and non-residential floor area for the ten year (2013 - 2022) and fourteen year (2013 - 2026) periods.

Measure	10 Year 2013-2022	14 Year 2013-2026	Urban Build Out 2013-Urban 14 Year
(Net) Population Increase	7,203	9,586	9,321
Residential Unit Increase	2,687	3,575	3,400
Non-Residential Gross Floor Area Increase (ft <sup>2</sup> )	1,607,891	2,101,466	1,919,137

Source: Watson & Associates Economists Ltd. Forecast 2011

4. On January 18, 2010, the Township of Centre Wellington passed By-law Number 2010-002 under the *Development Charges Act, 1997*. The by-law came into effect on January 19, 2010 and imposes development charges on residential and non-residential uses. By-law Number 2010-002 will expire on January 19, 2015. The Township is undertaking a development charge public process and anticipates passing a new by-law in advance of the expiry date. The mandatory public meeting has been set for September 23, 2013 with adoption of the by-law anticipated subsequently.
5. The development charges currently in effect are \$19,190 for single detached dwelling units for full services, non-residential commercial/institutional charges are \$8.84 per square foot for full services. This report has undertaken a recalculation of the charge based on future identified needs (presented in Schedule ES-1 for Residential and Non-residential) and has been provided on a Municipal-wide basis for all services except water and wastewater services with are provided on an urban-wide basis. The corresponding single-detached unit charge is \$20,378 and the non-residential charge is \$7.68 per square foot of building area. These rates are submitted to Council for its consideration.
6. The *Development Charges Act* requires a summary to be provided of the gross capital costs and the net costs to be recovered over the life of the by-law. This calculation is provided by service and is presented in Table 6-5. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 30,244,403
Less:	
Benefit to existing development	\$ 10,017,379
Post planning period benefit	\$ 1,452,800
Ineligible re: Level of Service	\$ -
Mandatory 10% deduction for certain services	\$ 472,053
Grants, subsidies and other contributions	\$ -
<b>Net Costs to be recovered from development charges</b>	<b>\$ 18,302,172</b>

Of the total \$1.45 million is growth related but outside of the forecast period. As well, \$10.49 million (or an annual amount of \$2.1 million) will need to be contributed from taxes and rates, or other sources.

Based on the previous table, the Township plans to spend \$30.24 million over the next five years of which \$18.3 million (61%) is recoverable from development charges. Of this net amount, \$15.2 million is recoverable from residential development and \$3.1 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.

7. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods. Municipal-wide services which include services related to Roads, Public Works and Fire Protection Services are calculated based on a 14 year forecast. All other municipal wide services, which include Outdoor Recreation, Indoor Recreation and Administration, are calculated based on a 10 year forecast. Urban services which include Wastewater and Water are calculated based on a 14 year urban forecast. However, Council will consider the findings and recommendations provided for in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft DC by-law which is appended in Appendix F. These decisions may include:
- adopting the charges and policies recommended herein;
  - consider additional exemptions to the by-law; and
  - consider reductions in the charge by class of development (obtained by removing certain services on which the charge is based and/or by a general reduction in the charge).

**TABLE ES-1  
SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL				NON-RESIDENTIAL (per ft <sup>2</sup> of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Other Multiples	
<b>Municipal Wide Services:</b>					
Roads	3,990	2,487	1,684	3,200	1.73
Public Works	728	454	307	584	0.31
Fire Protection Services	616	384	260	494	0.33
Outdoor Recreation Services	1,226	764	517	983	0.11
Indoor Recreation Services	2,153	1,342	909	1,727	0.18
Administration	1,155	720	488	926	0.51
<b>Total Municipal Wide Services</b>	<b>9,868</b>	<b>6,151</b>	<b>4,165</b>	<b>7,914</b>	<b>3.17</b>
<b>Urban Services</b>					
Wastewater Services	7,617	4,748	3,215	6,108	3.27
Water Services	2,893	1,803	1,221	2,320	1.24
<b>Total Urban Services</b>	<b>10,510</b>	<b>6,551</b>	<b>4,436</b>	<b>8,428</b>	<b>4.51</b>
GRAND TOTAL RURAL AREA	9,868	6,151	4,165	7,914	3.17
GRAND TOTAL URBAN AREA	20,378	12,702	8,601	16,342	7.68

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# 1. INTRODUCTION



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# 1. INTRODUCTION

## 1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the *Development Charges Act, 1997* (s.10), and accordingly, recommends new development charges and policies for the Township of Centre Wellington.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the development charges (DC) study process in 2013. Watson worked with staff of the Township and Triton Engineering in preparing this DC analysis and policy recommendations.

This Development Charge Background Study, containing the proposed Development Charge By-law, will be distributed to members of the public in order to provide interested parties with sufficient background information on the legislation, the study's recommendations and an outline of the basis for these recommendations.

This report has been prepared, in the first instance, to meet the statutory requirements applicable to the Township's Development Charge Background Study, as summarized in Chapter 4. It also addresses the requirement for "rules" (contained in Chapter 7) and the proposed by-law to be made available as part of the approval process (included as Appendix F).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), current Centre Wellington' DC policy (Chapter 2) and the policies underlying the proposed by-laws, to make the exercise understandable to those who are involved.

Finally, it addresses post-adoption implementation requirements (Chapter 8) which are critical to the successful application of the new policy.

The Chapters in the report are supported by Appendices containing the data required to explain and substantiate the calculation of the charge. A full discussion of the statutory requirements for the preparation of a background study and calculation of a development charge is provided herein.

## 1.2 Summary of the Process

The Public Meeting required under section 12 of the *Development Charges Act, 1997*, has been scheduled for September 23, 2013. Its purpose is to present the study to the public and to solicit public input. The meeting is also being held to answer any questions regarding the study's purpose, methodology and the proposed modifications to the Township's development charges.

In accordance with the legislation, the background study and proposed DC by-law will be available for public review on August 27, 2013.

The process to be followed in finalizing the report and recommendations includes:

- consideration of responses received prior to, at or immediately following the Public Meeting; and
- finalization of the report and Council consideration of the by-laws subsequent to the public meeting.

Figure 1-1 outlines the proposed schedule to be followed with respect to the development charge by-law adoption process.

**FIGURE 1-1  
SCHEDULE OF KEY DEVELOPMENT CHARGE PROCESS DATES  
FOR THE TOWNSHIP OF CENTRE WELLINGTON**

1. Data collection	Early to Mid, 2013
2. Public Meeting Ad placed in newspaper(s)	August 28 & 30, 2013
3. Background study and proposed by-law available to public	August 27, 2013
4. Stakeholder Meeting	September 16, 2013
5. Public meeting of Council	September 23, 2013
6. Council considers adoption of background study and passage of by-law	Subsequent to Public Meeting
7. Newspaper notice given of by-law passage	By 20 days after passage
8. Last day for by-law appeal	40 days after passage
9. Township makes available pamphlet (where by-law not appealed)	By 60 days after in force date



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## **2. CURRENT TOWNSHIP OF CENTRE WELLINGTON POLICY**



## 2. CURRENT TOWNSHIP OF CENTRE WELLINGTON POLICY

### 2.1 Schedule of Charges

On January 18, 2010, the Township of Centre Wellington passed By-law Number 2010-002 under the *Development Charges Act, 1997*. The by-law came into effect on January 19, 2010. It imposes development charges on residential and non-residential uses.

Table 2-1 provides the rates currently in effect (as well as a breakdown of the charges by service) as at January 1, 2013.

**TABLE 2-1  
CENTRE WELLINGTON  
DEVELOPMENT CHARGES  
AS AT JANUARY 1, 2013**

Service	Residential				Non-Residential
	Single & Semi Detached	Other Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms	per ft <sup>2</sup>
Roads	\$4,378	\$3,512	\$2,730	\$1,876	\$2.48
Public Works	637	509	396	273	0.36
Fire Protection Services	524	421	326	225	0.28
Outdoor Recreation Services	1,524	1,221	949	653	0.11
Indoor Recreation Services	2,843	2,280	1,772	1,218	0.20
Administration	382	306	239	164	0.20
Sub-total	10,288	8,249	6,412	4,409	3.63
Wastewater Services	6,084	4,880	3,794	2,608	3.56
Water Services	2,818	2,261	1,756	1,208	1.65
Sub-total	8,902	7,141	5,550	3,816	5.21
<b>Total</b>	<b>\$19,190</b>	<b>\$15,390</b>	<b>\$11,962</b>	<b>\$8,225</b>	<b>\$8.84</b>

### 2.2 Services Covered

The following are the services covered under By-law 2010-002:

- Roads;
- Public Works;
- Fire Protection Services;
- Outdoor Recreation Services;
- Indoor Recreation Services;
- Administration;
- Wastewater Services (Urban serviced areas); and
- Water Services (Urban serviced areas).

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## 2.3 Timing of DC Calculation and Payment

Development charges are calculated and payable in full in money or by provision of services as may be agreed upon, or by credit granted under the Act, on the date that the first building permit is issued in relation to a building or structure on land to which a development charge applies.

## 2.4 Indexing

By-law 2010-002 provides for the annual indexing of charges on January 1st of each year, without amendment to the by-law, in accordance with the prescribed index in the Act.

## 2.5 Redevelopment Allowance

A redevelopment allowance shall be allowed where, as a result of development, a building or structure existing on the land within 60 months was or is to be demolished in whole or in part or converted from one principal use to another principal use on the same land.

An allowance can, in no case, exceed the amount of the development charge that would otherwise be payable.

## 2.6 Exemptions

The following exemptions are provided under By-law 2010-002:

- a) Statutory exemptions:
  - a board of education;
  - the Township or a local board thereof;
  - the Corporation of the County of Wellington or a local board thereof;
  - an enlargement to an existing dwelling unit;
  - one or two additional dwelling units in an existing single detached dwelling; or
  - one additional dwelling unit in any other existing residential building.
  
- b) Non-Statutory exemptions:
  - one or more enlargements of an existing industrial building on its site, up to a maximum of fifty percent of the gross floor area;
  - a temporary use by-law amendment in accordance with section 39 of the *Planning Act*;
  - a place of worship or buildings for purposes of a churchyard or cemetery;
  - non-residential farm buildings constructed for bona fide farm uses;
  - a building permit issued against a development to which the full lot levy, under the

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*Planning Act*, was paid prior to the *Development Charges Act, 1989* coming into force; and

- partial exemption of 59% of the urban area residential charge for apartment units located within commercial buildings and a 72% partial exemption of the urban area non-residential charge for non-residential development, located within Fergus and Elora Downtown Cores, as defined by the Central Business District designation in the County and/or Municipal Official Plan.



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### **3. ANTICIPATED DEVELOPMENT IN THE TOWNSHIP OF CENTRE WELLINGTON**





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### 3. ANTICIPATED DEVELOPMENT IN THE TOWNSHIP OF CENTRE WELLINGTON

#### 3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a development charge as per the *Development Charges Act, 1997*. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the development charge that may be imposed, it is a requirement of Section 5 (1) of the *Development Charges Act* that “the anticipated amount, type and location of development, for which development charges can be imposed, must be estimated”.

The growth forecast contained in this chapter (with supplemental tables in Appendix A) provides for the anticipated development for which the Township of Centre Wellington will be required to provide services for over a ten-year (2013-2023) and a longer term (2013-2026) time horizon.

#### 3.2 Basis of Population, Household and Non-Residential Gross Floor Area Forecast

In compiling the growth forecast projections for the Township of Centre Wellington, the following reports were consulted to help assess annual development activity over the forecast period; including:

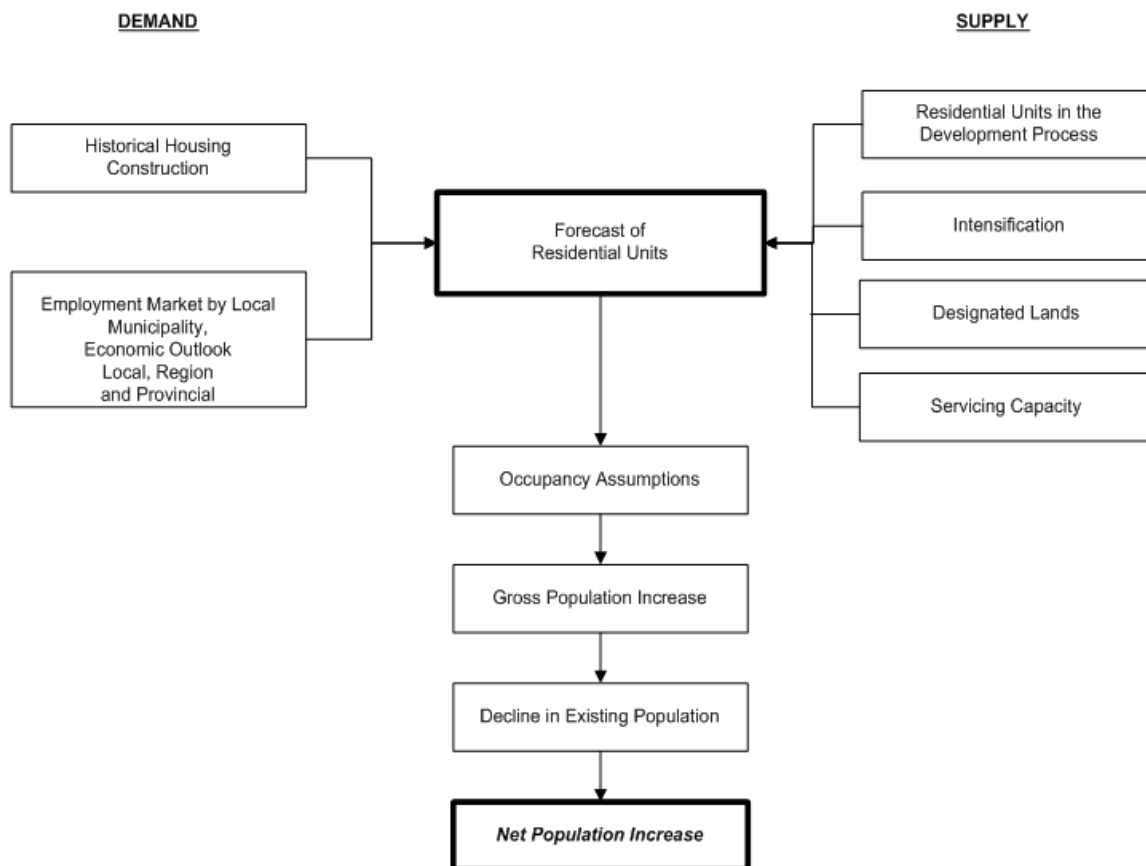
- **2012 Wellington County Development Charges Background Study** – The population, housing and employment projections contained within the 2012 Wellington County DC Background study have been reviewed regarding the amount, location and timing of growth identified for Centre Wellington. These projections were used as the basis for the housing and employment growth analysis contained herein.
- **Wellington County Official Plan May 6, 1999 (Revised 2011)** – During the preparation of the 2013 Centre Wellington Development Charges Background Study, Wellington County’s Official Plan has been reviewed with respect to the forecast pertaining to population, households and employment for the Township of Centre Wellington.
- **Wellington County Population, Housing and Employment Forecast Update, 2006-2031, Final, April 24, 2008** – The results of this growth forecast update were used as a background to the County’s OP review and formed the growth component of the County’s 2007 Development Charges (DC) Background Study (approved January, 2008).

### 3.3 Summary of Growth Forecast

A detailed analysis of the residential and non-residential growth forecasts is provided in Appendix A, and the methodology employed is illustrated in Figure 3-1. The discussion provided herein summarizes the anticipated growth for the Township and describes the basis for the forecast. The results of the residential growth forecast analysis are summarized in Table 3-1 and *Schedule 1* in Appendix A.

As identified in Table 3-1 and *Schedule 1*, the Township's population is anticipated to reach approximately 34,800 by 2023 and 37,200 by 2026, resulting in an increase of 7,200 and 9,580 persons respectively over the 10 year and 13 year forecast period.<sup>1</sup>

**FIGURE 3-1**  
**HOUSEHOLD FORMATION – BASED ON POPULATION AND HOUSEHOLD PROJECTION MODEL**



<sup>1</sup> The population figures used in the calculation of the 2012 Development Charge exclude the net Census undercount, which is estimated at approximately 4.75%.

**TABLE 3-1  
TOWNSHIP OF CENTRE WELLINGTON  
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) <sup>1</sup>	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi- Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other			
<i>Mid 2001</i>	24,260	25,410	7,120	500	945	30	8,595	2.82	
<i>Mid 2006</i>	26,049	27,290	7,660	505	1,185	185	9,535	2.73	
<i>Mid 2011</i>	26,680	27,950	7,930	445	1,350	220	9,945	2.68	
<i>Mid 2013</i>	27,644	28,960	8,177	486	1,432	220	10,315	2.68	
<i>Mid 2023</i>	34,847	36,500	10,359	930	1,493	220	13,002	2.68	
<i>Mid 2026</i>	37,230	39,000	11,080	1,076	1,514	220	13,890	2.68	
<b>Mid 2001 - Mid 2006</b>	<b>1,789</b>	<b>1,880</b>	<b>540</b>	<b>5</b>	<b>240</b>	<b>155</b>	<b>940</b>		
<b>Mid 2006 - Mid 2011</b>	<b>631</b>	<b>660</b>	<b>270</b>	<b>-60</b>	<b>165</b>	<b>35</b>	<b>410</b>		
<b>Mid 2011 - Mid 2013</b>	<b>964</b>	<b>1,010</b>	<b>247</b>	<b>41</b>	<b>82</b>	<b>0</b>	<b>370</b>		
<b>Mid 2013 - Mid 2023</b>	<b>7,203</b>	<b>7,540</b>	<b>2,182</b>	<b>443</b>	<b>62</b>	<b>0</b>	<b>2,687</b>		
<b>Mid 2013 - Mid 2026</b>	<b>9,585</b>	<b>10,040</b>	<b>2,903</b>	<b>590</b>	<b>82</b>	<b>0</b>	<b>3,575</b>		

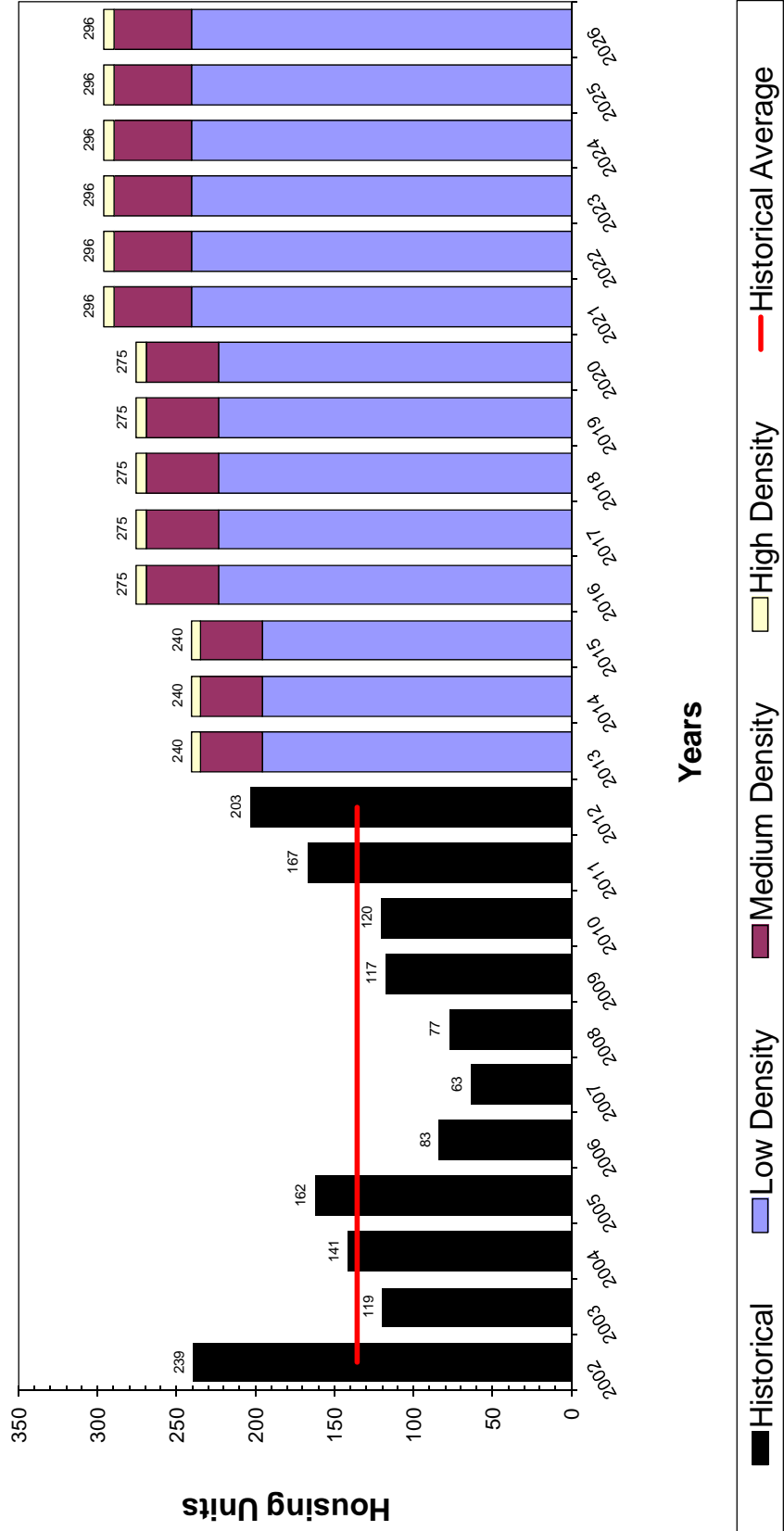
Source: Watson & Associates Economists Ltd., 2013. Derived from 2012 Wellington County DC Background Study, Wellington County Population, Housing and Employment Forecast Update, 2006-2031 and Wellington County Official Plan, May 6, 1999 (Revised February 24, 2011)

1. Census Undercount estimated at approximately 4.75%. Note: Population Including the Undercount has been rounded.

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**FIGURE 3-2**  
**2013-2026 HOUSING FORECAST<sup>1</sup>**



Source: Historical housing activity (2002-2011) based on Statistics Canada building permits, Catalogue 64-001-XIB  
2012 building permit activity derived from the Township of Centre Wellington Planning Department, 2013

1. Growth Forecast represents start year.

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1. Unit Mix (Appendix A – Schedules 2 and 7)

- The unit mix for the Township, outlined in *Schedule 2*, was derived from historical development activity (as per *Schedule 7*, Appendix A), as well as through discussions with planning staff regarding the anticipated development trends for the Township.
- Based on the above indicators, the 13-year household growth forecast is comprised of a unit mix of 81% low density (single family and semi-detached), 17% medium density (multiples except apartments) and 2% high density (bachelor, 1 bedroom and 2 bedroom apartments).

2. Geographic Location of Residential Development, Appendix A – Schedules 2 and 6a

- *Schedule 2* summarizes the anticipated amount, type and location of development for Centre Wellington by urban and rural area, while *Schedule 6a* summarizes the potential housing supply for the urban and rural housing units in the development process and vacant designated urban residential lands.
- In accordance with available supply and anticipated demand, housing growth has been allocated to the following areas over the 14-year forecast period:
  - Fergus – 65%
  - Elora – 30%
  - Rural – 5%

3. Planning Period

- Short, medium and longer-term time horizons are required for the DC process. The DCA limits the planning horizon for certain services such as parks, recreation and libraries to a 10-year planning horizon. Roads, water and wastewater services utilize a longer planning period.

4. Population in New Units (Appendix A - Schedules 2 through 5)

- The number of permanent housing units to be constructed in Centre Wellington during the short, medium and long term period is presented on Figure 3-2 (an average of approximately 275 total housing units per annum over the 14-year time horizon).

- Population in new units are derived from *Schedules 3, 4, and 5*, which incorporate historical development activity, anticipated units (see unit mix discussion), and average persons per unit by dwelling type for new units.
- *Schedule 8a* summarizes the PPU for the new low density housing units by age and type of dwelling based on a 2006 custom census data. The total calculated PPU for low density has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population. For the low density dwelling type the adjusted 20-year average PPU is:
  - Low-density: 3.08
- Due to limited data availability, the Upper Tier (Wellington County) PPU for medium and high density PPU were used for the purposes of this study (*Schedule 8b*). Similar to Centre Wellington, the total calculated PPU for medium and high density for Wellington County have also been adjusted to account for the downward PPU trend. For medium and high density dwelling types the adjusted 20-year average PPU's are the following:
  - Medium-density: 2.47
  - High-density: 1.69

5. Existing Units and Population Change (Appendix A - Schedules 3, 4b, 4c and 7)

- Existing households for Mid 2013 are based on the 2011 Census households, plus estimated residential units constructed between mid 2011 and mid 2012 assuming a six month lag between construction and occupancy (see *Schedule 3*).
- The decline in average occupancy levels for existing housing units are calculated in *Schedules 3 through 5*, by aging the existing population over the forecast period. The forecast population decline in existing households over the 14 year forecast period is approximately 960.

6. Employment (Appendix A, Schedule 10a, 10b, 12)

- Employment projections are largely based on the activity rate method, which is defined as the number of jobs in a municipality divided by the number of residents. Key employment sectors include primary, industrial, commercial/population related, institutional, and work at home, which are considered individually below.

- 2011 employment estimate<sup>1</sup> (place of work) for the Township of Centre Wellington is outlined in *Schedule 10a*. The 2006 employment based is comprised of the following sectors:
  - 130 primary (1%);
  - 1,660 work at home employment (18%);
  - 2,600 industrial (28%);
  - 3,295 commercial/population related (36%); and
  - 1,595 institutional (17%).
- This provides a total employment figure of 9,280 based on the 2011 Census estimate, excluding employees with no fixed place of work (NFPOW).<sup>2</sup>
- Total employment<sup>3</sup> for Centre Wellington is anticipated to reach approximately 12,250 by Mid-2023, 13,170 by Mid-2026. This represents an employment increase of 2,520 for the 10-year period, and 3,450 for the 14-year forecast period.
- *Schedule 10b*, Appendix A summarizes the employment forecast excluding work at home employment and NFPOW employment, which is the basis for the DC employment forecast. The impact on municipal services from these employees has already been included in the population forecast. Accordingly, work at home and NFPOW employees have been removed from the DC calculation.
- Total employment for the Township of Wellington North (excluding work at home and NFPOW employment) is anticipated to reach approximately 10,560 by Mid 2026. This represents an employment increase of 2,550 during the 14-year forecast period.

7. Non-Residential Sq. Ft. Estimates (Gross Floor Area (GFA), Appendix A, *Schedule 10b*)

- Square footage estimates were calculated in *Schedule 10* based on the following employee density assumptions:
  - 1300 sq. ft. per employee for industrial;
  - 500 sq. ft. per employee for commercial/population related; and
  - 700 sq. ft. per employee for institutional employment.

<sup>1</sup> The 2011 employment estimate is based on Statistics Canada table 99-012-X2011032, the 2011 NHS Census Profile and Statistic Canada Non Residential building permits data activity.

<sup>2</sup> Statistics Canada defines "No Fixed Place of Work" (NFPOW) employees as, "persons who do not go from home to the same work place location at the beginning of each shift. Such persons include building and landscape contractors, travelling salespersons, independent truck drivers, etc.

<sup>3</sup> Figure includes Work at home (WAH)

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- The Township-wide incremental Gross Floor Area (GFA) increase is anticipated to be 1,607,900 over the 10-year forecast period, and 2,101,500 over the 14-year forecast period.
  
  - In terms of percentage growth, the 14-year incremental GFA forecast by sector is broken down as follows:
    - Industrial 55%;
    - Commercial/Population Related 28%; and
    - Institutional 17%.



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## **4. THE APPROACH TO CALCULATION OF THE CHARGE**



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## **4. THE APPROACH TO CALCULATION OF THE CHARGE**

### **4.1 Introduction**

This chapter addresses the requirements of s.s.5(1) of the DCA, 1997 with respect to the establishment of the need for service which underpins the development charge calculation. These requirements are illustrated schematically in Figure 4-1.

### **4.2 Services Potentially Involved**

Table 4-1 lists the full range of municipal service categories which are provided within the Township.

A number of these services are defined in s.s.2(4) of the DCA, 1997 as being ineligible for inclusion in development charges. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s.s.5(3) of the DCA are “computer equipment” and “rolling stock with an estimated useful life of (less than) seven years...” In addition, local roads are covered separately under subdivision agreements and related means (as are other local services). Services which are potentially eligible for inclusion in the Township’s development charge are indicated with a “Yes”.

### **4.3 Increase in the Need for Service**

The development charge calculation commences with an estimate of “the increase in the need for service attributable to the anticipated development,” for each service to be covered by the by-law. There must be some form of link or attribution between the anticipated development and the estimated increase in the need for service. While the need could conceivably be expressed generally in terms of units of capacity, s.s.5(1)3, which requires that Municipal Council indicate that it intends to ensure that such an increase in need will be met, suggests that a project-specific expression of need would be most appropriate.

**Figure 4-1**  
**The Process of Calculating a Development Charge Under the DCA, 1997**

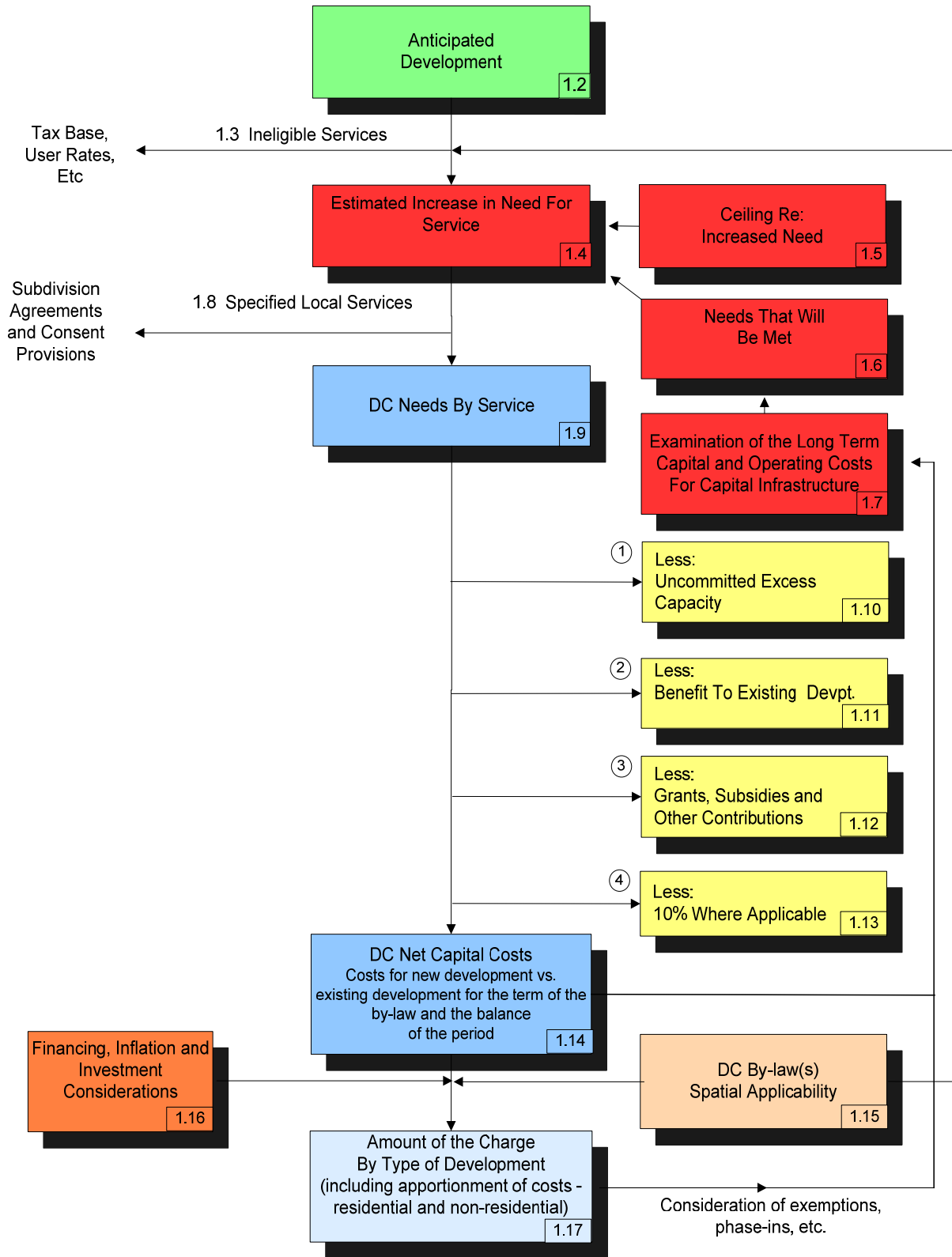


TABLE 4-1  
CATEGORIES OF MUNICIPAL SERVICES  
TO BE ADDRESSED AS PART OF THE CALCULATION

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
1. Services Related to a Highway	Yes Yes No Yes Yes	1.1 Arterial roads 1.2 Collector roads 1.3 Local Roads 1.4 Traffic signals 1.5 Sidewalks and streetlights	100 100 0 100 100
2. Other Transportation Services	n/a n/a n/a No Yes Yes n/a n/a	2.1 Transit vehicles 2.2 Other transit infrastructure 2.3 Municipal parking spaces - indoor 2.4 Municipal parking spaces - outdoor 2.5 Works Yards 2.6 Rolling stock <sup>1</sup> 2.7 Ferries 2.8 Airport facilities	90 90 90 90 100 100 90 90
3. Storm Water Drainage and Control Services	No No No	3.1 Main channels and drainage trunks 3.2 Channel connections 3.3 Retention/detention ponds	100 100 100
4. Fire Protection Services	Yes Yes Yes	4.1 Fire stations 4.2 Fire pumpers, aerials and rescue vehicles 4.3 Small equipment and gear	100 100 100
5. Outdoor Recreation Services (i.e. Parks and Open Space)	Ineligible Yes Yes Yes Yes Yes	5.1 Acquisition of land for parks, woodlots and ESAs 5.2 Development of area municipal parks 5.3 Development of district parks 5.4 Development of Region-wide parks 5.5 Development of special purpose parks 5.6 Parks rolling stock <sup>1</sup> and yards	0 90 90 90 90 90
6. Indoor Recreation Services	Yes Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land) 6.2 Recreation vehicles and equipment <sup>1</sup>	90 90
7. Library Services	n/a n/a	7.1 Public library space (incl. furniture and equipment) 7.2 Library materials	90 90
8. Electrical Power Services	Ineligible Ineligible Ineligible	8.1 Electrical substations 8.2 Electrical distribution system 8.3 Electrical system rolling stock <sup>1</sup>	0 0 0
9. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible Ineligible	9.1 Cultural space (e.g. art galleries, museums and theatres) 9.2 Tourism facilities and convention centres	0 0

<sup>1</sup> with 7+ year life time

<sup>2</sup> same percentage as service component to which it pertains  
computer equipment excluded throughout

CATEGORIES OF MUNICIPAL SERVICES	ELIGIBILITY FOR INCLUSION IN THE DC CALCULATION	SERVICE COMPONENTS	MAXIMUM POTENTIAL DC RECOVERY %
10. Water Supply Services	Yes Yes No	10.1 Treatment plants 10.2 Distribution systems 10.3 Local systems	100 100 0
11. Wastewater Supply Services	Yes Yes No	11.1 Treatment plants 11.2 Collection systems 11.3 Local systems	100 100 0
12. Waste Management Services	Ineligible  Ineligible Ineligible	12.1 Collection, transfer vehicles and equipment 12.2 Landfills and other disposal facilities 12.3 Other waste diversion facilities	0  0 0
13. Police Services	n/a n/a n/a	13.1 Police detachments 13.2 Police rolling stock <sup>1</sup> 13.3 Small equipment and gear	100 100 100
14. Homes for the Aged	n/a	14.1 Homes for the aged space	90
15. Day Care	n/a	15.1 Day care space	90
16. Health	n/a	16.1 Health department space	90
17. Social Services	n/a	17.1 Social service space	90
18. Ambulance	n/a n/a	18.1 Ambulance station space 18.2 Vehicles <sup>1</sup>	90 90
19. Hospital Provision	Ineligible	19.1 Hospital capital contributions	
20. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	20.1 Office space (all services) 20.2 Office furniture 20.3 Computer equipment	0 0 0
21. Other Services	Yes  Yes	21.1 Studies in connection with acquiring buildings, rolling stock, materials and equipment, and improving land <sup>2</sup> and facilities, including the DC background study cost 21.2 Interest on money borrowed to pay for growth-related capital	0-100  0-100

Eligibility for Inclusion in the DC Calculation	Description
Yes	Municipality provides the service - service has been included in the DC Calculation
No	Municipality provides the service - service has not been included in the DC Calculation
n/a	Municipality does not provide the service
Ineligible	Service is ineligible for inclusion in the DC calculation

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## 4.4 Local Service Policy

Some of the need for services generated by additional development consists of local services related to a plan of subdivision. As such, they will be required as a condition of subdivision agreements or consent conditions.

## 4.5 Capital Forecast

Paragraph 7 of s.s.5(1) of the DCA requires that “the capital costs necessary to provide the increased services must be estimated.” The Act goes on to require two potential cost reductions and the Regulation sets out the way in which such costs are to be presented. These requirements are outlined below.

These estimates involve capital costing of the increased services discussed above. This entails costing actual projects or the provision of service units, depending on how each service has been addressed.

The capital costs include:

- a) costs to acquire land or an interest therein (including a leasehold interest);
- b) costs to improve land;
- c) costs to acquire, lease, construct or improve buildings and structures;
- d) costs to acquire, lease or improve facilities including rolling stock (with useful life of 7 or more years), furniture and equipment (other than computer equipment), materials acquired for library circulation, reference or information purposes;
- e) interest on money borrowed to pay for the above-referenced costs;
- f) costs to undertake studies in connection with the above-referenced matters; and
- g) costs of the development charge background study.

In order for an increase in need for service to be included in the DC calculation, Municipal Council must indicate “...that it intends to ensure that such an increase in need will be met” (s.s.5 (1)3). This can be done if the increase in service forms part of a Council-approved Official Plan, capital forecast or similar expression of the intention of Council (O.Reg. 82/98 s.3). The capital program contained herein reflects the Township’s approved and proposed capital budgets and master servicing/needs studies.

## 4.6 Treatment of Credits

Section 8 para. 5 of O.Reg. 82/98 indicates that a development charge background study must set out, “The estimated value of credits that are being carried forward relating to the service.” s.s.17 para. 4 of the same Regulation indicates that, “...The value of the credit cannot be

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recovered from future development charges,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future development charges. As a result, this provision should be made in the calculation, in order to avoid a funding shortfall with respect to future service needs. Outstanding DC credit obligations that would affect the development charge calculation have been included in the calculations.

#### **4.7 Eligible Debt and Committed Excess Capacity**

Section 66 of the DCA, 1997 states that for the purposes of developing a development charge by-law, a debt incurred with respect to an eligible service may be included as a capital cost, subject to any limitations or reductions in the Act. Similarly, s.18 of O.Reg. 82/98 indicates that debt with respect to an ineligible service may be included as a capital cost, subject to several restrictions.

In order for such costs to be eligible, two conditions must apply. First, they must have funded excess capacity which is able to meet service needs attributable to the anticipated development. Second, the excess capacity must be “committed,” that is, either before or at the time it was created, Council must have expressed a clear intention that it would be paid for by development charges or other similar charges. For example, this may have been done as part of previous development charge processes. It is noted that projects which have been debentured to date and to which the principal and interest costs need to be recovered are included within the capital detail sheets.

#### **4.8 Existing Reserve Funds**

Section 35 of the DCA states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

There is no explicit requirement under the DCA calculation method set out in s.s.5(1) to net the outstanding reserve fund balance as part of making the DC calculation; however, s.35 does restrict the way in which the funds are used in future.

For services which are subject to a per capita-based, service level “cap,” the reserve fund balance should be applied against the development-related costs for which the charge was imposed, once the project is constructed (i.e. the needs of recent growth). This cost component is distinct from the development-related costs for the next 10 year period, which underlie the DC calculation herein.

The alternative would involve the Township spending all reserve fund monies prior to renewing each by-law, which would not be a sound basis for capital budgeting. Thus, the Township will



use these reserve funds for the Township's cost share of applicable development-related projects, which are required but have not yet been undertaken, as a way of directing the funds to the benefit of the development which contributed them (rather than to future development, which will generate the need for additional facilities directly proportionate to future growth).

The Township's Development Charge Reserve Fund Balance by service at December 31, 2012 is shown below:

<b>Service</b>	<b>Totals</b>
Roads	\$2,434,160.00
Roads Related	(\$47,375.00)
Fire Protection Services	\$39,303.00
Outdoor Recreation Services	\$447,325.00
Indoor Recreation Services	(\$344,793.00)
Administration	(\$595,800.00)
Wastewater Services	\$3,849,011.00
Water Services	\$229,816.00
<b>Total</b>	<b>\$6,011,647.00</b>

## **4.9 Deductions**

The DCA, 1997 potentially requires that five deductions be made to the increase in the need for service. These relate to:

- The level of service ceiling;
- Uncommitted excess capacity;
- Benefit to existing development;
- Anticipated grants, subsidies and other contributions; and
- 10% reduction for certain services.

The requirements behind each of these reductions are addressed as follows:

### **4.9.1 *Reduction Required by Level of Service Ceiling***

This is designed to ensure that the increase in need included in 4.2 does "...not include an increase that would result in the level of service (for the additional development increment) exceeding the average level of the service provided in the City over the 10-year period immediately preceding the preparation of the background study..." O.Reg 82.98 (s.4) goes further to indicate that "...both the quantity and quality of a service shall be taken into account in determining the level of service and the average level of service."

In many cases, this can be done by establishing a quantity measure in terms of units as floor area, land area or road length per capita and a quality measure, in terms of the average cost of

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providing such units based on replacement costs, engineering standards or recognized performance measurement systems, depending on circumstances. When the quantity and quality factor are multiplied together, they produce a measure of the level of service, which meets the requirements of the Act, i.e. cost per unit.

The average service level calculation sheets for each service component in the DC calculation are set out in Appendix B.

#### **4.9.2 Reduction for Uncommitted Excess Capacity**

Paragraph 5 of s.s.5(1) requires a deduction from the increase in the need for service attributable to the anticipated development that can be met using the Township's "excess capacity," other than excess capacity which is "committed" (discussed above in 4.6).

"Excess capacity" is undefined, but in this case must be able to meet some or all of the increase in need for service, in order to potentially represent a deduction. The deduction of uncommitted excess capacity from the future increase in the need for service, would normally occur as part of the conceptual planning and feasibility work associated with justifying and sizing new facilities, e.g. if a road widening to accommodate increase traffic is not required because sufficient excess capacity is already available, then widening would not be included as an increase in need, in the first instance.

#### **4.9.3 Reduction for Benefit to Existing Development**

This step involves a further reduction to the need, by the extent to which such an increase in service would benefit existing development. The level of services cap in 4.4 is related, but is not the identical requirement. Sanitary, storm and water trunks are highly localized to growth areas and can be more readily allocated in this regard than other services such as roads which do not have a fixed service area.

Where existing development has an adequate service level, which will not be tangibly increased by an increase in service, no benefit would appear to be involved. For example, where expanding existing library facilities simply replicates what existing residents are receiving, they receive very limited (or no) benefit as a result. On the other hand, where a clear existing service problem is to be remedied, a deduction should be made, accordingly.

In the case of services such as recreation facilities, community parks, libraries, etc., the service is typically provided on a municipal-wide system basis. For example, facilities of the same type may provide different services (i.e. leisure pool vs. competitive pool), different programs (i.e. hockey vs. figure skating) and different time availability for the same service (i.e. leisure skating available on Wednesday in one arena and Thursday in another). As a result, residents will

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travel to different facilities to access the services they want at the times they wish to use them, and facility location generally does not correlate directly with residence location. Even where it does, displacing users from an existing facility to a new facility frees up capacity for use by others and generally results in only a very limited benefit to existing development. Further, where an increase in demand is not met for a number of years, a negative service impact to existing development is involved for a portion of the planning period.

#### **4.9.4 Reduction for Anticipated Grants, Subsidies and Other Contributions**

This step involves reducing the capital costs necessary to provide the increased services by capital grants, subsidies and other contributions made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. (i.e. some grants and contributions may not specifically be applicable to growth, such as the COMRIF Grant program or where Council targets fundraising as a measure to offset impacts on taxes.) O.Reg 82.98 .s.6.

#### **4.9.5 The 10% Reduction**

Paragraph 8 of s.s.(1) of the DCA requires that, “the capital costs must be reduced by 10 percent.” This paragraph does not apply to water supply services, waste water services, storm water drainage and control services, services related to a highway, police and fire protection services. The primary services that the 10% reduction does apply to include services such as parks, recreation, libraries, childcare/social services, *Provincial Offences Act*, ambulance, homes for the aged, health and transit.

The 10% is to be netted from the capital costs necessary to provide the increased services, once the other deductions have been made, as per the infrastructure costs sheets in Chapter 5.



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## **5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE**



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## **5. DEVELOPMENT CHARGE ELIGIBLE COST ANALYSIS BY SERVICE**

### **5.1 Introduction**

This chapter outlines the basis for calculating development charge eligible costs for the development charges to be applied on a uniform basis. In each case, the required calculation process set out in s.5(1) paragraphs 2 to 8 in the DCA, 1997, and described in Chapter 4, was followed in determining DC eligible costs.

The nature of the capital projects and timing identified in the Chapter reflects Council's current intention. However, over time, municipal projects and Council priorities change and accordingly, Council's intentions may alter, and different capital projects (and timing) may be required to meet the need for services required by new growth.

### **5.2 Service Levels and 10-Year Capital Costs for DC Calculation**

This section evaluates the development-related capital requirements for all of the "softer" services over a ten-year planning period. Each service component is evaluated on two format sheets: the average historical ten-year level of service calculation (see Appendix B), which "caps" the DC amounts; and the infrastructure cost calculation, which determines the potential DC recoverable cost.

#### **5.2.1 Administration**

The DCA permits the inclusion of studies undertaken to facilitate completion of the Township's capital works program. The Township has made provision for the inclusion of new studies undertaken to facilitate this DC process, as well as other studies which benefit growth (in whole or part). The listing of studies included in the DC includes the following:

- Development Charges Studies;
- Planning Studies;
- Municipal Servicing Standard Updates;
- Growth Strategy
- Parks, Recreation & Culture Master Plans & Studies;
- Trails Master Plan;
- Fire Mater Plan;
- Heritage Master Plan;
- Transportation Plan; and
- Water and Stormwater Studies.

The cost of these studies is \$3,365,000, of which \$153,750 is existing benefit and the balance associated with growth over the forecast period. In addition to these studies, outstanding credits have been included totalling \$68,561 and an adjustment for the reserve fund balance has been included for \$595,800. The net growth-related capital cost, after the mandatory 10% deduction and the application of the existing reserve balance, is \$3,790,686 and has been included in the development charge. This cost has been allocated 78% residential and 22% non-residential based on the incremental growth in population to employment, for the 10-year forecast period.



**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Centre Wellington  
Service: Administration Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2013 \$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share	
	2013-2022													
1	Development Charges Study	2013	64,000	-	-	64,000	-	-	64,000	6,400	57,600	45,190	12,410	
2	Development Charges Study	2018	64,000	-	-	64,000	-	-	64,000	6,400	57,600	45,190	12,410	
3	Official Plan Review	2015 & 2020	140,000	-	-	140,000	35,000	-	105,000	10,500	94,500	74,140	20,360	
4	Transportation Plan	2013-2015	250,000	-	-	250,000	-	-	250,000	-	250,000	196,139	53,861	
5	Municipal Servicing Standards Update	2013-2019	35,000	-	-	35,000	-	-	35,000	3,500	31,500	24,713	6,787	
6	Zoning By-Law Review	2016 & 2021	21,000	-	-	21,000	5,250	-	15,750	1,575	14,175	11,121	3,054	
7	Sub-Watershed Study for Community Planning Area - Phase II	2013	125,000	-	-	125,000	-	-	125,000	-	125,000	98,069	26,931	
8	Trails Master Plan Study	2013	64,000	-	-	64,000	16,000	-	48,000	4,800	43,200	33,893	9,307	
9	Update Parks, Recreation & Culture Master Plan	2014-2015	70,000	-	-	70,000	17,500	-	52,500	5,250	47,250	37,070	10,180	
10	Indoor Recreation Facility Feasibility Study	2016-2017	43,000	-	-	43,000	-	-	43,000	4,300	38,700	30,362	8,338	
11	Fire Master Plan	2015	54,000	-	-	54,000	-	-	54,000	-	54,000	42,366	11,634	
12	Growth Strategy	2013-2014	186,000	-	-	186,000	-	-	186,000	18,600	167,400	131,335	36,065	
13	Update to Growth Strategy	2018-2019	186,000	-	-	186,000	-	-	186,000	18,600	167,400	131,335	36,065	
14	Long Term Water Supply Strategy	2013	1,313,000	-	-	1,313,000	-	-	1,313,000	-	1,313,000	1,030,121	282,879	
15	Tier 3 Water Quantity Risk Assessment	2014	500,000	-	-	500,000	-	-	500,000	-	500,000	392,278	107,722	
16	Heritage Master Plan	2015	100,000	-	-	100,000	50,000	-	50,000	5,000	45,000	35,305	9,695	
17	Stormwater Master Plan	2015	150,000	-	-	150,000	30,000	-	120,000	-	120,000	94,147	25,853	
	<b>Agreement Credits:</b>													
	Sub-Watershed Study for Community Planning Area - Phase I - Credits	2013-2021	68,561	-	-	68,561	-	-	68,561	-	68,561	53,790	14,771	
15	Reserve Adjustment		595,800	-	-	595,800	-	-	595,800	-	595,800	467,438	128,362	
	<b>Total</b>		<b>4,029,361</b>	<b>-</b>	<b>-</b>	<b>4,029,361</b>	<b>153,750</b>	<b>-</b>	<b>3,875,611</b>	<b>84,925</b>	<b>3,790,686</b>	<b>2,974,002</b>	<b>816,684</b>	

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### **5.2.2 Indoor Recreation Services**

With respect to indoor recreation facilities, there are currently several facilities provided by the Township amounting to a total of 175,091 sq.ft of space. The average historic level of service for the previous ten years has been approximately 6.18 sq.ft. of space per capita or an investment of \$1,777 per capita. Based on this service standard, the Township would be eligible to collect \$12,797,786 from DC's for facility space.

The Township has provided for an expansion to the Victoria Park Senior Centre, a dedicated youth space and a provision for additional indoor facility space. The gross capital cost of these projects is \$3,000,000 million. A reserve fund adjustment has also been made to include the \$344,793 current deficit (as of Dec. 31, 2012). Further, debenture principal of \$2,597,771 and discounted interest costs of \$848,830 have been included. The total gross capital cost to be included is \$6,791,394 of which \$657,136 attributable to post period benefit. Therefore the balance before the mandatory 10% deduction is \$6,134,258. The net growth capital cost after the mandatory 10% deduction is \$5,834, 258 and has been included in the development charge.

While indoor recreation service usage is predominately residential-based, there is some use of the facility by non-residential users. To acknowledge this use the growth-related capital costs have been allocated 95% residential and 5% non-residential.



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### **5.2.3 Outdoor Recreation Services**

The Township currently has 219.3 acres of parkland within its jurisdiction. This parkland consists of neighbourhood, community and district parks. The Township has sustained the current level of service over the historic 10-year period (2003-2012), with an average of 7.2 acres of parkland per 1,000 population. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.) and park trails, the level of service provided is approximately \$590 per capita. When applied over the forecast period, this average level of service translates into a DC-eligible amount of \$4,249,338.

Based on the projected growth over the 10-year forecast period, the Township has identified \$4,811,100 in future growth capital costs for parkland development. These projects include playground structures, splash pads, a skateboard area, parkland development and other amenities. A deduction of \$811,150 has been made to reflect the proportion attributable to existing development. The net growth capital cost after the mandatory 10% deduction and the allocation of reserve balance of \$447,235 is \$3,152,630.

The Township presently has twenty-four (24) vehicles relating to parks vehicles and equipment which provides a level of service of \$26 per capita or a DC-eligible amount of \$189,799. The Township has identified the need for new vehicles and equipment amounting to \$394,000, with \$101,300 allocated to the post 2022 period and \$103,000 attributable to existing development. After the 10% mandatory statutory deduction of \$17,090, the net growth related costs to be included in the DC calculation for parks vehicles and equipment is \$189,700.

As the predominant users of outdoor recreation tend to be residents of the Township, the forecast growth-related costs have been allocated 95% to residential and 5% to non-residential.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Centre Wellington  
Service: Parkland Development

Prj.No	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2013 \$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Subtotal	Other (e.g. 10% Statutory Deduction)	Potential DC Recoverable Cost			
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development			Total	Residential Share	Non-Residential Share	
	2013-2022													
1	Future Parkland (35.1 acres)	2014-2022	1,733,000	-		1,733,000	-		1,733,000	173,300	1,559,700	1,481,715	77,985	5%
2	Milligan Park implementation	2014-2019	99,800	-		99,800	-		99,800	9,980	89,820	85,329	4,491	
3	Tait Park implementation	2014-2019	51,500	-		51,500	-		51,500	5,150	46,350	44,033	2,318	
4	Millburn Park implementation	2013	348,900	-		348,900	-		348,900	34,890	314,010	298,310	15,701	
5	South Ridge Development Park - community play equipment	2014-2015	49,900	-		49,900	-		49,900	4,990	44,910	42,665	2,246	
6	Eloa Meadows Development Park - Neigh. play equipment	2016-2019	39,200	-		39,200	-		39,200	3,920	35,280	33,516	1,764	
7	Revell Park play equipment	2016-2019	39,200	-		39,200	-		39,200	3,920	35,280	33,516	1,764	
8	Irrigated & lit soccer fields (2 full) - Sobbarra	2014-2015	440,200	-		440,200	220,100		220,100	22,010	198,090	188,186	9,905	
9	Irrigated soccer fields (5 full)	2014-2015	295,200	-		295,200	147,600		147,600	14,760	132,840	126,198	6,642	
10	Irrigated & lit soccer field (1 full)	2016-2019	220,100	-		220,100	110,050		110,050	11,005	99,045	94,093	4,952	
11	Irrigated soccer field (1 full)	2020-2022	72,500	-		72,500	36,250		36,250	3,625	32,625	30,994	1,631	
12	Complete Lighting Rugby/Soccer field @ Vic Park, Fergus	2013	80,500	-		80,500	-		80,500	8,050	72,450	68,828	3,623	
13	Multi-use courts (two)	2016-2019	73,400	-		73,400	-		73,400	7,340	66,060	62,757	3,303	
14	Multi-use courts (two)	2020-2022	73,400	-		73,400	-		73,400	7,340	66,060	62,757	3,303	
15	Barrier free children's play structure	2014-2015	225,500	-		225,500	112,750		112,750	11,275	101,475	96,401	5,074	
16	Barrier free children's play structure	2016-2019	225,500	-		225,500	-		225,500	22,550	202,950	192,803	10,148	
17	Major Children's Splash Pad	2014-2015	206,700	-		206,700	103,350		103,350	10,335	93,015	88,364	4,651	
18	Minor Children's Splash Pad	2016-2019	141,700	-		141,700	-		141,700	14,170	127,530	121,154	6,377	
19	Minor Children's Splash Pad	2020-2022	141,700	-		141,700	-		141,700	14,170	127,530	121,154	6,377	
20	New Skateboard Area	2016-2019	162,100	-		162,100	81,050		81,050	8,105	72,945	69,298	3,647	
21	Introductory Skateboard zones	2016-2022	26,800	-		26,800	-		26,800	2,680	24,120	22,914	1,206	
22	Small scale BMX/Mountain Bike course	2016-2019	26,800	-		26,800	-		26,800	2,680	24,120	22,914	1,206	
23	Dog Leash free park area	2014-2015	26,800	-		26,800	-		26,800	2,680	24,120	22,914	1,206	
24	Community Allotment Gardens (two)	2016-2022	10,700	-		10,700	-		10,700	1,070	9,630	9,149	482	
25	Reserve Adjustment			-		(447,325)	-		(447,325)			(424,959)	(22,366)	
	<b>Total</b>		<b>4,811,100</b>	<b>0</b>	<b>0</b>	<b>4,363,775</b>	<b>811,150</b>	<b>0</b>	<b>3,552,625</b>	<b>399,995</b>	<b>3,152,630</b>	<b>2,994,999</b>	<b>157,632</b>	



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### **5.3 Service Levels and Fourteen-Year Capital Costs for Centre Wellington's DC Calculation**

This section evaluates the development-related capital requirements for those services with fourteen-year capital costs.

#### **5.3.1 Fire Services**

Centre Wellington currently operates its fire services from 16,172 sq.ft of facility space, providing for a per capita average level of service of 0.54 sq. ft. per capita or \$126 per capita. This level of service provides the Township with a maximum DC-eligible amount for recovery over the forecast period of \$1,212,437.

There is one project identified, a new fire hall for a total capital cost of \$2,250,000, of which \$1,221,600 has been attributed to the post 2026 period. The outstanding principal and discounted interest payments on the debenture issued for the Fergus fire hall expansion equalling \$298,018 after the existing benefit deduction of \$165,566 has also been included. After the allocation of the reserve balance, the net growth capital cost included in the development charge is \$1,287,115.

The fire department has a current inventory of 17 vehicles and equipment. The total DC eligible amount calculated for fire vehicles over the forecast period is approximately \$1,582,073, based on a standard of \$165 per capita. The need for three additional fire vehicles has been identified, having a growth capital cost of \$1,342,000 for inclusion in the development charge.

Fire department provides each of its 60 firefighters with their own equipment. The fire department also has a number of other small equipment that has been included in the calculation of the service standard. The Township currently has a calculated average level of service for the historic 10-year period of \$17 per capita, providing for a DC-eligible amount over the forecast period of \$162,291 for small equipment and gear.

Based on growth-related needs the Township has identified the need for five additional full time and 25 volunteer equipped firefighters. The growth capital cost for this equipment totals \$209,400 of which \$47,200 is allocated to the post 2026 period and the net amount included in the development charge is \$162,200.

These costs are shared between residential and non-residential based on a development land area, resulting in 76% being allocated to residential development and 24% being allocated to non-residential development.









### **5.3.2 Roads**

Centre Wellington owns and maintains 476 km of roads. This provides an average level of investment of \$7,367 per capita, resulting in a DC eligible recovery amount of \$70.6 million over the fourteen year forecast period.

In determining the capital requirements to be included in this study, the capital requirements for roads were reviewed by the Township's Engineer (Triton Engineering) along with municipal staff. With respect to future needs, the identified service related to roads programs totals \$35,627,000. Outstanding debt and developer credits are included at a total cost of \$691,033. Deductions for benefit to existing of \$14,922,478 and other recoveries of \$1,655,800 have been made. Finally, a reserve fund adjustment of \$2,434,160 has been included. The total growth related cost to be included in the DC is therefore \$17,305,594.

The residential/non-residential capital cost allocation for roads would be based on a 79%/21% split based on the incremental growth in population to employment for the 14 year forecast period.

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Centre Wellington  
Service: Roads

Prj_No	Increased Service Needs Attributable to Anticipated Development 2013-2026	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
1	Colborne Street Phase II - Geddes Street to North Queen	2013-2017	415,000	-		415,000	166,000		249,000	196,616	52,384
2	Colborne Street Phase III - John to Wilson	2018-2026	445,000	-		445,000	178,000		267,000	210,829	56,171
3	Water St. - High - Bridge	2013-2017	1,535,000	-		1,535,000	614,000		921,000	727,241	193,759
4	York St.: Waterloo - Cnty Rd 7	2018-2026	820,000	-		820,000	409,993		410,007	323,750	86,257
5	Gerrie Rd/Colborne Inter. Signalization	2018-2026	200,000	-		200,000	50,000		150,000	118,443	31,557
6	David St. Irvine St to Geddes St	2018-2026	894,000	-		894,000	446,997		447,003	352,963	94,040
7	Henderson Street - Smith to James	2013-2017	126,000	-		126,000	63,000		63,000	49,746	13,254
8	Carlton Place: Victoria St. to WR7	2013-2017	337,000	-		337,000	168,500		168,500	133,051	35,449
9	Carlton Place from Metcalfe St. to Victoria St. Reconstruction	2013-2017	211,000	-		211,000	105,500		105,500	83,305	22,195
10	Gerrie Road (Reconstruction from Rural to Urban standard)	2018-2026	1,368,000	-		1,368,000	547,203		820,797	648,118	172,678
11	County Road 7 and York Street (Traffic Signalization)	2013-2017	200,000	-		200,000	-		200,000	157,924	42,076
<b>FERGUS</b>											
12	Garrafraxa St.: Maiden Lane - Beatty Line	2013-2017	676,000	-		676,000	270,406		405,594	320,266	85,329
13	Union St.: Tower - To Guelph Rd.	2013-2017	904,000	-		904,000	361,603		542,397	428,288	114,109
14	McQueen Blvd: Millburn - McTavish	2018-2026	946,000	-		946,000	283,799		662,201	522,888	139,313
15	McQueen Blvd: Fergus/Nichol Boundary to Guelph St.	2018-2026	1,283,000	-		1,283,000	384,924		898,076	709,140	188,936
16	Guelph St.: Elora St. - Second Line	2018-2026	2,565,000	-		2,565,000	1,025,931		1,539,069	1,215,281	323,788
17	Intersection/Signalization: McQueen Blvd. - Scotland St.	2018-2026	200,000	-		200,000	50,000		150,000	118,443	31,557
18	Tower St. S - Hwy 6 widening to 5 lanes to Southside of McQueen Blvd.	2013-2017	1,041,000	-		1,041,000	-		1,041,000	821,996	219,004
19	St. Andrew St. Garthshore to Tom St.	2013-2017	850,000	-		850,000	340,000		510,000	402,707	107,293
20	Township Bypass/Ring Road Development Ext. of McQueen Blvd. from Tower St. to westerly limit of Mazza Subdiv.	2018-2026	4,049,000	-		4,049,000	809,789		3,239,211	2,557,750	681,462
21	Hill Street W. - Maple to Beatty Line	2013-2017	1,177,000	-		1,177,000	353,100		823,900	650,569	173,331
22	Reconstruction/Realignment of Colborne Street from Gerrie Road to Beatty Line - Internal to Nigus Holdings	2013-2017	200,000	-		200,000	80,001		119,999	94,754	25,245
23	Reconstruction/Realignment of Colborne Street from Gerrie Road to Beatty Line - External to Nigus Holdings	2018-2026	1,970,000	-		1,970,000	-	1,655,800	314,200	248,099	66,101
24	Reconstruction of Beatty Line from South of Garrafraxa Street to Millage Lane	2018-2026	544,000	-		544,000	304,640		239,360	189,004	50,356
25	<b>W.GARAFRAXA</b>	2018-2026	1,670,000	-		1,670,000	835,000		835,000	659,334	175,666
26	Third Line (Eramosa) ERAWG Townline - Structure 6E	2013-2017	850,000	-		850,000	765,000		85,000	67,118	17,882
27	First Line Bridge - Structure 24 WG	2018-2026	626,000	-		626,000	563,429		62,571	49,407	13,164
28	Fourth Line- Eramosa/Garrafraxa Townline to County Road 18	2018-2026	440,000	-		440,000	396,000		44,000	34,743	9,257
29	Sideroad 15 - Queen Mary Bridge Struc. 30-WG	2013-2017	985,000	-		985,000	886,544		98,456	77,743	20,713
<b>NICHOL</b>											
30	Irvine St. from Bricker Ave. to SR 15	2018-2026	423,000	-		423,000	169,183		253,817	200,419	53,398
31	Second Line Hwy 6 to Jones Baseline	2018-2026	1,252,000	-		1,252,000	500,835		751,165	593,136	158,029
32	Second Line Hwy 6 to Guelph St.	2018-2026	1,109,000	-		1,109,000	443,601		665,399	525,413	139,986
33	Sideroad 18 Reconstruction - West End at Beatty Line	2013-2017	457,000	-		457,000	228,500		228,500	180,428	48,072
34	Sideroad 18 Reconstruction - East End at Hwy 6	2013-2017	474,000	-		474,000	237,000		237,000	187,140	49,860
35	Sideroad 18 Reconstruction - Mid Section	2018-2026	1,350,000	-		1,350,000	540,000		810,000	639,593	170,407
36	Reconstruction of Beatty Line between SR 18 and Well F7	2013-2017	310,000	-		310,000	124,000		186,000	146,870	39,130

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Centre Wellington  
Service: Roads

Prj. No	Increased Service Needs Attributable to Anticipated Development 2013-2026	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential DC Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 79%	Non-Residential Share 21%
37	8th Line Reconstruction Wellington Rd. 18 to Gravelpits	2013-2017	775,000	-		775,000	465,000		310,000	244,783	65,217
38	Third Line - Carroll Creek Bridge - Struc. 24-P	2018-2026	1,700,000	-		1,700,000	1,530,000		170,000	134,236	35,764
39	Third Line - Carroll Creek to Wellington Rd. 17	2018-2026	250,000	-		250,000	225,000		25,000	19,741	5,259
	<b>Outstanding Debt and Credits</b>										
40	David St. Reconstruction - Geddes St. to Cnty Rd 7 - Debt Costs - Principal	2013-2025	111,871	-		111,871	-		111,871	88,335	23,535
41	David St. Reconstruction - Geddes St. to Cnty Rd 7 - Debt Costs - Interest (Discounted)	2013-2025	36,554	-		36,554	-		36,554	28,864	7,690
42	Upper Grand District School Board Agreement Credits	2013	46,596	-		46,596	-		46,596	36,793	9,803
43	Developer Credits A2805A	2013-2022	234,923	-		234,923	-		234,923	185,500	49,423
44	Developer Credits A2807A	2013-2017	261,089	-		261,089	-		261,089	206,161	54,928
45	Reserve Fund Adjustment			-		(2,434,160)	-		(2,434,160)	(1,922,064)	(512,096)
	<b>Total</b>		<b>36,318,033</b>	<b>-</b>	<b>-</b>	<b>33,883,873</b>	<b>14,922,478</b>	<b>1,655,800</b>	<b>17,305,594</b>	<b>13,664,862</b>	<b>3,640,732</b>

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### **5.3.3 Public Works**

The Township operates their Road Maintenance service out of a number of facilities. The facilities provide approximately 51,908 square feet of building area, providing for a per capita average level of service of 2.08 square feet per capita or \$322 per capita. This level of service provides the Township with a maximum DC-eligible amount for recovery over the 14 year forecast period of \$3,089,089.

The Township has identified the need for a Central Operations Facility within the forecast period. The gross cost of the project is estimated at \$3,951,000, with \$2,963,250 allocated to benefit existing development and the net allocated to growth. A reserve adjustment of \$47,375 has also been added in to the calculations resulting in a total growth capital cost of \$1,035,125 for inclusion in the development charge calculation.

The Public Works Department has a variety of vehicles and pieces heavy equipment totalling over \$7.9 million. This inventory provides for a per capita standard of \$272. Over the forecast period, the DC-eligible amount for vehicles and equipment is approximately \$2,610,460. Four specific vehicles as well as a stump machine have been identified for the forecast period as well as a provision for additional vehicles & equipment needs. These projects total \$2,121,000 have been included in the DC calculation.

A 79% residential benefit and 21% non-residential benefit was applied for other public works related costs, based on a rate of population to employment over the 14 year forecast.







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## **5.4 Service Levels and Fourteen-Year Urban Capital Costs for Centre Wellington's DC Calculation**

This section evaluates the development-related capital requirements for those services with fourteen year capital costs in the urban areas of the Township. The Township's Engineer (Triton Engineering) along with staff have reviewed and updated the outstanding needs for water and wastewater to service growth over the 2013-2026 forecast period.

### **5.4.1 Water Services**

Based on the identified needs, including the new municipal wells combined water system and a number of watermain projects, outstanding debt and credit obligations, the total gross cost of \$14,409,480 has been included in the DC listing for water service. Of this amount, \$2,392,200 is attributable to existing development. A reserve adjustment in the amount of \$229,816 has been made to reflect the Dec. 31, 2012 balance resulting in net growth related costs of \$11,787,464 for inclusion in the DC calculation.

The allocation between residential and non-residential growth is calculated based on incremental growth in population to employment, for the 14 year forecast period for the urban serviced areas resulting in a 80% residential allocation and a 20% non-residential allocation.

### **5.4.2 Wastewater Services**

The Township, along with their Engineer (Triton Engineering) has provided capital projects for wastewater including a future expansion to the Fergus treatment plant, forcemains, sanitary sewers, and pumping station updates. Along with outstanding debt and credit obligations the total gross cost of projects is \$53,165,984. Of this amount \$16,387,693 is attributable to future development in the post 2026 period and \$1,900,500 is attributable to existing development. A reduction of \$3,849,011 to recognize the December 31, 2012 reserve fund balance has also been made. Therefore, the amount attributable to growth over the urban forecast period to be included in the DC calculation is \$31,028,780.

Similar to water, the growth related costs have been allocated between residential and non-residential development based on incremental growth in population to employment over the 14 year urban forecast period. This split results in an 80% allocation to residential and a 20% allocation to non-residential.

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Centre Wellington  
Service: Water Services

Pj_No	Increased Service Needs Attributable to Anticipated Development 2013-2026	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Total		
									Total	Non-Residential Share	
1	<b>ELORA</b>										
2	High St.: Trunk Watermain McNab - York	2018-2026	199,700	-		199,700	99,900		80%	79,623	20,177
3	Irvine St.: John - Colborne	2013-2017	230,000	-		230,000	115,000		80%	91,750	23,250
4	Colborne Street - Phase II - Geddes to North Queen	2013-2017	150,000	-		150,000	75,000		80%	59,837	15,163
5	Colborne St. - Phase III - John to Wilson	2018-2026	155,000	-		155,000	77,500		80%	61,832	15,668
6	Water St. from High St. to Bridge St.	2013-2017	615,000	-		615,000	246,000		80%	294,398	74,602
7	York St. from Waterloo St. to W.R. 7	2018-2026	194,500	-		194,500	77,800		80%	93,106	23,594
8	Replace Existing 150mm Watermain with 300mm Watermain on WR 7 from Ross St. to approx. 105m North of Intersection	2013-2017	106,000	-		106,000	-		80%	84,570	21,430
9	Replace Existing 150mm with 300mm diameter watermain on Ross St. West end to W.R. 7	2013-2017	87,500	-		87,500	-		80%	69,810	17,690
10	Replacing Existing 150mm with 300mm dia. On Victoria between Ross and Carlton Sts; and on Ross St. to approx. 80m west of W.R. 7 (oversizing cost only)	2013-2017	11,500	-		11,500	-		80%	9,175	2,325
11	Colborne: Gerrie Rd to Graham St	2013-2017	116,000	-		116,000	29,000		80%	69,411	17,589
12	Gerrie Road Watermain Extension	2018-2026	341,700	-		341,700	170,900		80%	136,269	34,531
13	Colborne St: Gerrie Rd Easterly	2018-2026	126,200	-		126,200	-		80%	100,686	25,514
14	<b>FERGUS</b>										
14	Union St.: Tower - Guelph Rd.	2013-2017	152,400	-		152,400	76,200		80%	60,794	15,406
15	Garatrasa St.: Beatty Line - Maiden Lane	2013-2017	247,100	-		247,100	123,600		80%	98,531	24,969
16	Trunk Watermain Extension on Scotland St. to Second Line	2018-2026	405,800	-		405,800	-		80%	323,758	82,042
17	Trunk Watermain on St. Andrew St. E. from Gatsshore to Tom St.	2013-2017	290,000	-		290,000	-		80%	231,370	58,630
18	Hwy 6 Trunk Watermain Extension to SR 18 Oversizing	2013-2017	35,000	-		35,000	-		80%	27,924	7,076
19	McQueen Blvd. - Millburn to McTavish	2018-2026	178,700	-		178,700	35,700		80%	114,089	28,911
20	Highway 6 south to Second Line	2018-2026	357,400	-		357,400	71,500		80%	228,098	57,802
21	Second Line - Hwy.6 to Jones Baseline (Scotland St.)	2018-2026	460,000	-		460,000	-		80%	367,000	93,000
22	Guelph Street - Second Line to McQueen Blvd.	2018-2026	810,600	-		810,600	-		80%	646,718	163,882
23	Second Line - Highway 6 to Guelph Street	2018-2026	674,900	-		674,900	-		80%	538,453	136,447
24	McQueen Blvd. - Highway 6 to west limit of Mazta Oversizing	2013-2017	35,000	-		35,000	-		80%	27,924	7,076
25	Sideroad 18 - West to Beatty Line Oversizing	2013-2017	37,800	-		37,800	-		80%	30,158	7,642
26	Sideroad 18 - East to Hwy 6 Oversizing	2013-2017	42,900	-		42,900	-		80%	34,227	8,673
27	Sideroad 18 - Midsection Oversizing	2013-2017	70,000	-		70,000	-		80%	55,848	14,152

**INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION**

Centre Wellington  
Service: Water Services

Pj.No	Increased Service Needs Attributable to Anticipated Development 2013-2026	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:		Total		
								Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share	
28	New Municipal Wells Combined Water Systems Including Well Head Protection	2018-2026	2,102,600	-		2,102,600	-			2,102,600	1,677,509	425,091
29	Watermain Oversizing Cost on Tower St. S. Related to Addition of Fifth Lane	2013-2017	30,000	-		30,000	-			30,000	23,935	6,065
	<b>Outstanding Debt &amp; Credits</b>											
30	Elora Water Tower Debt Costs - Principal	2013-2022	390,000	-		390,000	195,000			195,000	155,576	39,424
31	Elora Water Tower Debt Costs - Interest (Discounted)	2013-2022	420,212	-		420,212	210,100			210,112	167,633	42,479
32	David St. Geddes to WR 7 Debt Costs - Principal	2013-2025	223,741	-		223,741	111,900			111,841	89,230	22,611
33	David St. Geddes to WR 7 Debt Costs - Interest (Discounted)	2013-2025	73,108	-		73,108	36,600			36,508	29,127	7,381
34	Well #F7 Allardice Debt Costs - Principal	2013-2025	287,667	-		287,667	57,500			230,167	183,633	46,534
35	Well #F7 Allardice Debt Costs - Interest (Discounted)	2013-2025	93,996	-		93,996	18,800			75,196	59,994	15,203
36	Well #4 Cottontail Debt Costs - Principal	2013-2025	799,076	-		799,076	183,800			615,276	490,883	124,393
37	Well #4 Cottontail Debt Costs - Interest (Discounted)	2013-2025	261,101	-		261,101	60,100			201,001	160,364	40,637
38	Wellington Place Part 2 Debt Costs - Principal	2013-2025	23,972	-		23,972	13,700			10,272	8,195	2,077
39	Wellington Place Part 2 Debt Costs - Interest (Discounted)	2013-2025	7,833	-		7,833	4,500			3,333	2,659	674
40	Wellington Place Part 2 Debt Costs - Principal	2013-2025	399,538	-		399,538	227,700			171,838	137,097	34,741
41	Wellington Place Part 2 Debt Costs - Interest (Discounted)	2013-2025	130,550	-		130,550	74,400			56,150	44,798	11,352
42	Fergus Water Tower - Debt Principal	2013-2025	2,028,497	-		2,028,497	-			2,028,497	1,618,387	410,110
43	Fergus Water Tower - Debt Interest (Discounted)	2013-2025	503,349	-		503,349	-			503,349	401,585	101,764
44	Wellington Terrace Agreement Credits	2013-2015	69,480	-		69,480	-			69,480	55,433	14,047
45	Upper Grand District School Board Agreement Credits	2013	7,287	-		7,287	-			7,287	5,814	1,473
46	Developer Credits A2805A	2013-2022	415,029	-		415,029	-			415,029	331,121	83,908
47	Developer Credits A2807A	2013-2017	11,742	-		11,742	-			11,742	9,368	2,374
48	Reserve Adjustment					(229,816)	-			(229,816)	(183,353)	(46,463)
	<b>Total</b>		<b>14,409,480</b>	<b>-</b>	<b>-</b>	<b>14,179,664</b>	<b>2,392,200</b>	<b>-</b>	<b>-</b>	<b>11,787,464</b>	<b>9,404,344</b>	<b>2,383,120</b>

INFRASTRUCTURE COSTS COVERED IN THE DC CALCULATION

Centre Wellington  
Service: Wastewater Services

Prj.No	Increased Service Needs Attributable to Anticipated Development 2013-2026	Timing (year)	Gross Capital Cost Estimate	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less: Grants, Subsidies and Other Contributions Attributable to New Development	Total		
									Total	Residential Share 80%	Non-Residential Share 20%
1	<b>ELORA</b> David St. SPS Upgrade	2018-2026	872,600	-		872,600	-		872,600	696,183	176,417
2	Colborne Street - Phase III - John to Wilson	2013-2017	130,000	-		130,000	-		130,000	103,717	26,283
3	Mill Street - Irvine to Chalmers	2013-2017	320,600	-		320,600	-		320,600	255,783	64,817
4	Sanitary Foremain: David St. SPS to Cty. Rd. 7 Bridge	2018-2026	215,000	-		215,000	139,800		75,200	59,997	15,203
5	First Line SPS & Foremain to existing system (Waterloo St. or Park Rd.)	2018-2026	946,200	-		946,200	-		946,200	754,903	191,297
6	Colborne St. Trunk Sanitary Sewer Extension from Graham St. to Gerrie Road	2013-2017	94,500	-		94,500	-		94,500	75,395	19,105
7	Colborne St. Gerrie Rd Easterly	2018-2026	94,600	-		94,600	-		94,600	75,474	19,126
9	<b>FERGUS</b> Expand pump capacity and stand-by power for Tower St. SPS	2013-2017	351,200	-		351,200	-		351,200	280,196	71,004
10	Second Line - Highway 6 to Jones Baseline (Scotland St.)	2018-2026	810,600	-		810,600	-		810,600	646,718	163,882
11	Union St. Foremain: Union St. SPS - WPCP	2018-2026	284,600	-		284,600	-		284,600	227,061	57,539
12	Grand River Crossing of Beauty Line Trunk Sanitary Sewer to Union St. SPS	2018-2026	2,025,000	-		2,025,000	-		2,025,000	1,615,597	409,403
13	Union St. SPS Upgrade	2018-2026	1,500,000	-		1,500,000	-		1,500,000	1,196,739	303,261
14	Garrafraxa St. Sanitary Sewer Extension from Maiden Lane to Beauty Line	2013-2017	285,000	-		285,000	-		285,000	227,380	57,620
15	Sanitary Sewer Hwy 6. S.R. 19 to S.R. 18	2013-2017	356,000	-		356,000	35,600		320,400	255,623	64,777
16	Southwest Trunk - Union Street to Hwy. 6	2018-2026	2,029,000	-		2,029,000	-		2,029,000	1,618,789	410,211
17	McQueen Blvd. - Milburn to McTavish	2018-2026	42,100	-		42,100	-		42,100	33,588	8,512
18	St. Andrew St. E. - Garishore to Tom St.	2013-2017	980,000	588,000		392,000	-		392,000	312,748	79,252
19	Trunk Sanitary Sewer on Tom from St. Andrew St to Garrafraxa St	2013-2017	1,001,600	711,100		290,500	190,300		100,200	79,942	20,258
20	SDRD 18 - West End at Beauty Line	2013-2017	160,700	-		160,700	16,100		144,600	115,366	29,234
21	SDRD 18 - East End at Hwy 6	2013-2017	186,900	-		186,900	18,700		168,200	134,194	34,006
22	Future Expansion of Fergus WPCP	2018-2026	15,000,000	-		15,000,000	1,500,000		13,500,000	10,770,650	2,729,350
23	Extra depth of Sanitary Sewer through Bonaire Highlands to Service land to north	2013-2017	153,700	153,700		-	-		-	-	-
24	Extension of Beauty Line Sanitary Sewer from Garrafraxa Street to Colborne Street	2018-2026	178,700	-		178,700	-		178,700	142,571	36,129
25	<b>Outstanding Debt &amp; Credits</b> Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Principal	2013-2034	18,780,423	11,323,275		7,457,148	-		7,457,148	5,949,506	1,507,642
26	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Interest (Discounted)	2013-2034	5,990,115	3,611,618		2,378,497	-		2,378,497	1,897,626	480,870
27	Wellington Terrace Agreement Credits	2013-2015	196,117	-		196,117	-		196,117	156,467	39,650
28	Upper Grand District School Board Agreement Credits	2013	7,625	-		7,625	-		7,625	6,083	1,542
29	Developer Credits A2805A	2013-2022	130,289	-		130,289	-		130,289	103,948	26,341
30	Developer Credits A2807A	2013-2017	42,816	-		42,816	-		42,816	34,159	8,656
31	Reserve Adjustment					(3,849,011)			(3,849,011)		(778,170)
	<b>Total</b>		<b>53,165,984</b>	<b>16,387,693</b>	<b>0</b>	<b>32,929,280</b>	<b>1,900,500</b>	<b>0</b>	<b>31,028,780</b>	<b>24,755,564</b>	<b>6,273,216</b>

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## **6. DEVELOPMENT CHARGE CALCULATION**



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## 6. DEVELOPMENT CHARGE CALCULATION

Table 6-1 calculates the proposed uniform development charges to be imposed for infrastructure services based upon an urban 14 year (water and wastewater) horizon. Table 6-2 calculates the proposed uniform development charge to be imposed on anticipated development in the Township for municipal-wide services over a 14-year planning horizon. Table 6-3 calculates the proposed uniform development charge to be imposed on anticipated development in the Township for municipal-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis, and is based upon four forms of housing types (Single and Semi-detached, Apartments 2+ bedrooms, Apartments bachelor and 1 bedroom, and all Other Multiples). The non-residential development charge has been calculated on a per sq.ft. of gross floor area basis for all types of non-residential development (industrial, commercial and institutional).

The DC eligible costs for each service component were developed in Chapter 5 for all municipal services, based on their proposed capital programs.

For the residential calculations, the total cost is divided by the “gross” (new resident) population to determine the per capita amount. The eligible DC cost calculations set out in Chapter 5 are based on the net anticipated population increase (the forecast new unit population less the anticipated decline in existing units). The cost per capita is then multiplied by the average occupancy of the new units (Appendix A, Schedule 5) to calculate the charge in Tables 6-2 and 6-3.

With respect to non-residential development, the total costs in the uniform charge allocated to non-residential development (based on need for service) have been divided by the anticipated development over the planning period to calculate a cost per sq.ft. of gross floor area.

Table 6-4 summarizes the total development charge that is applicable and Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the 5-year life of the by-law.

**TABLE 6-1**  
**CENTRE WELLINGTON**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2013-Urban 14 Year**

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
1 <u>Wastewater Services</u>				
1.1 Treatment plants and Sanitary Sewers	24,755,564	6,273,216	7,617	3.27
	24,755,564	6,273,216	7,617	3.27
2. <u>Water Services</u>				
2.1 Treatment plants, storage and distribution systems	9,404,344	2,383,120	2,893	1.24
	9,404,344	2,383,120	2,893	1.24
<b>TOTAL</b>	<b>\$34,159,908</b>	<b>\$8,656,336</b>	<b>\$10,510</b>	<b>4.51</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$34,159,908</b>	<b>\$8,656,336</b>		
14 Year Urban Gross Population / GFA Growth (ft <sup>2</sup> .)	10,011	1,919,137		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$3,412.24	\$4.51		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.08	\$10,510		
Apartments - 2 Bedrooms +	1.92	\$6,551		
Apartments - Bachelor and 1 Bedroom	1.30	\$4,436		
Other Multiples	2.47	\$8,428		

**TABLE 6-2**  
**CENTRE WELLINGTON**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2013-2026**

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
3. <u>Roads</u>				
3.1 Roads	13,664,862	3,640,732	3,990	1.73
4. <u>Public Works</u>				
4.1 Depots and Domes	817,357	217,768	239	0.10
4.2 PW Rolling Stock	1,674,786	446,214	489	0.21
	2,492,143	663,982	728	0.31
5. <u>Fire Protection Services</u>				
5.1 Fire facilities	972,512	314,603	284	0.15
5.2 Fire vehicles	1,013,981	328,019	296	0.16
5.3 Small equipment and gear	122,554	39,646	36	0.02
	2,109,048	682,268	616	0.33
<b>TOTAL</b>	<b>\$18,266,053</b>	<b>\$4,986,982</b>	<b>\$5,334</b>	<b>\$2.37</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$18,266,053</b>	<b>\$4,986,982</b>		
14 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	10,549	2,101,466		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1,731.54	\$2.38		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.08	\$5,333		
Apartments - 2 Bedrooms +	1.92	\$3,325		
Apartments - Bachelor and 1 Bedroom	1.30	\$2,251		
Other Multiples	2.47	\$4,277		



**TABLE 6-3**  
**CENTRE WELLINGTON**  
**DEVELOPMENT CHARGE CALCULATION**  
**Municipal-wide Services**  
**2013-2022**

SERVICE	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
6. <u>Outdoor Recreation Services</u>				
6.1 Parkland development, amenities & trails	2,994,999	157,632	1,163	0.10
6.2 Parks vehicles and equipment	162,194	8,537	63	0.01
	3,157,192	166,168	1,226	0.11
7. <u>Indoor Recreation Services</u>				
7.1 Recreation facilities	5,542,545	291,713	2,153	0.18
	5,542,545	291,713	2,153	0.18
8. <u>Administration</u>				
8.1 Studies	2,974,002	816,684	1,155	0.51
<b>TOTAL</b>	<b>\$11,673,739</b>	<b>\$1,274,565</b>	<b>\$4,534</b>	<b>\$0.80</b>
<b>DC ELIGIBLE CAPITAL COST</b>	<b>\$11,673,739</b>	<b>\$1,274,565</b>		
10 Year Gross Population / GFA Growth (ft <sup>2</sup> .)	7,928	1,607,891		
Cost Per Capita / Non-Residential GFA (ft <sup>2</sup> .)	\$1,472.47	\$0.80		
<u>By Residential Unit Type</u>	<u>p.p.u</u>			
Single and Semi-Detached Dwelling	3.08	\$4,535		
Apartments - 2 Bedrooms +	1.92	\$2,827		
Apartments - Bachelor and 1 Bedroom	1.30	\$1,914		
Other Multiples	2.47	\$3,637		

**TABLE 6-4**  
**CENTRE WELLINGTON**  
**DEVELOPMENT CHARGE CALCULATION**  
**TOTAL ALL SERVICES**

	2013 \$ DC Eligible Cost		2013 \$ DC Eligible Cost	
	Residential	Non-Residential	SDU	per ft <sup>2</sup>
	\$	\$	\$	\$
<b>Urban-wide Services 14 Year</b>	\$34,159,908	\$8,656,336	\$10,510	\$4.51
<b>Municipal-wide Services 14 Year</b>	18,266,053	4,986,982	5,334	2.37
<b>Municipal-wide Services 10 Year</b>	11,673,739	1,274,565	4,534	0.80
<b>TOTAL</b>	<b>\$64,099,701</b>	<b>\$14,917,882</b>	<b>\$20,378</b>	<b>\$7.68</b>

Table 6-5  
CENTRE WELLINGTON  
GROSS EXPENDITURE AND SOURCES OF REVENUE SUMMARY  
FOR COSTS TO BE INCURRED OVER THE LIFE OF THE BY-LAW

SERVICE	TOTAL GROSS COST	SOURCES OF FINANCING						
		TAX BASE OR OTHER NON-DC SOURCE		LEGISLATED REDUCTION	POST DC PERIOD BENEFIT	DC RESERVE FUND		
		OTHER DEDUCTIONS	BENEFIT TO EXISTING			OTHER FUNDING	RESIDENTIAL	NON-RESIDENTIAL
1. Wastewater Services 1.1 Treatment plants and Sanitary Sewers	4,020,200	0	260,700	0	1,452,800	1,840,345	466,355	
2. Water Services 2.1 Treatment plants, storage and distribution systems	2,256,200	0	664,800	0	0	1,269,660	321,740	
3. Roads 3.1 Roads 4.1 Depots and Domes 4.2 PW Rolling Stock	11,523,000 3,951,000 511,000	0 0 0	5,228,154 2,963,250 0	0 0 0	0 0 0	4,970,543 779,948 403,496	1,324,303 207,802 107,504	
5. Fire Protection Services 5.1 Fire facilities 5.2 Fire vehicles 5.3 Small equipment and gear	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	0 0 0	
6. Outdoor Recreation Services 6.1 Parkland development, amenities & trails 6.2 Parks vehicles and equipment	3,019,503 229,000	0 0	679,350 87,500	234,015 14,150	0 0	2,000,831 120,983	105,307 6,368	
7. Indoor Recreation Services 7.1 Recreation facilities	1,710,000	0	0	171,000	0	1,462,050	76,950	
8. Administration 8.1 Studies	3,024,500	0	133,625	52,888	0	2,226,557	611,430	
<b>TOTAL EXPENDITURES &amp; REVENUES</b>	<b>\$30,244,403</b>	<b>\$0</b>	<b>\$10,017,379</b>	<b>\$0</b>	<b>\$1,452,800</b>	<b>\$15,074,414</b>	<b>\$3,227,758</b>	

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## **7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES**



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## **7. DEVELOPMENT CHARGE POLICY RECOMMENDATIONS AND DEVELOPMENT CHARGE BY-LAW RULES**

### **7.1 Introduction**

s.s.5(1)9 states that rules must be developed:

“... to determine if a development charge is payable in any particular case and to determine the amount of the charge, subject to the limitations set out in subsection 6.”

Paragraph 10 of the section goes on to state that the rules may provide for exemptions, phasing in and/or indexing of development charges.

s.s.5(6) establishes the following restrictions on the rules:

- the total of all development charges that would be imposed on anticipated development must not exceed the capital costs determined under 5(1) 2-8 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay development charges that exceed the capital costs that arise from the increase in the need for service for that type of development. However, this requirement does not relate to any particular development; and
- if the rules provide for a type of development to have a lower development charge than is allowed, the rules for determining development charges may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” Section 6 states that a DC by-law must expressly address the matters referred to above re s.s.5(1) para. 9 and 10, as well as how the rules apply to the redevelopment of land.

The rules provided are based on the Township’s existing policies however, there are items under consideration at this time and these may be refined prior to adoption of the by-law.

### **7.2 Development Charge By-law Structure**

**It is recommended that:**

- the Township uses a uniform municipal-wide development charge calculation for all municipal services, except for water and wastewater services;

- water and wastewater services be imposed on the urban service areas of the Township; and
- one municipal development charge by-law be used for all services.

### **7.3 Development Charge By-law Rules**

The following subsections set out the recommended rules governing the calculation, payment and collection of development charges in accordance with Section 6 of the *Development Charges Act, 1997*.

**It is recommended that the following sections provide the basis for the development charges:**

#### **7.3.1 *Payment in any Particular Case***

In accordance with the *Development Charges Act, 1997*, s.2(2), a development charge be calculated, payable and collected where the development requires one or more of the following:

- a) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
- b) the approval of a minor variance under Section 45 of the *Planning Act*;
- c) a conveyance of land to which a by-law passed under section 50(7) of the *Planning Act* applies;
- d) the approval of a plan of subdivision under Section 51 of the *Planning Act*;
- e) a consent under Section 53 of the *Planning Act*;
- f) the approval of a description under section 50 of the *Condominium Act*; or
- g) the issuing of a building permit under the *Building Code Act* in relation to a building or structure.

#### **7.3.2 *Determination of the Amount of the Charge***

The following conventions be adopted:

- 1) Costs allocated to residential uses will be assigned to different types of residential units based on the average occupancy for each housing type constructed during the previous decade. Costs allocated to non-residential uses will be assigned based on the amount of square feet of gross floor area constructed for eligible uses (i.e. industrial, commercial and institutional).
- 2) Costs allocated to residential and non-residential uses are based upon a number of conventions, as may be suited to each municipal circumstance, e.g.

- for Administration, the costs have been based on a population vs. employment growth ratio (78%/22% for residential and non-residential respectively) over the ten year forecast period;
- for Indoor and Outdoor Recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector;
- for Roads and Roads Related, a 79% residential/21% non-residential attribution has been made based on a population vs. employment growth ratio over the seventeen year forecast period;
- for Fire services, an 76% residential/24% non-residential allocation has been made based on the land coverage within the Township over the seventeen year forecast period; and
- for Water and Wastewater services an 80% residential/20% non-residential allocation has been made based on population vs. employment growth over the 14 year urban forecast period.

### **7.3.3 Application to Redevelopment of Land (Demolition and Conversion)**

If a development involves the demolition of and replacement of a building or structure on the same site, or the conversion from one principal use to another, the developer shall be allowed a credit equivalent to:

- 1) the number of dwelling units demolished/converted multiplied by the applicable residential development charge in place at the time the development charge is payable; and/or
- 2) the gross floor area of the building demolished/converted multiplied by the current non-residential development charge in place at the time the development charge is payable.

The demolition credit is allowed only if the land was improved by occupied structures, and if the demolition permit related to the site was issued, less than five years prior to the issuance of a building permit. The credit can, in no case, exceed the amount of development charges that would otherwise be payable. Notwithstanding this, for brownfield redevelopment the period is extended to 180 months prior to the issuance of a building permit.

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### 7.3.4 Exemptions (full or partial)

#### a) Statutory exemptions

- industrial building additions of up to and including 50% of the existing gross floor area (defined in O.Reg. 82/98, s.1) of the building; for industrial building additions which exceed 50% of the existing gross floor area, only the portion of the addition in excess of 50% is subject to development charges (s.4(3)) of the DCA;
- buildings or structures owned by and used for the purposes of any municipality, local board or Board of Education (s.3);
- residential development that results in only the enlargement of an existing dwelling unit, or that results only in the creation of up to two additional dwelling units (based on prescribed limits set out in s.2 of O.Reg. 82/98).

#### b) Non-statutory exemptions

- a Temporary Use By-law Amendment in accordance with section 39 of the *Planning Act*;
- a place of worship or buildings for purposes of a churchyard or cemetery;
- non-residential farm buildings constructed for bona fide farming uses;
- a building permit issued against a development to which the full lot levy, under the *Planning Act*, was paid prior to the *Development Charges Act, 1989* coming into force; and
- partial exemption of 59% of the urban area residential charge for apartment units located within commercial buildings, and a 72% partial exemption of the urban area non-residential charge for non-residential development located within the Fergus and Elora Downtown Cores, as defined by the Central Business District designation in the County and/or Municipal Official Plan.

### 7.3.5 Wind Turbines

With the introduction of the Green Energy Act, a number of municipalities are being required to approve the construction of wind turbines. Based on discussions with Township staff, policies have been expressly provided for within the proposed DC by-law.

It is noted that there are two approaches commonly used to calculate development charges for wind turbine developments. In the first approach, wind turbines are treated as an industrial structure and a deemed square footage or reference to tower's concrete base area is provided



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for the structure to provide a chargeable gross floor area (GFA), facilitating the calculation of the charge. Under the second approach, wind turbines are treated as equivalent to a single family dwelling unit, with charges imposed typically for transportation, protection and administration (i.e. studies) services only.

Based on discussions with Township staff, the first approach is provided for in the proposed DC by-law.

### **7.3.6 Phasing in**

No provisions for phasing-in the development charge are provided in the development charge by-law.

### **7.3.7 Timing of Collection**

The development charges for all services are payable upon issuance of a building permit for each dwelling unit, building or structure, subject to early or late payment agreements entered into by the Township and an owner under s.27 of the DCA, 1997.

### **7.3.8 Indexing**

Indexing of the development charges shall be implemented on a mandatory basis annually on January 1<sup>st</sup>, in accordance with the Statistics Canada Quarterly, Construction Price Statistics for the most recent year over year period.

### **7.3.8 The Applicable Areas**

The charges developed herein provide for varying charges within the Township, as follows:

- All Municipal-wide Services – the full residential and non-residential charge will be imposed on all lands within the Township.
- Water and Wastewater Services – the full residential and non-residential charge will be imposed on all lands within the urban serviced areas of the Township.

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## **7.4 Other Development Charge By-law Provisions**

**It is recommended that:**

### **7.4.1 *Categories of Services for Reserve Fund and Credit Purposes***

The Township's development charge collections are currently reserved in eight separate reserve funds: Water, Wastewater, Roads, Public Works, Fire, Indoor Recreation, Outdoor Recreation, and Administration. It is recommended that the Township continue with this breakdown of the DC reserve funds under the new 2013 by-law. Appendix F outlines the reserve fund policies that the Township is required to follow as per the DC Act.

### **7.4.2 *By-law In-force Date***

A by-law under DCA, 1997 comes into force on the day after which the by-law is passed by Council.

### **7.4.3 *Minimum Interest Rate Paid on Refunds and Charged for Inter-Reserve Fund Borrowing***

The minimum interest rate is the Bank of Canada rate on the day on which the by-law comes into force (as per s.11 of O.Reg. 82/98)

## **7.5 Other Recommendations**

**It is recommended that Council:**

"Whenever appropriate, request that grants, subsidies and other contributions be clearly designated by the donor as being to the benefit of existing development (or new development as applicable)";

"Adopt the assumptions contained herein as an 'anticipation' with respect to capital grants, subsidies and other contributions";

"Approve the capital project listing set out in Chapter 5 of the Development Charges Background Study dated August 27, 2013, subject to further annual review during the capital budget process";

"Approve the Development Charges Background Study dated August 27, 2013, as amended (if applicable)";

“Determine that no further public meeting is required”; and

“Approve the Development Charge By-law as set out in Appendix F.”



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## **8. BY-LAW IMPLEMENTATION**



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## 8. BY-LAW IMPLEMENTATION

### 8.1 Public Consultation Process

#### 8.1.1 *Introduction*

This chapter addresses the mandatory, formal public consultation process (Section 8.1.2), as well as the optional, informal consultation process (Section 8.1.3). The latter is designed to seek the co-operation and involvement of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the development charge on development, from a generic viewpoint.

#### 8.1.2 *Public Meeting of Council*

Section 12 of the DCA, 1997 indicates that before passing a development charge by-law, Council must hold at least one public meeting, giving at least 20 clear days notice thereof, in accordance with the Regulation. Council must also ensure that the proposed by-law and background report are made available to the public at least two weeks prior to the (first) meeting.

Any person who attends such a meeting may make representations related to the proposed by-law.

If a proposed by-law is changed following such a meeting, the Council must determine whether a further meeting (under this section) is necessary (i.e. if the proposed by-law which is proposed for adoption has been changed in any respect, the Council should formally consider whether an additional public meeting is required, incorporating this determination as part of the final by-law or associated resolution. It is noted that Council's decision, once made, is final and not subject to review by a Court or the OMB).

#### 8.1.3 *Other Consultation Activity*

There are three broad groupings of the public who are generally the most concerned with municipal development charge policy:

1. The residential development community, consisting of land developers and builders, who are typically responsible for generating the majority of the development charge revenues. Others, such as realtors, are directly impacted by development charge policy. They are therefore potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the DC and the timing thereof, and

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municipal policy with respect to development agreements, DC credits and front-ending requirements.

2. The second public grouping embraces the public at large and includes taxpayer coalition groups and others interested in public policy (e.g. in encouraging a higher non-automobile modal split).
3. The third grouping is the industrial/commercial/institutional development sector, consisting of land developers and major owners or organizations with significant construction plans, such as hotels, entertainment complexes, shopping centres, offices, industrial buildings and institutions. Also involved are organizations such as Industry Associations, the Chamber of Commerce, the Board of Trade and the Economic Development Agencies, who are all potentially interested in municipal development charge policy. Their primary concern is frequently with the quantum of the charge, gross floor area exclusions such as basement, mechanical or indoor parking areas, or exemptions and phase-in or capping provisions in order to moderate the impact.

## **8.2 Anticipated Impact of the Charge on Development**

The establishment of sound development charge policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential development charges can, to some degree, represent a barrier to increased economic activity and sustained industrial/commercial growth, particularly for capital intensive uses. Also, in many cases, increased residential development charges can ultimately be expected to be recovered via higher housing prices and can impact project feasibility in some cases (e.g. rental apartments).

On the other hand, development charges or other municipal capital funding sources need to be obtained in order to help ensure that the necessary infrastructure and amenities are installed. The timely installation of such works is a key initiative in providing adequate service levels and in facilitating strong economic growth, investment and wealth generation.

## **8.3 Implementation Requirements**

### **8.3.1 *Introduction***

Once the Township has calculated the charge, prepared the complete Background Study, carried out the public process and passed a new by-law, the emphasis shifts to implementation matters.



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These include notices, potential appeals and complaints, credits, front-ending agreements, subdivision agreement conditions and finally the collection of revenues and funding of projects. The sections which follow, overview requirements in each case:

### **8.3.2 Notice of Passage**

In accordance with s.13 of the DCA, when a DC by-law is passed, the municipal clerk shall give written notice of the passing and of the last day for appealing the by-law (the day that is 40 days after the day it was passed). Such notice must be given not later than 20 days after the day the by-law is passed (i.e. as of the day of newspaper publication or the mailing of the notice).

Section 10 of O.Reg. 82/98 further defines the notice requirements which are summarized as follows:

- Notice may be given by publication in a newspaper which is (in the Clerk's opinion) of sufficient circulation to give the public reasonable notice, or by personal service, fax or mail to every owner of land in the area to which the by-law relates;
- s.s.10(4) lists the persons/organizations who must be given notice; and
- s.s.10(5) lists the eight items which the notice must cover.

### **8.3.3 By-law Pamphlet**

In addition to the "notice" information, the Township must prepare a "pamphlet" explaining each development charge by-law in force, setting out:

- a description of the general purpose of the development charges;
- the "rules" for determining if a charge is payable in a particular case and for determining the amount of the charge;
- the services to which the development charges relate; and
- a general description of the general purpose of the Treasurer's statement and where it may be received by the public.

Where a by-law is not appealed to the OMB, the pamphlet must be readied within 60 days after the by-law comes into force. Later dates apply to appealed by-laws.

The Township must give one copy of the most recent pamphlet without charge, to any person who requests one.

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### **8.3.4 Appeals**

Sections 13-19 of the DCA, 1997 set out requirements relative to making and processing of a DC by-law appeal and OMB Hearing in response to an appeal. Any person or organization may appeal a DC by-law to the OMB by filing with the municipal clerk a notice of appeal, setting out the objection to the by-law and the reasons supporting the objection. This must be done by the last day for appealing the by-law, which is 40 days after the by-law is passed.

The Township is carrying out a public consultation process, in order to address the issues which come forward as part of that process, thereby avoiding or reducing the need for an appeal to be made.

### **8.3.5 Complaints**

A person required to pay a development charge, or his agent, may complain to Municipal Council imposing the charge that:

- the amount of the charge was incorrectly determined;
- the credit to be used against the development charge was incorrectly determined; or
- there was an error in the application of the development charge.

Sections 20-25 of the DCA, 1997 set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a DC (or any part of it) is payable. A complainant may appeal the decision of Municipal Council to the OMB.

### **8.3.6 Credits**

Sections 38-41 of the DCA, 1997 set out a number of credit requirements, which apply where a Township agrees to allow a person to perform work in the future that relates to a service in the DC by-law.

These credits would be used to reduce the amount of development charges to be paid. The value of the credit is limited to the reasonable cost of the work which does not exceed the average level of service. The credit applies only to the service to which the work relates, unless the Township agrees to expand the credit to other services for which a development charge is payable.

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### **8.3.7 Front-Ending Agreements**

The Township and one or more landowners may enter into a front-ending agreement which provides for the costs of a project which will benefit an area in the Township to which the DC by-law applies. Such an agreement can provide for the costs to be borne by one or more parties to the agreement who are, in turn, reimbursed in future, by persons who develop land defined in the agreement.

Part III of the DCA, 1997 (Sections 44-58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the DCA, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Municipal funds being available.

### **8.3.8 Severance and Subdivision Agreement Conditions**

Section 59 of the DCA, 1997 prevents a Township from imposing directly or indirectly, a charge related to development or a requirement to construct a service related to development, by way of a condition or agreement under s.51 or s.53 of the *Planning Act*, except for:

- “local services, related to a plan of subdivision or within the area to which the plan relates, to be installed or paid for by the owner as a condition of approval under section 51 of the *Planning Act*,” and
- “local services to be installed or paid for by the owner as a condition of approval under Section 53 of the *Planning Act*.”

It is also noted that s.s.59(4) of the DCA, 1997 requires that the municipal approval authority for a draft plan of subdivision under s.s.51(31) of the *Planning Act*, use its power to impose conditions to ensure that the first purchaser of newly subdivided land is informed of all the development charges related to the development, at the time the land is transferred.

In this regard, if the Township in question is a commenting agency, in order to comply with subsection 59(4) of the *Development Charges Act, 1997* it would need to provide to the approval authority, information regarding the applicable municipal development charges related to the site.

If the Township is an approval authority for the purposes of section 51 of the *Planning Act*, it would be responsible to ensure that it collects information from all entities which can impose a development charge.

The most effective way to ensure that purchasers are aware of this condition would be to require it as a provision in a registered subdivision agreement, so that any purchaser of the property would be aware of the charges at the time the title was searched prior to closing a transaction conveying the lands.

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**APPENDIX A**  
**BACKGROUND INFORMATION ON RESIDENTIAL AND**  
**NON-RESIDENTIAL GROWTH FORECAST**

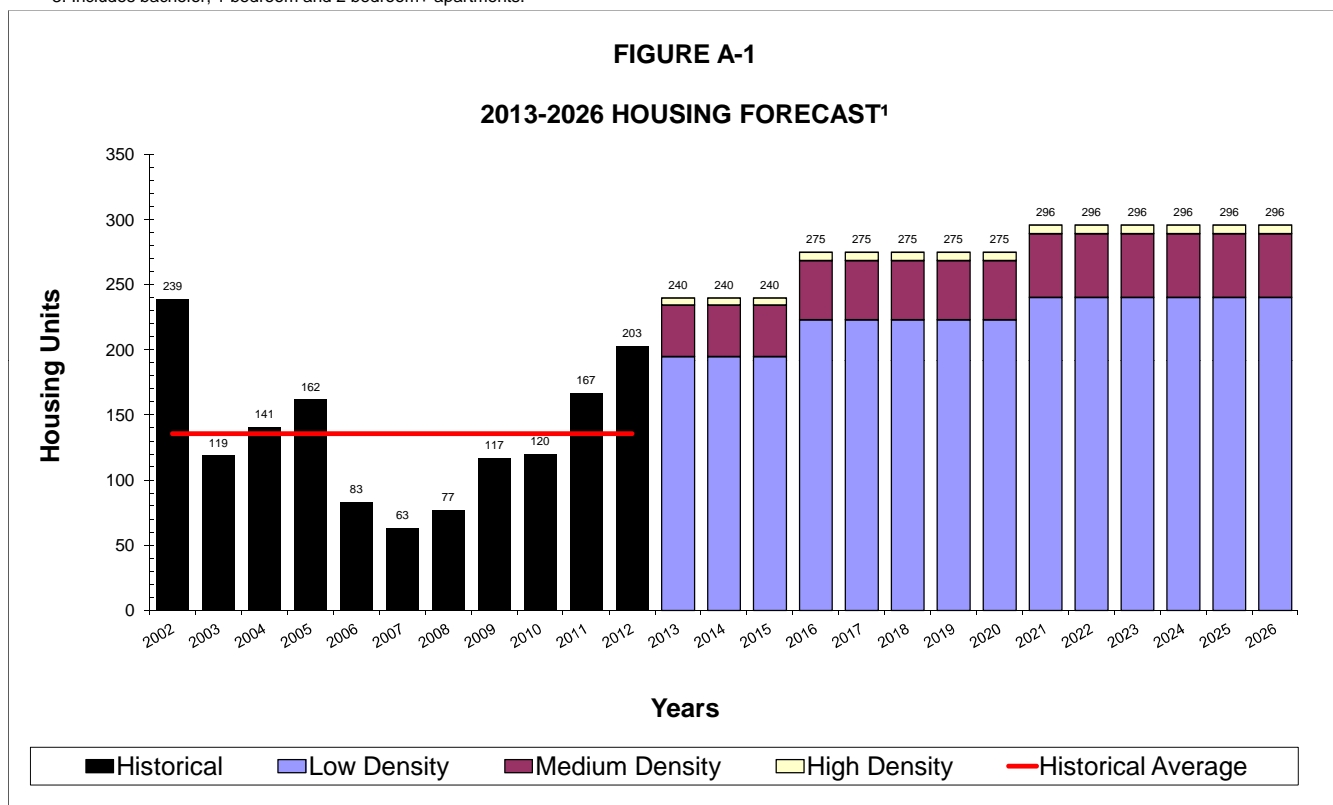


**SCHEDULE 1  
TOWNSHIP OF CENTRE WELLINGTON  
RESIDENTIAL GROWTH FORECAST SUMMARY**

Year	Population (Excluding Census Undercount)	Population (Including Census Undercount) <sup>1</sup>	Housing Units					Total Households	Person Per Unit (PPU)
			Singles & Semi-Detached	Multiple Dwellings <sup>2</sup>	Apartments <sup>3</sup>	Other			
<i>Mid 2001</i>	24,260	25,410	7,120	500	945	30	8,595	2.82	
<i>Mid 2006</i>	26,049	27,290	7,660	505	1,185	185	9,535	2.73	
<i>Mid 2011</i>	26,680	27,950	7,930	445	1,350	220	9,945	2.68	
<i>Mid 2013</i>	27,644	28,960	8,177	486	1,432	220	10,315	2.68	
<i>Mid 2023</i>	34,847	36,500	10,359	930	1,493	220	13,002	2.68	
<i>Mid 2026</i>	37,230	39,000	11,080	1,076	1,514	220	13,890	2.68	
<b>Mid 2001 - Mid 2006</b>	<b>1,789</b>	<b>1,880</b>	<b>540</b>	<b>5</b>	<b>240</b>	<b>155</b>	<b>940</b>		
<b>Mid 2006 - Mid 2011</b>	<b>631</b>	<b>660</b>	<b>270</b>	<b>-60</b>	<b>165</b>	<b>35</b>	<b>410</b>		
<b>Mid 2011 - Mid 2013</b>	<b>964</b>	<b>1,010</b>	<b>247</b>	<b>41</b>	<b>82</b>	<b>0</b>	<b>370</b>		
<b>Mid 2013 - Mid 2023</b>	<b>7,203</b>	<b>7,540</b>	<b>2,182</b>	<b>443</b>	<b>62</b>	<b>0</b>	<b>2,687</b>		
<b>Mid 2013 - Mid 2026</b>	<b>9,585</b>	<b>10,040</b>	<b>2,903</b>	<b>590</b>	<b>82</b>	<b>0</b>	<b>3,575</b>		

Source: Watson & Associates Economists Ltd., 2013. Derived from 2012 Wellington County DC Background Study, Wellington County Population, Housing and Employment Forecast Update, 2006-2031 and Wellington County Official Plan, May 6, 1999 (Revised February 24, 2011)

1. Census Undercount estimated at approximately 4.75%. Note: Population Including the Undercount has been rounded.
2. Includes townhomes and apartments in duplexes.
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



Source: Historical housing activity (2002-2011) based on Statistics Canada building permits, Catalogue 64-001-XIB  
2012 building permit activity derived from the Township of Centre Wellington Planning Department, 2013  
1. Growth Forecast represents start year.

**SCHEDULE 2  
TOWNSHIP OF CENTRE WELLINGTON  
ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF  
RESIDENTIAL DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	TIMING	SINGLES & SEMI-DETACHED	MULTIPLES <sup>1</sup>	APARTMENTS <sup>2</sup>	TOTAL RESIDENTIAL UNITS	GROSS POPULATION IN NEW UNITS	EXISTING UNIT POPULATION CHANGE	NET POPULATION INCREASE
Fergus	2013 - 2023	1,418	262	49	1,729	5,102	(352)	4,750
	2013 - 2026	1,858	383	66	2,307	6,788	(468)	6,320
Elbra-Salem	2013 - 2023	633	182	13	827	2,422	(167)	2,255
	2013 - 2026	871	206	16	1,094	3,223	(222)	3,001
Rural	2013 - 2023	131			131	404	(205)	199
	2013 - 2026	174			174	537	(273)	264
Township of Centre Wellington	2013 - 2023	2,182	443	62	2,687	7,928	(725)	7,203
	2013 - 2026	2,903	590	82	3,575	10,549	(963)	9,586

Source: Watson & Associates Economists Ltd., 2013.

Derived from 2012 Wellington County DC Background Study, Wellington County Population, Housing and Employment Forecast Update, 2006-2031 and Wellington County Official Plan, May 6, 1999 (Revised February 24, 2011)

Residential distribution based on a combination of historical permit activity, available housing supply and discussions with Township staff regarding future development prospects.

1. Includes townhomes and apartments in duplexes.

2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.



**SCHEDULE 3  
TOWNSHIP OF CENTRE WELLINGTON  
CURRENT YEAR GROWTH FORECAST  
MID 2011 TO MID 2013**

		POPULATION
<b>Mid 2011 Population</b>		<b>26,680</b>
Occupants of New Housing Units, Mid 2011 to Mid 2013	<i>Units (2)</i>	370
	<i>multiplied by persons per unit (3)</i>	2.71
	<i>gross population increase</i>	1,002
Decline in Housing Unit Occupancy, Mid 2011 to Mid 2013	<i>Units (4)</i>	9,945
	<i>multiplied by ppu decline rate (5)</i>	-0.0038
	<i>total decline in population</i>	-38
<b>Population Estimate to Mid 2013</b>		<b>27,644</b>
<i>Net Population Increase, Mid 2011 to Mid 2013</i>		<b>964</b>

- (1) 2011 population based on StatsCan Census unadjusted for Census Undercount.
- (2) Estimated residential units constructed, Mid 2011 to the beginning of the growth period, assuming a six month lag between construction and occupancy.
- (3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.08	67%	2.06
<i>Multiples (6)</i>	2.47	11%	0.28
<i>Apartments (7)</i>	1.69	22%	0.37
Total		100%	2.71

<sup>1</sup> Based on 2006 Census custom database

<sup>2</sup> Based on Building permit/completion activity

- (4) 2011 households taken from StatsCan Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhomes and apartments in duplexes.
- (7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 4  
TOWNSHIP OF CENTRE WELLINGTON  
TEN YEAR GROWTH FORECAST  
MID 2013 TO MID 2023**

		POPULATION
<b>Mid 2013 Population</b>		<b>27,644</b>
Occupants of New Housing Units, Mid 2013 to Mid 2023	<i>Units (2)</i>	2,687
	<i>multiplied by persons per unit (3)</i>	2.95
	<i>gross population increase</i>	7,928
Decline in Housing Unit Occupancy, Mid 2013 to Mid 2023	<i>Units (4)</i>	10,315
	<i>multiplied by ppu decline rate (5)</i>	-0.0703
	<i>total decline in population</i>	-725
<b>Population Estimate to Mid 2023</b>		<b>34,847</b>
<i>Net Population Increase, Mid 2013 to Mid 2023</i>		<i>7,203</i>

(1) Mid 2013 Population based on:

2011 Population (26,680) + Mid 2011 to Mid 2013 estimated housing units to beginning of forecast period (370 x 2.71 = 1,002) + (9,945 x -0.0038 = -38) = 27,644

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.08	81%	2.50
<i>Multiples (6)</i>	2.47	17%	0.41
<i>Apartments (7)</i>	1.69	2%	0.04
<i>one bedroom or less</i>	1.30		
<i>two bedrooms or more</i>	1.92		
<b>Total</b>		100%	2.95

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) Mid 2013 households based upon 9,945 (2011 Census) + 370 (Mid 2011 to Mid 2013 unit estimate) = 10,315

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 5  
TOWNSHIP OF CENTRE WELLINGTON  
BUILDOUT GROWTH FORECAST  
MID 2013 TO 2026**

		POPULATION
<b>Mid 2013 Population</b>		<b>27,644</b>
Occupants of New Housing Units, 2013 to 2026	<i>Units (2)</i>	3,575
	<i>multiplied by persons per unit (3)</i>	2.95
<i>gross population increase</i>		10,548
Decline in Housing Unit Occupancy, 2013 to 2026	<i>Units (4)</i>	10,315
	<i>multiplied by ppu. decline rate (5)</i>	-0.0933
	<i>total decline in population</i>	-963
<b>Population Estimate to</b>		<b>37,230</b>
<i>Net Population Increase, 2013 to 2026</i>		<b>9,586</b>

(1) Mid 2013 Population based on:

2011 Population (26,680) + Mid 2011 to Mid 2013 estimated housing units to beginning of forecast period (370 x 2.71 = 1,002) + (9,945 x -0.0038 = -38) = 27,644

(2) Based upon forecast building permits/completions assuming a lag between construction and occupancy.

(3) Average number of persons per unit (ppu) is assumed to be:

Structural Type	Persons Per Unit <sup>1</sup>	% Distribution of Estimated Units <sup>2</sup>	Weighted Persons Per Unit Average
<i>Singles &amp; Semi Detached</i>	3.08	81%	2.50
<i>Multiples (6)</i>	2.47	17%	0.41
<i>Apartments (7)</i>	1.69	2%	0.04
<i>one bedroom or less</i> 1.30			
<i>two bedrooms or more</i> 1.92			
<b>Total</b>		100%	2.95

<sup>1</sup> Persons per unit based on adjusted Statistics Canada Custom 2006 Census database.

<sup>2</sup> Forecast unit mix based upon historical trends and housing units in the development process.

(4) 0

(5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.

(6) Includes townhomes and apartments in duplexes.

(7) Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

**SCHEDULE 6a**  
**LONG TERM RESIDENTIAL UNIT SUPPLY By Category (as of July 2011)**

Area	Vacant & Potential Supply				TOTAL UNITS
	Registered*	Draft Approved or Provisional	Applications Under Review	Vacant Designated	
<b>URBAN CENTRES</b>	317	825	615	3,772	<b>5,529</b>
Fergus	110	679	367	2,780	3,936
Elora-Salem	207	146	248	992	1,593
<b>OUTSIDE URBAN</b>	52	52	18	45	<b>167</b>
Inverhaugh	0	11	18	25	54
Ennotville	0	0	0	15	15
Belwood	7	0	0	5	12
Rural Estate	0	41	0	0	41
Countryside	45	0	0	0	45
<b>MUNICIPAL TOTAL</b>	<b>369</b>	<b>877</b>	<b>633</b>	<b>3,817</b>	<b>5,696</b>

*\* includes vacant lots in plans of subdivision that are building out and all vacant lots of record.*

## SCHEDULE 7

**TOWNSHIP OF CENTRE WELLINGTON  
HISTORICAL RESIDENTIAL BUILDING PERMITS  
YEARS 2002 - 2011**

Year	RESIDENTIAL BUILDING PERMITS			
	Singles & Semi Detached	Multiples <sup>1</sup>	Apartments <sup>2</sup>	Total
2002	167	38	34	239
2003	102	13	4	119
2004	117	22	2	141
2005	94	68	0	162
2006	56	27	0	83
Sub-total	536	168	40	744
<b>Average (2002 - 2006)</b>	<b>107</b>	<b>34</b>	<b>8</b>	<b>149</b>
% Breakdown	72.0%	22.6%	5.4%	100.0%
2007	56	7	0	63
2008	68	8	1	77
2009	58	4	55	117
2010	77	9	34	120
2011	82	8	77	167
Sub-total	341	36	167	544
<b>Average (2007 - 2011)</b>	<b>68</b>	<b>7</b>	<b>33</b>	<b>109</b>
% Breakdown	62.7%	6.6%	30.7%	100.0%
2002 - 2011				
Total	877	204	207	1,288
<b>Average</b>	<b>88</b>	<b>20</b>	<b>21</b>	<b>129</b>
% Breakdown	68.1%	15.8%	16.1%	100.0%

Sources:

Building Permits - Statistics Canada Publication, 64-001XIB

1. Includes townhomes and apartments in duplexes.
2. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

## SCHEDULE 8a

**TOWNSHIP OF CENTRE WELLINGTON  
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING  
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.000	3.102	-	<b>2.936</b>	2.94	
6-10	-	-	1.813	3.324	-	<b>3.122</b>	3.12	
11-15	-	-	1.731	3.387	-	<b>3.113</b>	3.11	
16-20	-	-	1.615	3.222	4.571	<b>3.164</b>	3.16	3.08
20-25	-	-	-	2.857	-	<b>2.841</b>	2.84	
25-35	-	-	2.000	2.716	4.200	<b>2.714</b>	2.71	
35+	-	1.650	2.000	2.843	4.065	<b>2.709</b>	2.71	
<b>Total</b>	-	<b>1.605</b>	<b>1.938</b>	<b>3.006</b>	<b>4.369</b>	<b>2.882</b>		

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

2. Includes townhomes and apartments in duplexes.

3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

*Note: Due to data limitations, medium and high density PPU's have been used for modelling purposes.*

*Note: Does not include Statistics Canada data classified as 'Other'*

*PPU Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population*

## SCHEDULE 8b

**WELLINGTON COUNTY  
PERSONS PER UNIT BY AGE AND TYPE OF DWELLING  
(2006 CENSUS)**

Age of Dwelling	SINGLES AND SEMI-DETACHED						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	2.600	2.109	3.265	4.768	3.179	3.15	
6-10	-	2.036	2.096	3.297	4.773	3.213	3.19	
11-15	-	2.294	2.037	3.222	4.306	3.160	3.14	
16-20	-	-	2.068	3.252	4.221	3.228	3.21	3.17
20-25	-	-	2.387	3.015	4.467	2.989	2.98	
25-35	-	1.267	2.045	2.847	3.785	2.815	2.81	
35+	-	1.551	1.957	2.796	4.079	2.676	2.67	
<b>Total</b>	<b>2.435</b>	<b>1.828</b>	<b>2.024</b>	<b>3.003</b>	<b>4.257</b>	<b>2.918</b>		

Age of Dwelling	MULTIPLES <sup>2</sup>						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.714	1.841	2.507	-	2.326	2.32	
6-10	-	1.929	1.839	2.669	-	2.427	2.42	
11-15	-	1.650	2.167	3.049	-	2.739	2.73	
16-20	-	2.333	2.000	2.575	-	2.414	2.41	2.47
20-25	-	-	2.136	2.716	-	2.500	2.50	
25-35	-	1.813	2.000	2.852	-	2.627	2.62	
35+	-	1.380	1.912	2.668	2.944	2.268	2.27	
<b>Total</b>	<b>1.611</b>	<b>1.611</b>	<b>1.946</b>	<b>2.707</b>	<b>3.237</b>	<b>2.438</b>		

Age of Dwelling	APARTMENTS <sup>3</sup>						Adjusted PPU <sup>1</sup>	20 Year Average
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.304	1.676	-	-	1.730	1.73	
6-10	-	1.156	1.614	2.182	-	1.495	1.49	
11-15	1.182	1.400	1.711	3.526	-	1.826	1.82	
16-20	-	1.354	1.782	2.667	-	1.737	1.73	1.69
20-25	-	1.448	1.873	2.762	-	1.803	1.80	
25-35	1.281	1.358	2.032	3.000	-	1.853	1.85	
35+	1.169	1.330	1.881	2.729	4.071	1.730	1.73	
<b>Total</b>	<b>1.270</b>	<b>1.345</b>	<b>1.879</b>	<b>2.839</b>	<b>5.588</b>	<b>1.764</b>		

Age of Dwelling	ALL DENSITY TYPES					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.987	1.974	3.126	4.795	2.947
6-10	1.571	1.635	1.934	3.175	4.840	2.946
11-15	1.917	1.662	1.912	3.204	4.290	2.877
16-20	-	1.644	1.930	3.185	4.125	2.953
20-25	1.727	1.453	2.059	2.972	4.132	2.655
25-35	1.450	1.378	2.031	2.854	3.899	2.521
35+	1.227	1.372	1.926	2.785	3.938	2.444
<b>Total</b>	<b>1.440</b>	<b>1.458</b>	<b>1.955</b>	<b>2.963</b>	<b>4.183</b>	<b>2.650</b>

1. The Census PPU has been adjusted to account for the downward PPU trend which has been recently experienced in both new and older units, largely due to the aging of the population

2. Includes townhomes and apartments in duplexes.

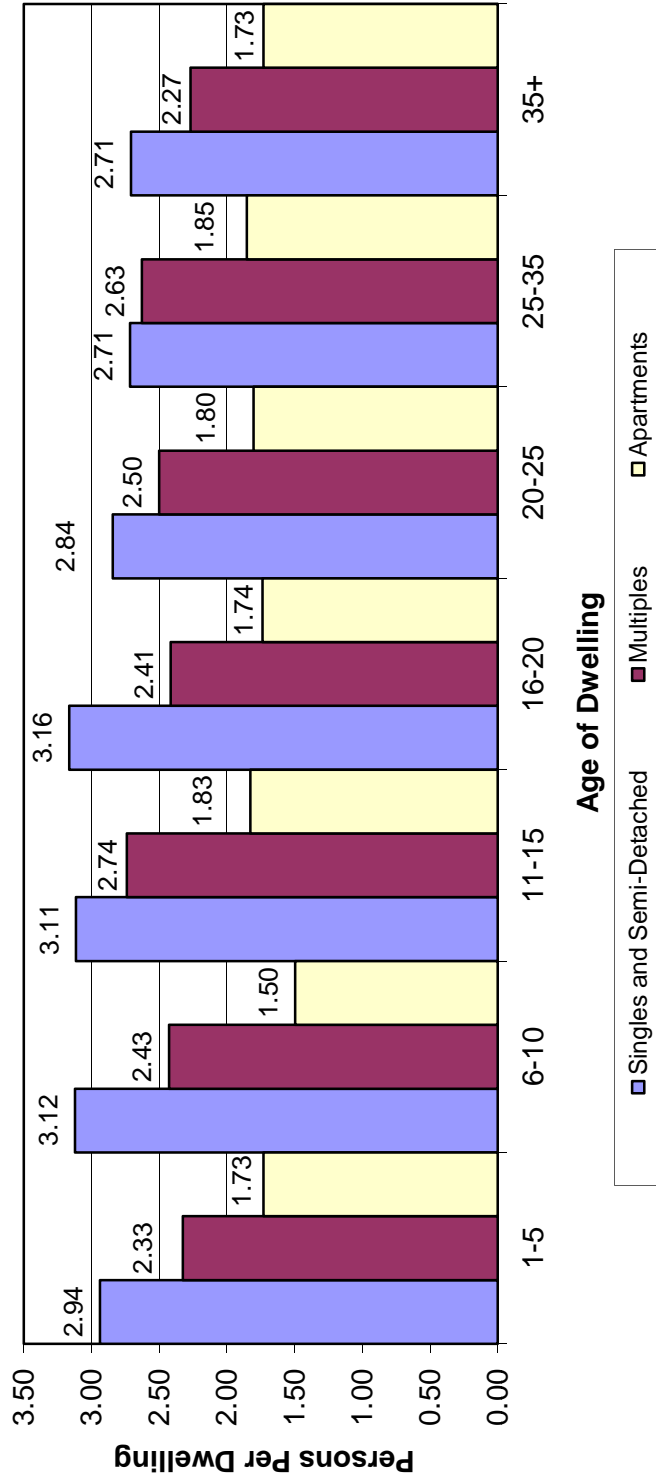
3. Includes bachelor, 1 bedroom and 2 bedroom+ apartments.

Note: Due to data limitations, medium and high density PPU's have been used for modelling purposes.

Note: Does not include Statistics Canada data classified as 'Other' - Value of 635

Note: Does not include institutional population

**SCHEDULE 9  
TOWNSHIP OF CENTRE WELLINGTON  
PERSONS PER UNIT BY STRUCTURAL TYPE AND AGE OF DWELLING  
(2006 CENSUS)**



Multiple and Apartment PPU's are based on Wellington County.



**SCHEDULE 10a  
TOWNSHIP OF CENTRE WELLINGTON  
EMPLOYMENT FORECAST, 2013 TO 2026**

Period	Population	Activity Rate				Employment							
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total
<b>2006</b>	26,049	0.005	0.057	0.099	0.123	0.060	0.344	140	1,485	2,580	3,200	1,565	8,970
<b>2011<sup>1</sup></b>	26,680	0.005	0.062	0.099	0.124	0.060	0.349	130	1,660	2,600	3,295	1,595	9,280
<b>Mid 2013</b>	27,644	0.005	0.062	0.098	0.127	0.060	0.352	130	1,720	2,709	3,511	1,659	9,729
<b>Mid 2023</b>	34,847	0.004	0.065	0.097	0.127	0.059	0.352	125	2,265	3,380	4,426	2,056	12,252
<b>Mid 2026</b>	37,230	0.003	0.070	0.097	0.125	0.058	0.354	119	2,611	3,605	4,670	2,169	13,174
<b>Incremental Change</b>													
<b>2006 - Mid 2013</b>	1,595	-0.0007	0.0052	-0.0010	0.0042	-0.0001	0.0076	-10	235	129	311	94	759
<b>Mid 2013 - Mid 2023</b>	7,203	-0.0011	0.0028	-0.0010	0.0000	-0.0010	-0.0003	-5	545	671	915	397	2,523
<b>Mid 2013 - Mid 2026</b>	9,585	-0.0015	0.0079	-0.0012	-0.0016	-0.0017	0.0019	-11	891	896	1,159	510	3,445
<b>Annual Average</b>													
<b>2006 - Mid 2013</b>	228	-0.0001	0.0007	-0.0001	0.0006	0.0000	0.0011	-1	34	18	44	13	108
<b>Mid 2013 - Mid 2023</b>	720	-0.00011	0.00028	-0.00010	0.00000	-0.00010	-0.00003	-1	55	67	91	40	252
<b>Mid 2013 - Mid 2026</b>	737	-0.00012	0.00061	-0.00009	-0.00012	-0.00013	0.00015	-1	69	69	89	39	265

Source: Watson & Associates Economists Ltd., 2013. Derived from 2012 Wellington County DC Background Study, Wellington County Population, Housing and Employment Forecast Update, 2006-2031 and Wellington County Official Plan, May 6, 1999 (Revised February 24, 2011)

1. The 2011 total employment estimate is based on Statistics Canada table 99-012-X2011032 (Usual Place of Work) and the 2011 NHS Census Profile (Work at Home). Employment by major employment sector (IC) is based on a combination of historical trend analysis and Statistic Canada Non Residential building permits data activity.

**SCHEDULE 10b**  
**TOWNSHIP OF CENTRE WELLINGTON**  
**EMPLOYMENT AND GROSS FLOOR AREA (GFA) FORECAST, 2013 TO 2026**

Period	Population	Employment				Gross Floor Area in Square Feet (Estimated) <sup>2</sup>				
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
<b>2006</b>	26,049	140	2,580	3,200	1,565	7,485				
<b>2011<sup>1</sup></b>	26,680	130	2,600	3,295	1,595	7,620				
<b>Mid 2013</b>	27,644	130	2,709	3,511	1,659	8,009				
<b>Mid 2023</b>	34,847	125	3,380	4,426	2,056	9,987				
<b>Mid 2026</b>	37,230	119	3,605	4,670	2,169	10,563				
<b>Incremental Change</b>										
<b>2006 - Mid 2013</b>	1,595	-10	129	311	94	524				
<b>Mid 2013 - Mid 2023</b>	7,203	-5	671	915	397	1,978	872,364	457,392	278,135	1,607,891
<b>Mid 2013 - Mid 2026</b>	9,585	-11	896	1,159	510	2,554	1,164,629	579,593	357,244	2,101,466
<b>Annual Average</b>										
<b>2006 - Mid 2013</b>	228	-1	18	44	13	75				
<b>Mid 2013 - Mid 2023</b>	720	-1	67	91	40	198	87,236	45,739	27,814	160,789
<b>Mid 2013 - Mid 2026</b>	737	-1	69	89	39	196	89,587	44,584	27,480	161,651

Source: Watson & Associates Economists Ltd., 2013. Derived from 2012 Wellington County DC Background Study, Wellington County Population, Housing and Employment Forecast Update, 2006-2031 and Wellington County Official Plan, May 6, 1999 (Revised February 24, 2011)

1. The 2011 total employment estimate is based on Statistics Canada table 99-012-X2011032 (Usual Place of Work) and the 2011 NHS Census Profile (Work at Home). Employment by major employment sector (ICI) is based on a combination of historical trend analysis and Statistics Canada Non Residential building permits data activity.

2. Square Foot Per Employee

Assumptions	
Industrial	1,300
Commercial	500
Institutional	700

**SCHEDULE 10c**  
**TOWNSHIP OF CENTRE WELLINGTON**  
**ESTIMATE OF THE ANTICIPATED AMOUNT, TYPE AND LOCATION OF**  
**NON-RESIDENTIAL DEVELOPMENT FOR WHICH DEVELOPMENT CHARGES CAN BE IMPOSED**

DEVELOPMENT LOCATION	INDUSTRIAL GFA S.F.	COMMERCIAL GFA S.F.	INSTITUTIONAL GFA S.F.	TOTAL NON-RES GFA S.F.	EMPLOYMENT INCREASE <sup>1</sup>
Fergus	597,569	302,614	164,656	1,064,840	1,286
	708,094	378,474	211,131	1,297,700	1,584
Elora-Salem	191,920	140,191	99,433	431,544	554
	314,450	179,094	127,893	621,437	778
Rural	82,875	14,587	14,046	111,507	138
	142,085	22,025	18,219	182,329	191
Township of Centre Wellington	872,364	457,392	278,135	1,607,891	1,978
	1,164,629	579,593	357,244	2,101,466	2,554

Source: Watson & Associates Economists Ltd., 2013.

Derived from 2012 Wellington County DC Background Study, Wellington County Population, Housing and Employment Forecast Update, 2006-2031 and Wellington County Official Plan, May 6, 1999 (Revised February 24, 2011)

1. Net of work at home and no fixed place of work employment

**SCHEDULE 11**  
**TOWNSHIP OF CENTRE WELLINGTON**  
**NON-RESIDENTIAL CONSTRUCTION VALUE**  
**YEARS 2002 - 2011**  
**(000's 2012 \$)**

YEAR	Industrial			Commercial			Institutional			Total						
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total				
2002	6,861	1,294	1,380	9,535	17,182	779	0	17,962	74	648	0	721	24,117	2,722	1,380	28,219
2003	3,283	1,480	8,334	13,096	785	986	0	1,771	25,907	427	0	26,334	29,975	2,893	8,334	41,202
2004	2,730	1,335	830	4,895	2,769	1,977	14,470	19,215	29,288	452	1,812	31,552	34,787	3,764	17,112	55,662
2005	10,706	4,494	1,243	16,442	382	1,330	0	1,712	256	177	0	433	11,343	6,001	1,243	18,587
2006	7,761	990	540	9,291	1,380	3,740	0	5,121	673	939	0	1,612	9,815	5,669	540	16,024
2007	4,383	1,556	10,095	16,035	2,624	3,246	1,121	6,991	58	6,014	1,366	7,438	7,066	10,816	12,582	30,464
2008	2,455	1,194	541	4,190	4,824	4,038	0	8,863	25	151	1,123	1,298	7,304	5,384	1,663	14,351
2009	2,039	650	0	2,689	2,331	3,182	780	6,292	5,410	127	4,838	10,375	9,780	3,959	5,618	19,357
2010	6,776	1,332	0	8,108	360	3,662	0	4,022	5,970	75	0	6,045	13,106	5,069	0	18,175
2011	909	3,931	0	4,840	8,250	2,331	0	10,581	0	1,779	0	1,779	9,159	8,041	0	17,200
Subtotal	47,904	18,257	22,962	89,122	40,888	25,272	16,371	82,530	67,660	10,789	9,139	87,588	156,452	54,317	48,471	259,240
Percent of Total	54%	20%	26%	100%	50%	31%	20%	100%	77%	12%	10%	100%	60%	21%	19%	100%
<b>Average</b>	<b>4,790</b>	<b>1,826</b>	<b>2,296</b>	<b>8,912</b>	<b>4,089</b>	<b>2,527</b>	<b>1,637</b>	<b>8,253</b>	<b>6,766</b>	<b>1,079</b>	<b>914</b>	<b>8,759</b>	<b>15,645</b>	<b>5,432</b>	<b>4,847</b>	<b>25,924</b>
2002 - 2011																
10 Year Total				89,122				82,530				87,588				259,240
<b>10 Year Average</b>				<b>8,912</b>				<b>8,253</b>				<b>8,759</b>				<b>25,924</b>
% Breakdown				34.4%				31.8%				33.8%				100.0%

SOURCE: STATISTICS CANADA PUBLICATION, 64-001-XIB  
 Note: Inflated to year-end 2011 (January, 2012) dollars using Reed Construction Cost Index

**SCHEDULE 12**  
**TOWNSHIP OF CENTRE WELLINGTON**  
**EMPLOYMENT TO POPULATION RATIO BY MAJOR EMPLOYMENT SECTOR, 2001 TO 2006**

		Year		Change	Comments
		2001	2006	01-06	
<b>Employment by industry</b>					
<b>1.0</b>	<b>Primary Industry Employment</b>				Categories which relate to local land-based resources.
1.1	<i>All primary</i>	505	485	-20	
<b>Sub-total</b>		<b>505</b>	<b>485</b>	<b>-20</b>	
<b>2.0</b>	<b>Industrial and Other Employment</b>				Categories which relate primarily to industrial land supply and demand.
2.1	<i>Manufacturing</i>	1,800	2,080	280	
2.2	<i>Wholesale trade</i>	355	215	-140	
2.3	<i>Construction</i>	235	210	-25	
2.4	<i>Transportation, storage, communication and other utility</i>	323	370	48	
<b>Sub-total</b>		<b>2,713</b>	<b>2,875</b>	<b>163</b>	
<b>3.0</b>	<b>Population Related Employment</b>				Categories which relate primarily to population growth within the municipality.
3.1	<i>Retail trade</i>	1,025	1,070	45	
3.2	<i>Finance, insurance, real estate operator and insurance agent</i>	255	335	80	
3.3	<i>Business service</i>	558	910	353	
3.4	<i>Accommodation, food and beverage and other service</i>	1,210	1,525	315	
<b>Sub-total</b>		<b>3,048</b>	<b>3,840</b>	<b>793</b>	
<b>4.0</b>	<b>Institutional</b>				
4.1	<i>Government Service</i>	180	235	55	
4.2	<i>Education service, Health, Social Services</i>	1,470	1,535	65	
<b>Sub-total</b>		<b>1,650</b>	<b>1,770</b>	<b>120</b>	
<b>Total Employment</b>		<b>7,915</b>	<b>8,970</b>	<b>1,055</b>	
<b>Population</b>		<b>24,260</b>	<b>26,049</b>	<b>1,789</b>	
<b>Employment to Population Ratio</b>					
<b>Industrial and Other Employment</b>		<b>0.11</b>	<b>0.11</b>	<b>0.00</b>	
<b>Population Related Employment</b>		<b>0.13</b>	<b>0.15</b>	<b>0.02</b>	
<b>Institutional Employment</b>		<b>0.07</b>	<b>0.07</b>	<b>0.00</b>	
<b>Primary Industry Employment</b>		<b>0.02</b>	<b>0.02</b>	<b>0.00</b>	
<b>Total</b>		<b>0.33</b>	<b>0.34</b>	<b>0.02</b>	

Source: Statistics Canada Employment by Place of Work

Note: 2001-2006 employment figures are classified by Standard Industrial Classification (SIC) Code



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**APPENDIX B**  
**LEVEL OF SERVICE**





**APPENDIX B - LEVEL OF SERVICE CEILING  
CENTRE WELLINGTON**

**SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997**

Service Category	Sub-Component	10 Year Average Service Standard				Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)	Quality (per capita)	Quality (per capita)	
Roads	Roads	\$7,366.70	0.0181	km of roadways	407,000 per lane km	70,617,186.2000
Public Works	Depots and Domes	\$322.25	2.0761	ft² of building area	155 per ft²	3,089,088.5000
	Rolling Stock	\$272.32	0.0027	No. of vehicles and equipment	100,859 per vehicle	2,610,459.5200
Fire	Fire Facilities	\$126.48	0.5377	ft² of building area	235 per ft²	1,212,437.2800
	Fire Vehicles	\$165.04	0.0006	No. of vehicles	275,067 per vehicle	1,582,073.4400
	Fire Small Equipment and Gear	\$16.93	0.0038	No. of equipment and gear	4,455 per Firefighter	162,290.9800
Outdoor Recreation	Parkland Development	\$333.89	0.0072	No. of developed parkland acres	46,374 per acre	2,405,009.6700
	Parkland Amenities	\$242.66	0.0030	No. of parkland amenities	80,887 per amenity	1,747,879.9800
	Parkland Trails	\$13.39	0.1405	Linear Metres of Paths and Trails	95 per lin m.	96,448.1700
	Parks Vehicles and Equipment	\$26.35	0.0008	No. of vehicles and equipment	32,938 per vehicle	189,799.0500
Indoor Recreation	Indoor Recreation Facilities	\$1,776.73	6.1820	ft² of building area	287 per ft²	12,797,786.1900

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Roads  
Unit Measure: km of roadways

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/km)
Urban Collectors	25.91	25.91	25.91	25.91	25.91	25.91	25.91	25.91	25.91	25.91	\$407,000
Rural Local	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	\$407,000
Urban Local	7.03	7.03	7.03	7.03	7.03	8.74	8.74	8.74	8.74	9.28	\$407,000
Urban Arterial	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	\$407,000
<b>Total</b>	<b>474</b>	<b>474</b>	<b>474</b>	<b>474</b>	<b>474</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>475</b>	<b>476</b>	

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.0187	0.0185	0.0183	0.0182	0.0181	0.0181	0.0181	0.0179	0.0178	0.0172

	2003-2012
10 Year Average	
Quantity Standard	0.0181
Quality Standard	\$407,000
Service Standard	\$7,367

	14 Year
DC Amount (before deductions)	
Forecast Population	9,586
\$ per Capita	\$7,367
Eligible Amount	\$70,617,186

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Depots and Domes  
Unit Measure: ft<sup>2</sup> of building area

**Quantity Measure**

Description	Address	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Bldg Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Equipment Depot/Office	8460 Wellington Road 19, Belwood	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	7,427	\$202	\$ 228.49
Sand/Salt Shed	8460 Wellington Road 19, Belwood	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	6,144	\$108	\$ 124.86
Storage Shed	600 Glengarry Crescent, Fergus	334	334	334	334	334	334	334	334	334	334	\$54	\$ 64.99
Equipment Depot/Office	600 Glengarry Crescent, Fergus	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	6,743	\$151	\$ 172.26
Sand/Salt Shed	600 Glengarry Crescent, Fergus	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	4,544	\$65	\$ 77.45
Public Works Office	7444 County Road 21, Elora	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	\$219	\$ 247.23
Equipment Depot/Office	295 Queen Street East, Fergus	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	6,618	\$140	\$ 159.69
Equipment Depot/Office	7444 County Road 21, Elora	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	5,503	\$120	\$ 138.09
Equipment Depot/Office	50 Park Street, Elora	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	11,563	\$116	\$ 133.68
Equipment Depot/Office	6715 Wellington Road 7, Elora	8,194	8,194	8,194	-	-	-	-	-	-	-	\$116	\$ 133.68
<b>Total</b>		<b>60,102</b>	<b>60,102</b>	<b>60,102</b>	<b>51,908</b>	<b>51,908</b>	<b>51,908</b>	<b>51,908</b>	<b>51,908</b>	<b>51,908</b>	<b>51,908</b>		

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	2.3717	2.3497	2.3256	1.9927	1.9858	1.9792	1.9748	1.9598	1.9456	1.8764

	2003-2012
10 Year Average	
Quantity Standard	2.0761
Quality Standard	\$155
Service Standard	\$322

	14 Year
DC Amount (before deductions)	
Forecast Population	9,586
\$ per Capita	\$322
Eligible Amount	\$3,089,089

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Rolling Stock  
Unit Measure: No. of vehicles and equipment

Description	Vehicle No.	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Vehicle)
Chev Silverado pickup	E11-86	1	1	1	1	1	1	1	1	1	1	\$38,000
Chevrolet - Silverado pickup	E13-46	1	1	1	1	1	1	1	1	1	1	\$38,000
Trailer with Generator	E00-43	-	-	1	1	1	1	1	1	1	1	\$54,000
Trailer with Generator	E00-44	-	-	1	1	1	1	1	1	1	1	\$54,000
United Express Van Trailer	E00-94	1	1	1	1	1	1	1	1	1	1	\$11,000
United Express Spills Trailer & Equip	E00-95	1	1	1	1	1	1	1	1	1	1	\$11,000
Dodge Ram 1 1/2 ton	E10-14	1	1	1	1	1	1	1	1	1	1	\$59,000
Sterling Flusher Camel Truck	E02-80	1	1	1	1	1	1	1	1	1	1	\$322,000
GMC SLE pickup	E11-08	1	1	1	1	1	1	1	1	1	1	\$38,000
Chev Cube Express cutaway van	E03-87	1	1	1	1	1	1	1	1	1	1	\$43,000
Dodge Ram 1500 pickup	E11-02	1	1	1	1	1	1	1	1	1	1	\$38,000
Red Chev 3/4 ton 4X4	E05-44	1	1	1	1	1	1	1	1	1	1	\$38,000
7x16' American Hauler Cargo Trailer	E06-12	-	-	-	-	1	1	1	1	1	1	\$11,000
Red Chev Silverado 1500	E07-41	1	1	1	1	1	1	1	1	1	1	\$38,000
Red Silverado shortbox	E08-09	-	-	-	-	1	1	1	1	1	1	\$38,000
Red Chev Silverado	E08-27	-	-	-	-	1	1	1	1	1	1	\$38,000
Kubota F2400 4x4	E95-96	1	1	1	1	1	1	1	1	1	1	\$39,000
3600 Ford Tractor with cab & loader	78-100	1	1	1	1	1	1	1	1	1	1	\$59,000
Small black trailer (carries trench box)	99-101	1	1	1	1	1	1	1	1	1	1	\$2,000
Kohler 30 Portable Generator	99-102	1	1	1	1	1	1	1	1	1	1	\$27,000
International Red Tandem, dump/plow/sander/wing	PW11-66	1	1	1	1	1	1	1	1	1	1	\$215,000
International Red Tandem, dump/plow/sander/wing	PW10-63	1	1	1	1	1	1	1	1	1	1	\$215,000
International S2600 Single Axle, dump/plow/sander/wing	PW00-68	1	1	1	1	1	1	1	1	1	1	\$188,000
John Deere Lawn Mower	PW11-29	1	1	1	1	1	1	1	1	1	1	\$38,000
Kubota - Elora F3080 4x4 with plow, blade, mower, & snowblower	PW10-51	1	1	1	1	1	1	1	1	1	1	\$38,000
Landscape Trailer	PW00-92	1	1	1	1	1	1	1	1	1	1	\$3,000
Ford 1 1/2 ton 4X4 plow, sander & landscape box	PW12-36	1	1	1	1	1	1	1	1	1	1	\$62,000
Chev 3500 1 1/2 ton plow, sander & landscape box	PW11-75	1	1	1	1	1	1	1	1	1	1	\$62,000
John Deere Loader	PW12-35	1	1	1	1	1	1	1	1	1	1	\$172,000
Volvo Motor Grader 740	PW01-77	1	1	1	1	1	1	1	1	1	1	\$279,000
Volvo Tandem, dump/plow/sander/wing	PW02-71	1	1	1	1	1	1	1	1	1	1	\$215,000
Volvo Tandem, dump/plow/sander/wing	PW02-72	1	1	1	1	1	1	1	1	1	1	\$215,000
MT Trackless - snowblower, blade & power broom	PW09-64	1	1	1	1	1	1	1	1	1	1	\$134,000
International S2600 Single Axle, dump/plow/sander/wing	PW02-79	1	1	1	1	1	1	1	1	1	1	\$188,000

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Rolling Stock  
Unit Measure: No. of vehicles and equipment

Description	Vehicle No.	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Vehicle)
Dodge Grand Caravan	PW03-06	1	1	1	1	1	1	1	1	1	1	\$35,000
Chev Silverado 4X4	PW-09-07	1	1	1	1	1	1	1	1	1	1	\$35,000
Case 580 Super M Backhoe with forks	PW03-81	1	1	1	1	1	1	1	1	1	1	\$102,000
Sterling Single Axle, dump/plow/sander/wing	PW03-82	1	1	1	1	1	1	1	1	1	1	\$188,000
Chev 3500 1 1/2 ton	PW11-83	1	1	1	1	1	1	1	1	1	1	\$48,000
FORD 1 1/2 ton	PW12-37	1	1	1	1	1	1	1	1	1	1	\$48,000
International 7500 Single Axle, dump/plow/sander/wing	PW03-85	1	1	1	1	1	1	1	1	1	1	\$188,000
Kubota East F2560 4x4 with 72" deck	PW03-88	1	1	1	1	1	1	1	1	1	1	\$38,000
Kubota West F3080 4x4 with broom, plow, blade, mower, & snowblower	PW12-34	1	1	1	1	1	1	1	1	1	1	\$38,000
Dodge Ram 1500 4x4	PW11-01	1	1	1	1	1	1	1	1	1	1	\$35,000
Broom Bear Sweeper	PW05-19	1	1	1	1	1	1	1	1	1	1	\$225,000
Dodge Ram 1500 shortbox	PW05-40	1	1	1	1	1	1	1	1	1	1	\$35,000
International 7500 Single Axle, dump/plow/sander/wing	PW05-98	1	1	1	1	1	1	1	1	1	1	\$188,000
Kubota - Fergus F2880 4x4 with cab, 60" blade, 48" snowblower, 60" mower, & 60" sweeper	PW06-22	1	1	1	1	1	1	1	1	1	1	\$39,000
Volvo Grader G960 (2546664) & packer (13413.59)	PW06-23	1	1	1	1	1	1	1	1	1	1	\$279,000
MT Trackless - snowblower, blade, power broom &	PW06-25	-	-	-	1	1	1	1	1	1	1	\$134,000
International 7600 Tandem, dump/plow/sander/wing	PW06-99	1	1	1	1	1	1	1	1	1	1	\$215,000
Dodge Ram 1500 4X4	PW07-03	1	1	1	1	1	1	1	1	1	1	\$35,000
JD 310SJ Backhoe no forks (multi bucket)	PW08-16	1	1	1	1	1	1	1	1	1	1	\$102,000
Dodge Dakota	PW08-26	-	-	-	-	-	1	1	1	1	1	\$35,000
John Deere Backhoe with forks (multi bucket)	PW08-30	1	1	1	1	1	1	1	1	1	1	\$102,000
Volvo Grader	PW08-32	1	1	1	1	1	1	1	1	1	1	\$279,000
Sterling LT9500 Tandem, dump/plow/sander/wing	PW08-42	1	1	1	1	1	1	1	1	1	1	\$215,000
JD Tractor 2130 with loader	PW78-55	1	1	1	1	1	1	1	1	1	1	\$75,000
Wayne Sweeper	PW78-57	1	1	1	1	1	1	1	1	1	1	\$225,000
Elgin Pelican Sweeper	PW81-56	1	1	1	1	1	1	1	1	1	1	\$225,000
S2500 International Single-Axle, dump/plow/sander/wing	PW90-21	1	1	1	1	1	1	1	1	1	1	\$188,000
TJ Weld Float Trailer	PW92-90	1	1	1	1	1	1	1	1	1	1	\$29,000
John Deere Grader	PW11-15	1	1	1	1	1	1	1	1	1	1	\$279,000

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Rolling Stock  
Unit Measure: No. of vehicles and equipment

<b>Quantity Measure</b>		2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Vehicle)
Description	Vehicle No.											
Case 580 Super K Backhoe (4WD)	PW94-18	1	1	1	1	1	1	1	1	1	1	\$102,000
Kubota T1560 (Ferg Cem) 2WD	PW97-65	1	1	1	1	1	1	1	1	1	1	\$5,000
Plymouth White Voyager Van	PW98-01	1	1	1	1	1	1	1	1	1	1	\$35,000
JD Mower F1145 4x4 with snowblower	PW98-50	1	1	1	1	1	1	1	1	1	1	\$39,000
Education Trailer	PW07-45	-	-	-	-	-	-	-	-	-	-	\$8,000
Small Trailer	n/a	1	1	1	1	1	1	1	1	1	1	\$2,000
Paint Machine	PW99-64	1	1	1	1	1	1	1	1	1	1	\$3,000
Vermeere Chipper	PW91-91	1	1	1	1	1	1	1	1	1	1	\$43,000
Bandit Chipper	PW08-24	1	1	1	1	1	1	1	1	1	1	\$43,000
GMC Camera Truck	E04-28	-	-	-	-	-	-	-	-	-	-	\$150,000
Vactor Flusher Truck	E10-17	-	-	-	-	-	-	-	-	-	-	\$380,000
Dodge Journey Inferno Red	PW09-06	-	-	-	-	-	-	-	-	-	-	\$32,000
Pelican Sweeper	PW09-20	-	-	-	-	-	-	-	-	-	-	\$225,000
International Single-Axle, dump/plow/sander/wing	PW12-33	-	-	-	-	-	-	-	-	-	-	\$188,000
<b>Total</b>		<b>64</b>	<b>64</b>	<b>66</b>	<b>67</b>	<b>71</b>	<b>72</b>	<b>75</b>	<b>75</b>	<b>77</b>	<b>77</b>	

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.0025	0.0025	0.0026	0.0026	0.0027	0.0027	0.0027	0.0028	0.0029	0.0028

	2003-2012
10 Year Average	0.0027
Quantity Standard	\$100,859
Quality Standard	\$272

	14 Year
DC Amount (before deductions)	9,586
Forecast Population	\$272
\$ per Capita	\$2,610,460

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Fire Facilities  
 Contact: Brad Patton  
 Unit Measure: ft<sup>2</sup> of building area

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Bld'g Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Fire Hall - 250 Queen Street West, Fergus	5,368	5,368	5,368	8,152	8,152	8,152	8,152	8,152	8,152	8,152	\$243	\$274
Fire Hall - 72 Guelph Road, Elora	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	5,520	\$194	\$220
Storage Shed - 250 Queen Street West, Fergus	-	-	-	-	-	2,400	2,400	2,400	2,400	2,400	\$68	\$81
Storage Shed - 250 Queen Street West, Fergus	100	100	100	100	100	100	100	100	100	100	\$54	\$65
<b>Total</b>	<b>10,988</b>	<b>10,988</b>	<b>10,988</b>	<b>13,772</b>	<b>13,772</b>	<b>16,172</b>	<b>16,172</b>	<b>16,172</b>	<b>16,172</b>	<b>16,172</b>		

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.4336	0.4296	0.4252	0.5287	0.5269	0.6166	0.6153	0.6106	0.6061	0.5846

	2003-2012
10 Year Average	
Quantity Standard	0.5377
Quality Standard	\$235
Service Standard	\$126

	14 Year
DC Amount (before deductions)	
Forecast Population	9,586
\$ per Capita	\$126
Eligible Amount	\$1,212,437

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Fire Vehicles  
Contact : Brad Patton  
Unit Measure: No. of vehicles

**Quantity Measure**

Description	Vehicle No.	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/vehicle)
KME Rescue/Pumper	PUMP61	1	1	1	1	1	1	1	1	1	1	\$590,000
E-1 Front Line Pumper/Rescue	PUMP41	1	1	1	1	1	1	1	1	1	1	\$590,000
Rosenbauer Int'l 7400 SKA Pumper	PUMP40	1	1	1	1	1	1	1	1	1	1	\$429,000
E-1 Custom Cab Aerial 8000 w generator	AERIAL64	1	1	1	1	1	1	1	1	1	1	\$966,000
International 4900 Water Tanker	TANKER67	1	1	1	1	1	1	1	1	1	1	\$376,000
Freightliner FL-80 2500 gallon tanker	TANKER47	1	1	1	1	1	1	1	1	1	1	\$376,000
Freightliner FL-80 Rescue	RESCUE45	1	1	1	1	1	1	1	1	1	1	\$376,000
16.5 Zodiac boat 40HP with Load Rite Trailer	BOAT 69	1	1	1	1	1	1	1	1	1	1	\$19,000
14' 6 passenger boat & Motor 2012	BOAT49	1	1	1	1	1	1	1	1	1	1	\$19,000
Dodge Ram Pickup Truck 2007	ESupp45B	1	1	1	1	1	1	1	1	1	1	\$43,000
Int'l 4700 Cube Van Rescue	ERESCUE65	1	1	1	1	1	1	1	1	1	1	\$376,000
Conquest V899-38 Argo with Miska Trailer	ARGO01	1	1	1	1	1	1	1	1	1	1	\$27,000
Ford Expedition 2013	CAR1	1	1	1	1	1	1	1	1	1	1	\$43,000
Emergency Prep Trailer with generator	EMERG	-	-	1	1	1	1	1	1	1	1	\$48,000
Red Ford Pickup F150	ESupp65B	-	-	-	1	1	1	1	1	1	1	\$43,000
Red Dodge Ram 2012	CAR3	-	-	-	-	1	1	1	1	1	1	\$43,000
Training Van 2012 Dodge Caravan	CAR4	-	-	-	-	-	-	-	-	-	1	\$35,000
<b>Total</b>		<b>13</b>	<b>13</b>	<b>14</b>	<b>15</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>16</b>	<b>17</b>	

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.0005	0.0005	0.0005	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006

10 Year Average	2003-2012
Quantity Standard	0.0006
Quality Standard	\$275,067
Service Standard	\$165

DC Amount (before deductions)	14 Year
Forecast Population	9,586
\$ per Capita	\$165
Eligible Amount	\$1,582,073



**Centre Wellington  
Service Standard Calculation Sheet**

Service: Fire Small Equipment and Gear  
 Contact : Brad Patton  
 Unit Measure: No. of equipment and gear

**Quantity Measure**

Description	Station	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
Fire Fighters		50	50	53	53	55	60	60	60	60	60	\$6,980
<b>SUPPRESSION EQUIPMENT</b>												
<b>HOSES</b>												
Fire Hose 1 3/4" X 50ft	FERGUS	5	5	5	5	5	5	5	5	5	5	\$500
Fire Hose 1 3/4" X 50ft	ELORA	5	5	5	5	5	5	5	5	5	5	\$500
Fire Hose 2 1/2" X 50ft	FERGUS	5	5	5	5	5	5	5	5	5	5	\$600
Fire Hose 2 1/2" X 50ft	ELORA	5	5	5	5	5	5	5	5	5	5	\$600
Fire Hose 4" X 100ft	FERGUS	2	2	2	2	2	2	2	2	2	2	\$600
Fire Hose 4" X 100ft	ELORA	2	2	2	2	2	2	2	2	2	2	\$600
<b>NOZZLES</b>												
Nozzles 1 1/2"	FERGUS	4	8	8	8	8	8	8	8	8	8	\$1,600
Nozzles 1 1/2"	ELORA	4	8	8	8	8	8	8	8	8	8	\$1,600
Nozzles 2 1/2"	FERGUS	-	2	2	2	2	2	2	2	2	2	\$2,100
Nozzles 2 1/2"	ELORA	-	2	2	2	2	2	2	2	2	2	\$2,100
<b>OTHER</b>												
Air Compressor	ELORA	1	1	1	1	1	1	1	1	1	1	\$3,800
Air Compressor	FERGUS	1	1	1	1	1	1	1	1	1	1	\$3,800
<b>Total</b>		<b>84</b>	<b>96</b>	<b>99</b>	<b>99</b>	<b>101</b>	<b>106</b>	<b>106</b>	<b>106</b>	<b>106</b>	<b>106</b>	

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.0033	0.0038	0.0038	0.0038	0.0039	0.0040	0.0040	0.0040	0.0040	0.0038

	2003-2012
10 Year Average	0.0038
Quantity Standard	\$4,455
Quality Standard	\$17

	14 Year
DC Amount (before deductions)	9,586
Forecast Population	\$17
\$ per Capita	\$162,291

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: No. of developed parkland acres

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Acre)
<b>FERGUS PARKS</b>											
Arboretum - Blair Park	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	9.2	\$49,400
Beatty Park	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$49,400
BT Corner Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$49,400
CW Community Sportsplex	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	53.4	\$49,400
Confederation Park	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	5.7	\$49,400
Fergusson Park	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	\$49,400
Ferrier Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$49,400
Forfar Park	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	3.2	\$49,400
Graham Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$49,400
Gibbons Dr. Park	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	3.9	\$49,400
Gow Park	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	\$49,400
Harper Cres. Park	-	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	6.1	\$49,400
Highland Park	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	4.1	\$49,400
Holliman Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$49,400
Milligan St Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$49,400
Millburn Blvd Park	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$49,400
Norman Craig Square - Cenotaph	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$49,400
Pattison Place Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$49,400
Perry St Open Space	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	1.9	\$49,400
Pier Point Park	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	2.3	\$49,400
Stait Park	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$49,400
St. James Square	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	0.4	\$49,400
Strathallan Park	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	4.2	\$49,400
Tait Cresc. Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$49,400
Templin Gardens	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$49,400
Terry Fox Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$49,400
Tower Street Tennis Court	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$49,400
Tower St North Park	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	0.2	\$49,400
Webster Park	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	1.1	\$49,400
Wilkie Park	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	2.2	\$49,400
Victoria Park	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	14.3	\$49,400
Orangeville Road Wetlands	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	7.3	\$3,200
Grant Property	-	-	-	-	-	-	-	-	-	-	\$3,200
Revell Park	-	-	-	-	-	-	-	1.2	1.2	1.2	\$49,400
Dog Park	-	-	-	-	-	-	-	-	4.1	4.1	\$3,200
Garafraxa Rail/trail lands	-	-	-	-	-	-	-	-	-	3.2	\$3,200
<b>ELORA PARKS</b>											
Bissell Park	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	8.6	\$49,400
Drimmie Park	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	7.7	\$49,400

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Parkland Development  
Unit Measure: No. of developed parkland acres

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Acre)
Elora Community Centre - Irvine Park	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4	9.4	\$49,400
Elora Lion's Park	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	5.5	\$49,400
Fire Hall Green	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	0.5	\$49,400
Footie Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$49,400
Harold Chambers Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$49,400
Hoffer Park	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	0.6	\$49,400
Keating Park	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	0.3	\$49,400
MacDonald Square Park	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	0.1	\$49,400
O'Brien Park	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	1.2	\$49,400
Salem Park	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	1.4	\$49,400
Station Square Park	-	-	-	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$49,400
St. Mary School	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$49,400
Veterans Park	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	3.1	\$49,400
Victoria Park	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	3.0	\$49,400
South Ridge Park	-	-	-	-	-	-	-	-	-	-	\$49,400
Elora Meadows	-	-	-	-	-	-	-	-	-	-	\$49,400
Gilkison to Waterloo rail/trail lands	-	-	-	-	-	-	-	-	-	-	\$3,200
<b>BELWOOD PARKS</b>											
Belwood Sports Fields	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	4.0	\$49,400
Belwood Hall	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$49,400
Douglas Park	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	3.7	\$49,400
Maple Park	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	0.9	\$49,400
Belwood Cenotaph	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	0.7	\$49,400
<b>Total</b>	<b>177.4</b>	<b>183.5</b>	<b>183.5</b>	<b>184.4</b>	<b>184.4</b>	<b>184.4</b>	<b>184.4</b>	<b>185.6</b>	<b>208.5</b>	<b>219.3</b>	<b>\$0</b>

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.0070	0.0072	0.0071	0.0071	0.0071	0.0070	0.0070	0.0070	0.0078	0.0079

	2003-2012
10 Year Average	
Quantity Standard	0.0072
Quality Standard	\$46,374
Service Standard	\$334

DC Amount (before deductions)	10 Year
Forecast Population	7,203
\$ per Capita	\$334
Eligible Amount	\$2,405,010

Centre Wellington  
Service Standard Calculation Sheet

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities  
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
<b>FERGUS PARKS</b>											
Outdoor Pool	1	1									\$596,900
<b>Beatty Park</b>											
Community Children's Play Equipment						1	1	1	1	1	\$49,900
Rock wall climber & swing set	1	1	1	1	1	1	1	1	1	1	\$16,100
Outdoor natural ice rink (water supply & light)	1	1	1	1	1	1	1	1	1	1	\$12,600
<b>CW Community Sportsplex</b>											
Large Community Medium Children's play structure & swing set	1	1	1	1	1	1	1	1	1	1	\$71,400
Rugby Field (unit)	1	1	1	1	1	1	1	1	1	1	\$15,600
Soccer Field (unit)	1	1	1	1	1	1	1	1	1	1	\$13,400
Hardball Diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$282,400
Tennis Courts (lit & fenced)	3	3	3	-	-	2	2	2	2	2	\$166,400
Skateboard Park (fence, equip, surface)	1	1	1	1	1	1	1	1	1	1	\$162,100
Large Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$71,400
<b>Confederation Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	-	-	-	-	-	\$41,300
Small picnic shelter (teepee)	1	1	1	1	1	1	1	1	1	1	\$45,100
Gravel parking lots (1,225 sq.m)	1	1	1	1	1	1	1	1	1	1	\$32,900
<b>Ferrier Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$41,300
<b>Forfar Park</b>											
Small ball diamond	1	1	1	1	1	1	1	1	1	1	\$21,500
Gravel parking lots (350 sq.m)	1	1	1	1	1	1	1	1	1	1	\$9,400
<b>Graham Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$41,300
<b>Highland Park</b>											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$227,600
Small softball diamond	2	2	2	2	2	2	2	2	2	2	\$21,500
Washroom/concession building	1	1	1	1	1	1	1	1	1	1	\$177,100
Gravel parking lot (200 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$5,400
<b>Hollman Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$41,300
<b>Millburn Blvd Park</b>											
Asphalt parking lot with curbing (553 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$34,400
<b>Stait Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$41,300
<b>Strathallan Park</b>											
Soccer field	1	1	1	1	1	1	1	1	1	1	\$13,400
Gravel parking lot (911 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$24,500
Community children's play structure	1	1	1	1	1	1	1	1	1	1	\$49,900
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$12,500
<b>Tait Cresc. Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$41,300
<b>Tower Street Tennis Court</b>											
Tennis Courts (lit & fenced)	3	3	3	3	3	3	3	3	3	3	\$166,400
Clubhouse (75 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$12,100

Centre Wellington  
Service Standard Calculation Sheet

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities  
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
<b>Webster Park</b>											
Small softball diamond	1	1	1	1	1	1	1	1	1	1	\$21,500
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$41,300
<b>Wilkie Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$41,300
<b>Victoria Park</b>											
Soccer field (lit & irrigated)	1	1	1	1	1	1	1	1	1	1	\$220,100
Soccer/Rugby Field (1/2 lit)	1	1	1	1	1	1	1	1	1	1	\$80,500
Soccer field	1	1	1	1	1	1	1	1	1	1	\$13,400
Softball diamond	1	1	1	1	1	1	1	1	1	1	\$21,500
Stonedust track (410 lm.m.)	1	1	1	1	1	1	1	1	1	1	\$39,600
Asphalt parking lot (450 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$28,000
Gravel parking lot (800 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$21,500
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	\$49,900
<b>Grant Property</b>											
gravel parking lot (360 sq.m.)	-	-	-	-	-	-	-	-	-	1	\$9,700
<b>Fergus Dog Park</b>											
Dog agility equipment	-	-	-	-	-	-	-	-	1	1	\$21,500
<b>ELORA PARKS</b>											
<b>Bissell Park</b>											
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$88,600
Gravel Parking Lot (3,457 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$92,800
Steel Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	\$1,073,600
Multi-use asphalt play surface (676 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$36,300
<b>Drimmie Park</b>											
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	\$49,900
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$12,600
<b>Elora Community Centre - Irvine Park</b>											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$227,600
Large Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	\$71,400
multi-use asphalt court (sq.m.)	1	1	1	1	1	1	1	1	1	1	\$36,700
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$88,600
<b>Elora Lion's Park</b>											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$227,600
Gravel Parking Lot (967 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$26,000
<b>Footo Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$39,200
<b>Hoffer Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$39,200
Gravel Parking Lot (117 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$3,100
Small Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$45,100
<b>Keating Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$39,200

Centre Wellington  
Service Standard Calculation Sheet

Service: Parkland Amenities  
Unit Measure: No. of parkland amenities  
Quantity Measure

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/item)
<b>O'Brien Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$39,200
Small Children's Splash Area	1	1	1	1	1	1	1	1	1	1	\$141,700
Asphalt parking area (585 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$36,400
<b>Station Square Park</b>											
Wood Gazebo	-	-	-	1	1	1	1	1	1	1	\$5,400
<b>St. Mary School</b>											
Soccer Field	1	1	1	1	1	1	1	1	1	1	\$13,400
<b>Veterans Park</b>											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$39,200
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$88,600
Gravel parking area (963 sq.m)	1	1	1	1	1	1	1	1	1	1	\$25,800
<b>Victoria Park</b>											
Gravel Parking Lot (2,500 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$67,100
<b>South Ridge Park</b>											
Full sized Soccer Fields (irrigated)	-	-	-	-	-	-	-	-	1	1	\$73,000
Mini soccer field (irrigate)	-	-	-	-	-	-	-	-	2	2	\$70,900
Gravel parking lot (918 sq.m.)	-	-	-	-	-	-	-	-	1	1	\$24,600
<b>BELWOOD PARKS</b>											
<b>Belwood Sports Fields</b>											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$227,600
Asphalt parking area (1,328 sq.m)	1	1	1	1	1	1	1	1	1	1	\$82,700
<b>Douglas Park</b>											
Small Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$39,200
Multi-use asphalt play surface	1	1	1	1	1	1	1	1	1	1	\$10,700
<b>Maple Park</b>											
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$88,600
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$39,200
<b>Total</b>	<b>78</b>	<b>78</b>	<b>78</b>	<b>75</b>	<b>74</b>	<b>76</b>	<b>76</b>	<b>76</b>	<b>81</b>	<b>82</b>	

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00	0.00

	2003-2012
10 Year Average	
Quantity Standard	0.0030
Quality Standard	\$80,887
Service Standard	\$243

	10 Year
DC Amount (before deductions)	
Forecast Population	7,203
\$ per Capita	\$243
Eligible Amount	\$1,747,880

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Parkland Trails  
Unit Measure: Linear Metres of Paths and Trails

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/ Lin. Metre)
<b>FERGUS PARKS:</b>											
<b>CW Community Sportsplex</b>											
Stone dust trail	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	1,000.0	\$100
<b>Confederation Park</b>											
Stone dust trail	700.0	700.0	700.0	700.0	700.0	700.0	700.0	700.0	700.0	700.0	\$100
<b>Millburn Blvd Park</b>											
Stone dust path	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	150.0	\$100
<b>Pattison Place Park</b>											
Concrete walkway	83.0	83.0	83.0	83.0	83.0	83.0	83.0	83.0	83.0	83.0	\$100
<b>Pier Point Park</b>											
Stone dust trail	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0	110.0	\$100
<b>Terry Fox Park</b>											
Stone dust path	105.0	105.0	105.0	105.0	105.0	105.0	105.0	105.0	105.0	105.0	\$100
<b>Victoria Park</b>											
Stone Dust running track	410.0	410.0	410.0	410.0	410.0	410.0	410.0	410.0	410.0	410.0	\$100
<b>Fergus Dog Park</b>											
Stone dust trail	-	-	-	-	-	-	-	-	490.0	490.0	\$100
<b>ELORA PARKS:</b>											
<b>Bissell Park</b>											
Stone dust path	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	185.0	\$100
<b>Footo Park</b>											
Stone dust trail	470.0	470.0	470.0	470.0	470.0	470.0	470.0	470.0	470.0	470.0	\$100
<b>Station Square Park</b>											
Stone dust trail	-	-	-	140.0	140.0	140.0	140.0	140.0	140.0	140.0	\$100
<b>Victoria Park</b>											
Stone dust trail	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	200.0	\$100
<b>Revell Park</b>											
Stone dust	-	-	-	-	-	-	-	-	156.0	156.0	\$100
<b>South Ridge Park</b>											
Stone dust trail	-	-	-	-	-	-	-	-	254.0	254.0	\$100
<b>Total</b>	3,413.0	3,413.0	3,413.0	3,553.0	3,553.0	3,553.0	3,553.0	3,553.0	4,453.0	4,453.0	

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.1347	0.1334	0.1321	0.1364	0.1359	0.1355	0.1352	0.1341	0.1669	0.1610

	2003-2012
10 Year Average	
Quantity Standard	0.1405
Quality Standard	\$96
Service Standard	\$13

DC Amount (before deductions)	10 Year
Forecast Population	7,203
\$ per Capita	\$13
Eligible Amount	\$96,448

**Centre Wellington  
Service Standard Calculation Sheet**

Service: Parks Vehicles and Equipment  
Unit Measure: No. of vehicles and equipment

**Quantity Measure**

Description	Vehicle No.	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Value (\$/Vehicle)
1999 Miska Prowler Trailer	P&R68370	1	1	1	1	1	1	1	1	1	1	\$4,300
Kubota Riding Mower GF1800 4x4	P&R02-18	1	1	1	1	1	1	1	1	1	1	\$17,200
Jacobson HR-6010 3 Gang Turf Mower	P&R09-3GTM	1	1	1	1	1	1	1	1	1	1	\$55,800
Kubota Riding Mower F2560 4x4 front mount sweeper	P&R02-25	1	1	1	1	1	1	1	1	1	1	\$26,800
3-Gang Turf Mower (Ferg) 4x4	P&R05-03	1	1	1	1	1	1	1	1	1	1	\$55,800
Blue Dodge 4x4	P&R06-48	1	1	1	1	1	1	1	1	1	1	\$33,300
Blue Dodge Ram Patriot	P&R06-07	1	1	1	1	1	1	1	1	1	1	\$26,800
Blue Chev Pickup	P&R99-49	1	1	1	1	1	1	1	1	1	1	\$26,800
Blue Chev Silverado 1 1/2 ton aluminum body & hoist	P&R04-51	1	1	1	1	1	1	1	1	1	1	\$53,700
Blue Ford Pickup	P&R02-50	1	1	1	1	1	1	1	1	1	1	\$26,800
Kubota Tractor FE Loader M5030	P&R99-53	1	1	1	1	1	1	1	1	1	1	\$45,100
JD 4320 Cab&Loader Tractor with forklift attachment	P&R08-43	1	1	1	1	1	1	1	1	1	1	\$38,700
Ford 4X4 Pickup	P&R11-52											\$32,200
Olympia Fergus Ice Resurfacer	P&R68345	1	1	1	1	1	1	1	1	1	1	\$102,000
Olympia Elora Ice Resurfacer	P&R68346	1	1	1	1	1	1	1	1	1	1	\$102,000
Ice Surface Edger		1	1	1	1	1	1	1	1	1	1	\$6,400
Floor Scrubber		2	2	2	2	2	2	2	2	2	2	\$16,100
Snow Blower		2	2	2	2	2	2	2	2	2	2	\$2,100
Floor Polisher		1	1	1	1	1	1	1	1	1	1	\$2,100
Grove Lift		-	-	-	-	-	-	-	-	-	-	\$17,000
MS Gregson Trailer Type Lawn Care Sprayer		-	-	-	-	-	-	-	-	-	-	\$10,000
Olympia Fergus Ice Resurfacer	P&R68347	-	-	-	-	-	-	-	-	-	-	\$102,000
<b>Total</b>		<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>20</b>	<b>21</b>	<b>21</b>	<b>21</b>	<b>23</b>	<b>24</b>	

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0008	0.0009

	2003-2012
10 Year Average	
Quantity Standard	0.0008
Quality Standard	\$32,938
Service Standard	\$26

	10 Year
DC Amount (before deductions)	
Forecast Population	7,203
\$ per Capita	\$26
Eligible Amount	\$189,799



**Centre Wellington  
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities  
Unit Measure: ft<sup>2</sup> of building area

**Quantity Measure**

Description	2003	2004	2005	2006	2007	2008	2009	2010	2011	2012	2013 Bldg Value (\$/ft <sup>2</sup> )	Value/ft <sup>2</sup> with land, site works, etc.
Centre Wellington Community Sportsplex	56,000	56,000	91,940	111,523	111,523	111,523	111,523	111,523	111,523	111,523	\$304	\$341
Green House #1	-	-	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$12	\$19
Green House #2	-	-	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$12	\$19
Park Washrooms & Showers at CW Community Sportsplex Park	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	1,181	\$199	\$226
Storage Shed	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$54	\$65
Stone House (2 Storey - built in late 1800's)	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	2,217	\$161	\$183
Outdoor Pool (Building)	3,244	3,244	3,244	-	-	-	-	-	-	-	\$206	\$233
Tennis Change Rooms (Fergus)	600	600	600	600	600	600	600	600	600	600	\$118	\$136
Victoria Park Seniors Centre	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	9,500	\$204	\$231
Rugby Building (1 storey bldg with washrooms, meeting rooms, etc.)	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	4,827	\$206	\$233
Belwood Hall	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	\$127	\$146
Elora Community Centre	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	\$198	\$224
<b>Total</b>	<b>119,922</b>	<b>119,922</b>	<b>158,742</b>	<b>175,081</b>	<b>175,081</b>	<b>175,081</b>	<b>175,081</b>	<b>175,081</b>	<b>175,081</b>	<b>175,081</b>		

Population	25,341	25,579	25,844	26,049	26,139	26,227	26,285	26,486	26,680	27,664
Per Capita Standard	4,7323	4,6883	6,1423	6,7212	6,6981	6,6756	6,6609	6,6103	6,5623	6,3288

	2003-2012
10 Year Average	6.1820
Quantity Standard	\$287
Quality Standard	\$1,777
Service Standard	

	10 Year
DC Amount (before deductions)	7,203
Forecast Population	\$1,777
\$ per Capita	\$12,797,786
Eligible Amount	



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**APPENDIX C**  
**LONG TERM CAPITAL AND OPERATING COST**  
**EXAMINATION**



## **APPENDIX C - LONG TERM CAPITAL AND OPERATING COST EXAMINATION**

### **TOWNSHIP OF CENTRE WELLINGTON ANNUAL CAPITAL AND OPERATING COST IMPACT**

As a requirement of the *Development Charges Act, 1997* under subsection 10(2)(c), an analysis must be undertaken to assess the long term capital and operating cost impacts for the capital infrastructure projects identified within the development charge. As part of this analysis, it was deemed necessary to isolate the incremental operating expenditures directly associated with these capital projects, factor in cost saving attributable to economies of scale or cost sharing where applicable, and prorate the cost on a per unit basis (i.e. sq.ft. of building space, per vehicle, etc.). This was undertaken through a review of the Municipality's approved 2012 Financial Information Return (FIR).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as life cycle cost. By definition, life cycle costs are all the costs which are incurred during the life 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 method selected for life cycle costing is the sinking fund method which provides that money will be contributed annually and invested, so that those funds will grow over time to equal the amount required for future replacement. The following factors were utilized to calculate the annual replacement cost of the capital projects (annual contribution = factor X capital asset cost) and are based on an annual growth rate of 2% (net of inflation) over the average useful life of the asset:

ASSET	LIFECYCLE COST FACTORS	
	AVERAGE USEFUL LIFE	FACTOR
Water and Wastewater Services	80	0.005161
Roads	20	0.041157
Facilities	40	0.016556
Public Works Vehicles	10	0.091327
Fire Vehicles	15	0.057825
Fire Small Equipment & Gear	8	0.116510
Parkland Development	30	0.024650

Table C-1 depicts the annual operating impact resulting from the proposed gross capital projects at the time they are all in place. It is important to note that, while municipal program expenditures will increase with growth in population, the costs associated with the new infrastructure (i.e. facilities) would be delayed until the time these works are in place.

**Table C-1**  
**CENTRE WELLINGTON**  
**OPERATING AND CAPITAL EXPENDITURE IMPACTS**  
**FOR FUTURE CAPITAL EXPENDITURES**

SERVICE	NET GROWTH RELATED EXPENDITURES	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
<b>1</b> Wastewater Services				
1.1 Treatment plants and Sanitary Sewers	31,028,780	160,100	953,229	1,113,329
<b>2.</b> Water Services				
2.1 Treatment plants, storage and distribution systems	11,787,464	60,800	964,306	1,025,106
<b>3.</b> Roads				
3.1 Roads	17,305,594	712,200	2,588,286	3,300,486
4.1 Depots and Domes	2,963,250	49,100	443,194	492,294
4.2 PW Rolling Stock	2,121,000	193,700	317,224	510,924
<b>5.</b> Fire Protection Services				
5.1 Fire facilities	1,287,115	21,300	243,886	265,186
5.2 Fire vehicles	1,342,000	77,600	254,285	331,885
5.3 Small equipment and gear	162,200	18,900	30,734	49,634
<b>6.</b> Outdoor Recreation Services				
6.1 Parkland development, amenities & trails	3,152,630	77,700	144,443	222,143
6.2 Parks vehicles and equipment	170,730	15,600	7,822	23,422
<b>7.</b> Indoor Recreation Services				
7.1 Recreation facilities	5,834,258	96,600	957,548	1,054,148
<b>8.</b> Administration				
8.1 Studies	3,790,686	0	0	0

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**APPENDIX D**  
**DEVELOPMENT CHARGE RESERVE FUND POLICY**





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## APPENDIX D - DEVELOPMENT CHARGE RESERVE FUND POLICY

### D.1 Legislative Requirements

The DCA, 1997 requires development charge collections (and associated interest) to be placed in separate reserve funds. Sections 33 through 36 of the Act provide the following regarding reserve fund establishment and use:

- a Township shall establish a reserve fund for each service to which the DC by-law relates; s.7(1), however, allows services to be grouped into categories of services for reserve fund (and credit) purposes, although only 100% eligible and 90% eligible services may be combined (minimum of two reserve funds);
- the Township shall pay each development charge it collects into a reserve fund or funds to which the charge relates;
- the money in a reserve fund shall be spent only for the “capital costs” determined through the legislated calculation process (as per s.5(1) 2-8);
- money may be borrowed from the fund but must be paid back with interest (O.Reg. 82/98, s.11(1) defines this as Bank of Canada rate either on the day the by-law comes into force or, if specified in the by-law, the first business day of each quarter); and
- DC reserve funds may not be consolidated with other municipal reserve funds for investment purposes (s.37).

Annually, the Treasurer of the Township is required to provide Council with a financial statement related to the DC by-law(s) and reserve funds. This statement must also be forwarded to the Minister of Municipal Affairs and Housing within 60 days of the statement being filed with Council.

O.Reg. 82/98 prescribes the information that must be included in the Treasurer’s statement, as follows:

- opening balance;
- closing balance;
- description of each service and/or service category for which the reserve fund was established;
- transactions for the year (e.g. collections, draws);
- list of credits by service or service category (outstanding at beginning of the year, given in the year and outstanding at the end of the year by holder);
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;

- amount and source of money used by the Township to repay municipal obligations to the fund;
- schedule identifying the value of credits recognized by the Township, the service to which it applies and the source of funding used to finance the credit; and
- for each draw, the amount spent on the project from the DC reserve fund and the amount and source of any other monies spent on the project.

Based upon the above, Figure D-1 sets out the format for which annual reporting to Council should be provided.

## **D.2 DC Reserve Fund Application**

Section 35 of the DCA states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 8 of subsection 5(1).”

This provision clearly establishes that reserve funds collected for a specific service are only to be used for that service.

**Appendix D-2**  
**SAMPLE DEVELOPMENT CHARGE RESERVE FUNDS STATEMENT**  
**CENTRE WELLINGTON**  
**FOR THE YEAR \_\_\_\_\_**

Reserve Fund	Township Wide							Urban Area	
	Roads	Public Works	Fire Protection Services	Outdoor Recreation Services	Indoor Recreation Services	Administration	Wastewater Services	Water Services	
Balance as of January 1									
Plus:									
Development Charge Collections									
Accrued Interest									
Repayment of Monies Borrowed from Fund and Associated Interest									
<b>SUB-TOTAL</b>									
Less:									
Amount Transferred to Capital (or Other) Funds {1}									
Amounts Refunded									
Amounts Loaned to Other DC Service Category									
Credits {2}									
Monies Borrowed from Fund for Other Municipal Purposes									
<b>SUB-TOTAL</b>									
<b>December 31 Closing Balance</b>									

{1}See Attachment 1 for details

{2}See Attachment 2 for details

# Attachment 1

**SAMPLE DEVELOPMENT CHARGE RESERVE FUND STATEMENT  
CENTRE WELLINGTON  
FOR THE YEAR \_\_\_\_\_**

<b>DISCOUNTED SERVICES RESERVE FUND TRANSFERS</b>					
<b>Capital Project</b>	<b>DC Reserve Fund Draw</b>	<b>Operating Fund Draw</b>	<b>Other Reserves Fund Draw</b>	<b>Debt</b>	<b>Total</b>

## Attachment 2

**DEVELOPMENT CHARGE RESERVE FUND STATEMENT  
CENTRE WELLINGTON  
FOR THE YEAR \_\_\_\_\_**

**LISTING OF CREDITS UNDER DCA, 1997, s.38 BY HOLDER**

Credit Holder	Applicable DC Reserve Fund	Credit Balance - Beginning of Year	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance - End of Year



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**APPENDIX E**  
**LOCAL SERVICE POLICY**





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## APPENDIX E - LOCAL SERVICE POLICY

### TOWNSHIP OF CENTRE WELLINGTON RECOMMENDED GENERAL POLICY GUIDELINES ON DEVELOPMENT CHARGE AND LOCAL SERVICE FUNDING FOR ROAD-RELATED, STORM WATER MANAGEMENT, PARKLAND DEVELOPMENT, WATER AND WASTEWATER WORKS

#### 1. Roads

- 1.1 Local roads internal to development - Direct developer responsibility under s.59 of the DCA (as a local service).
- 1.2 Local roads external to development - Include in DC calculation to the extent permitted under s.5(1) of the DCA. The length and location of road(s) that require reconstruction will be determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the municipality will be directly impacted by the development and require reconstruction to a higher service level.
- 1.3 Collector roads internal to development - Direct developer responsibility under s.59 of the DCA (as a local service).
- 1.4 Collector roads external to development - Include in DC calculation to the extent permitted under s.5(1) of the DCA. The length and location of road(s) that require reconstruction will be the determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the municipality will be directly impacted by the development and require reconstruction to a higher service level.
- 1.5 Arterial roads internal or external to development - Include in DC calculation to the extent permitted under s.5(1) of the DCA .The length and location of road(s) that require reconstruction will be the determined by the Township at the time of Draft Approval and will reflect those roads external to the development that, in the opinion of the municipality will be directly impacted by the development and require reconstruction to a higher service level.

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## 2. Bridges and Culverts

2.1 Bridges and culverts internal to development - All structures that service local and collector roads are direct developer responsibility under s.59 of the DCA.

2.2 Bridges and culverts external to development

- Local Road - Include in Municipal DC ( Refer to Item 1)
- Collector Road - Include in Municipal DC (Refer to Item 1)
- Arterial Road - Include in Municipal DC (Refer to Item 1)

## 3. Traffic Signals

3.1 Traffic signalization within or external to development - Include in DC calculation to the extent permitted under s.5(1) of the DCA

3.2 Pedestrian traffic signals- Direct developer responsibility under s.59 of DCA (as a local service)

## 4. Intersection Improvements

4.1 New roads (collector and arterial) and road (collector and arterial) improvements - Include as part of road costing noted in Item 1, to limits of ROW

4.2 Intersections improvements within specific developments and all works necessary to connect to entrances (private and specific subdivision) to the roadway - Direct developer responsibility under s.59 of DCA (as a local service)

4.3 Intersections with County roads and provincial highways - Include in DC calculation to the extent that they are Township responsibility

4.4 Intersection improvements on other roads due to development growth increasing traffic - Include in DC calculation to the extent permitted under s5(1) of the DCA.

## 5. Streetlights

5.1 Streetlights on external roads - Include in municipal DC (linked to collector road funding source in item 1)

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- 5.2 Streetlights within specific developments - Direct developer responsibility under s.59 of DCA (as a local service)
6. Sidewalks
- 6.1 Sidewalks on MTO and County roads - Include in municipal DC or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of DCA)
- 6.2 Sidewalks on area municipal roads - Linked to road funding source in item 1
- 6.3 Other sidewalks external to development (which are a local service within the area to which the plan relates) - Direct developer responsibility as a local service provision (under s.59 of DCA)
7. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways
- 7.1 Bike routes and bike lanes, within road allowance, external to development - Include in DC road costs, consistent with the service standard provisions of the DCA, s.5(1)
- 7.2 Bike paths/multi-use trails/naturalized walkways external to development - Include in municipal DC's consistent with the service standard provisions of the DCA, s.5(1)
- 7.3 Bike lanes, within road allowance, internal to development - Direct developer responsibility under s.59 of the DCA (as a local service)
- 7.4 Bike paths/multi-use trails/naturalized walkways internal to development - Direct developer responsibility under s.59 of the DCA (as a local service)
- 7.5 Trail bridges/Underpasses and associates works - Include in municipal DC's consistent with the service standard provisions of the DCA, s.5(1)
8. Parkland Development
- 8.1 Internal to Development - Direct developer responsibility under s.59 of DCA for all costs for provision of parking (if required by the Township), rough grading, fencing, municipal sewer and water (if required by the Township), topsoil and seeding

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- 8.2 External to Development - Include in municipal DC consistent with the service standard provisions of the DCA, s.5(1)
9. Noise Abatement Measures
- 9.1 Internal to Development - Direct developer responsibility through local service provisions (s.59 of DCA)
10. Traffic Control Systems
- 10.1 Include in DC calculation
11. Land Acquisition for Road Allowance
- 11.1 Land acquisition for arterial roads - Dedication under the Planning Act subdivision provisions (s.51) through development lands (greater than 27m right-of-way); for corridor acquisition, include in County or municipal DC (to the extent eligible)
- 11.2 Land Acquisition for collector roads - Dedication under the Planning Act subdivision provisions (s.51) through development lands (up to 27 m right-of-way); for corridor acquisition, include in municipal DC (to the extent eligible)
- 11.3 Land Acquisition for grade separations (beyond normal dedication requirements) - Include in the DC to the extent eligible.
12. Land Acquisition for Easements
- 12.1 Easement costs external to subdivisions shall be included in DC calculation.
13. Storm Water Management
- 13.1 Quality and Quantity Works, direct developer responsibility through local service provisions (s.59 of DCA).
- 13.2 Over sizing of storm water management works for development external to developments will be subject to negotiations and cost sharing agreements between affected land owners.

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14. Water

- 14.1 Water storage facilities, pumping stations, forcemains, booster stations, re-chlorination/sampling stations and Wells associated with municipal service areas to be included within the DC.
- 14.2 Watermains external to subdivisions, which upgrade the size of the main or provides new watermains 250 mm nominal diameter or greater (over sizing), included in the DC.
- 14.3 Over sizing costs of waterworks within the subdivision included in DC greater than 250 mm nominal diameter.
- 14.4 Connection to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.

15. Wastewater

- 15.1 Pumping stations and Forcemains associated with municipal service area shall be included in the DC.
- 15.2 Sanitary sewers external to subdivisions, which upgrades the size of the existing main, or provides a new main 300 mm or greater nominal diameter, included in the DC.
- 15.3 Connections to trunk sewers to service specific areas, to be direct developer responsibility.
- 15.4 Marginal costs of sanitary sewer works within the subdivision, which benefits upstream developers, included in DC above 300 mm nominal diameter or depth of 5 meters or greater.





**APPENDIX F**  
**PROPOSED DEVELOPMENT CHARGE BY-LAW**





**THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON**

**BY-LAW NUMBER \_\_\_\_\_ - 2013**

**BEING A BY-LAW FOR THE IMPOSITION OF DEVELOPMENT CHARGES**

**WHEREAS** the Township of Centre Wellington will experience growth through development and re-development;

**AND WHEREAS** development and re-development requires the provision of physical and social services by the Township of Centre Wellington;

**AND WHEREAS** Council desires to ensure that the capital cost of meeting growth-related demands for or burden on municipal services does not place an excessive financial burden on the Township of Centre Wellington or its existing taxpayers while at the same time ensuring new taxpayers contribute no more than the net capital cost attributable to providing the current level of municipal services;

**AND WHEREAS** the *Development Charges Act, 1997, S.O. 1997, c.27, as amended* (the "Act") provides that the council of a Township may by by-law impose development charges against land to pay for increased capital costs required because of increased needs for services;

**AND WHEREAS** a development charge background study has been completed in accordance with the Act;

**AND WHEREAS** the Council of The Corporation of the Township of Centre Wellington has given notice of and held public meetings on the 23rd day of September, 2013 in accordance with the Act and the regulations thereto;

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**NOW THEREFORE THE COUNCIL OF THE CORPORATION OF THE TOWNSHIP OF CENTRE WELLINGTON ENACTS AS FOLLOWS:**

**1. INTERPRETATION**

1.1 In this By-law the following items shall have the corresponding meanings:

“accessory use” means where used to describe a use, building, or structure that the use, building or structure is naturally and normally incidental, subordinate in purpose of floor area or both, and exclusively devoted to a principal use, building or structure;

“Act” means the *Development Charges Act*, as amended, or any successor thereof;

“apartment unit” means any residential unit within a building containing three or more dwelling units where access to each residential unit is obtained through a common entrance or entrances from the street level and the residential units are connected by an interior corridor;

“bedroom” means a habitable room larger than seven square metres, including a den, study or other similar area, but does not include a bathroom, living room, dining room or kitchen;

“benefiting area” means an area defined by map, plan or legal description in a front-ending agreement as an area that will receive a benefit from the construction of a service;

“board of education” has the same meaning as set out in the *Education Act*, R.S.O. 1990, c.E.2, as amended, or any successor thereof (the “Education Act”);

“bona fide farm uses” means the proposed development will qualify as a farm business operating with a valid Farm Business Registration Number issued by the Ontario Ministry of Agriculture, Food and Rural Affairs and be assessed in the Farmland Realty Tax Class by the Ontario Property Assessment Corporation;

“brownfield site” means an undeveloped or previously developed site with potential for redevelopment, but that may be contaminated by previous activities occurring on or adjacent to the site. They are usually, but not exclusively, former industrial or commercial properties that may be underutilized, derelict or vacant. Without limiting the generality of the foregoing a Brownfield Site may include former gasoline/service stations, former landfill sites, former industrial sites, or former commercial sites.

“Building Code Act” means the *Building Code Act*, 1992, S.O. 1992, c.23 as amended, or any successor thereof (the “Building Code Act”);

“capital cost” means costs incurred or proposed to be incurred by the Township or a local board thereof directly or by others on behalf of and as authorized by the Township or local board,

- (a) to acquire land or an interest in land, including a leasehold interest,
- (b) to improve land,
- (c) to acquire, lease, construct or improve buildings and structures,
- (d) to acquire, construct or improve facilities including,
  - (i) furniture and equipment other than computer equipment, and
  - (ii) material acquired for circulation, reference or information purposes by a library board as defined in the *Public Libraries Act*, R.S.O. 1990, Chap. P.44, as amended, or any successor thereof; and
  - (iii) rolling stock with an estimated useful life of seven years or more, and
- (e) to undertake studies in connection with any matter under the Act and any of the matters in clauses (a) to (d) above, including the development charge background study

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required for the provision of services designated in this By-law within or outside the Township, including interest on borrowing for those expenditures under clauses (a) to (e) above that are growth-related;

“commercial” means any use of land, structures or buildings for the purposes of buying or selling commodities and services, but does not include industrial or agricultural uses, but does include hotels, motels, motor inns and boarding, lodging and rooming houses;

“Council” means the Council of the Township;

“development” means the construction, erection or placing of one or more buildings or structures on land or the making of an addition or alteration to a building or structure that the effect of increasing the size of usability thereof, and includes redevelopment;

“development charge” means a charge imposed with respect to this By-law;

“dwelling unit” means any part of a building or structure used, designed or intended to be used as a domestic establishment in which one or more persons may sleep and are provided with culinary and sanitary facilities for their exclusive use;

“existing” means the number, use and size that existed as of the date this by-law was passed;

“existing industrial building” means a building or buildings existing on a site in the Township of Centre Wellington on October 16<sup>th</sup>, 2006 or the buildings or structures constructed and occupied on a vacant site pursuant to site plan approval under section 41 of the Planning Act, R.S.O. 1990, c. P.13 (the “Planning Act”) subsequent to October 16, 2006 for which full development charges were paid, and is used for or in connection with,

- a) the production, compounding, processing, packaging, crating, bottling, packaging or assembling of raw or semi-processed goods or materials (“manufacturing”) in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site (“manufacturing”) or warehousing related to the manufacturing use carried on in the building or buildings,

- b) research or development in connection with manufacturing in not less than seventy-five per cent of the total gross floor area of the building or buildings on a site,
- c) retail sales by a manufacturer, if the retail sales are at the site where the manufacturing is carried out, such retail sales are restricted to goods manufactured at the site, and the building or part of a building where such retail sales are carried out does not constitute greater than twenty-five per cent of the total gross floor area of the building or buildings on the site, or
- d) office or administrative purposes, if they are,
  - 1. carried out with respect to the manufacturing or warehousing; and,
  - 2. in or attached to the building or structure used for such manufacturing or warehousing;

“farm building” means that part of a bona fide farming operation encompassing barns, silos and other ancillary development to an agricultural use, but excluding a residential use;

“gross floor area” means:

- (a) in the case of a residential building or structure, the total area of all floors above grade of a dwelling unit measured between the outside surfaces of exterior walls or between the outside surfaces of exterior walls and the centre line of party walls dividing the dwelling unit from any other dwelling unit or other portion of a building; and
- (b) in the case of a non-residential building or structure, or in the case of a mixed-use building or structure in respect of the non-residential portion thereof, the total area of all building floors above or below grade measured between the outside surfaces of the exterior walls, or between the outside surfaces of exterior walls and the centre line of party walls dividing a non-residential use and a residential use, except for:

- (i) a room or enclosed area within the building or structure above or below that is used exclusively for the accommodation of heating, cooling, ventilating, electrical, mechanical or telecommunications equipment that service the building;
  - (ii) loading facilities above or below grade;
  - (iii) a part of the building or structure below grade that is used for the parking of motor vehicles or for storage or other accessory use; and
  - (iv) wind turbines, which are defined in (c).
- (c) in the case of a non-residential wind turbine, the total area of the concrete base of the structure;

“industrial” means lands, buildings or structures used or designed or intended for use for production, compounding, processing, packaging, crating, bottling, or assembly (“manufacturing”) of raw goods or semi-processed goods or materials, research and development relating thereto, warehousing or bulk storage of goods, and includes office uses and the sale of commodities to the general public where such uses are accessory to an industrial use, but does not include the sale of commodities to the general public through a warehouse club;

“institutional” means land, buildings, structures or any part thereof used by any organization, group or association for promotion of charitable, educational or benevolent objectives and not for profit or gain;

“Local Board” means a local board as defined in section 1 of the Municipal Affairs Act other than a board as defined in subsection 1(1) of the Education Act;

“local services” means those services, facilities or things which are under the jurisdiction of the Township and are related to a plan of subdivision or within the area to which the plan relates in respect of the lands under Sections 41, 51 or 53 of the *Planning Act*, R.S.O. 1990, Chap. P.13, as amended, or any successor thereof;

“multiple dwellings” means all dwellings other than single-detached, semi-detached and apartment unit dwellings;

“non-residential use” means a building or structure of any kind whatsoever used, designed or intended to be used for other than a residential use and includes wind turbines;

“Official Plan” means the Official Plan adopted for the Township, as amended and approved;

“owner” means the owner of land or a person who has made application for an approval for the development of land upon which a development charge is imposed’

“place of worship” means that part of a building or structure that is exempt from taxation as a place of worship under the *Assessment Act*, R.S.O. 1990, Chap. A.31, as amended, or any successor thereof;

“rate” means the interest rate established weekly by the Bank of Canada based on Treasury Bills having a term of 91 days;

“regulation” means any regulation made pursuant to the Act;

“residential dwelling” means a building, occupied or capable of being occupied as a home, residence or sleeping place by one or more persons, containing one or more dwelling units but not including motels, hotels, tents, truck campers, tourist trailers, mobile camper trailers or boarding, lodging or rooming houses;

“residential use” means the use of a building or structure or portion thereof for one or more dwelling units. This also includes a dwelling unit on land that is used for an agricultural use;

“row dwelling” means a building containing three or more attached dwelling units in a single row, each of which dwelling units has an independent entrance from the outside and is vertically separated from any abutting dwelling unit;

“school, private” means a private school defined under the *Education Act* or any successor thereto, being “an institution at which instruction is provided at any time between the hours of 9 a.m. and 4 p.m. on any school day for five or more pupils who are of, or over compulsory school age in any of the subjects of the elementary or secondary school courses of study”.

“semi-detached dwelling” means a dwelling unit in a residential building consisting of two dwelling units having one vertical wall or one horizontal wall, but not other parts, attached or another dwelling unit where the residential unit are not connected by an interior corridor;

“service” means a service designed in Schedule “A” to this By-law, and “services” shall have a corresponding meaning;

“servicing agreement” means an agreement between a landowner and the Township relative to the provision of municipal services to specified land within the Township;

“single detached dwelling unit” means a residential building consisting of one dwelling unit and not attached to another structure;

“site” means a parcel of land which can be legally conveyed pursuant to section 50 of the Planning Act and includes a development having two or more lots consolidated under one identical ownership;

“Township” means the Corporation of the Township of Centre Wellington;

“township” means the area within the geographic limits of the Township of Centre Wellington; and



“Wind Turbine” means a part of a wind energy system used for commercial purposes that converts energy into electricity, and consists of one or more wind turbines on a lot with a total name plate capacity of 100 kW or more, a tower and associated control or conversion electronics. A wind turbine and energy system may be connected to the electricity grid in circuits at a substation to provide electricity off-site for sale to an electrical utility or other intermediaries; and

“Zoning By-Law” means the Zoning By-Law of the Township of Centre Wellington or any successor thereof passed pursuant to Section 34 of the Planning Act, S.O. 1998.

## **2. DESIGNATION OF SERVICES**

2.1 The categories of services for which development charges are imposed under this By-law are as follows:

- (a) Roads;
- (b) Public Works;
- (c) Fire Protection Services;
- (d) Outdoor Recreation Services;
- (e) Indoor Recreation Services;
- (f) Administration;
- (g) Wastewater Services; and
- (h) Water Services

2.2 The components of the services designated in section 2.1 are described in Schedule A.

## **3. APPLICATION OF BY-LAW RULES**

3.1 Development charges shall be payable in the amounts set out in this By-law where:

- (a) the lands are located in the area described in section 3.2; and
- (b) the development of the lands requires any of the approvals set out in subsection 3.4(a).

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### Area to Which By-law Applies

- 3.2 Subject to section 3.3, this By-law applies to all lands in the Township of Centre Wellington whether or not the land or use thereof is exempt from taxation under s. 13 or the Assessment Act.
- 3.3. Notwithstanding clause 3.2 above, this by-law shall not apply to lands that are owned by and used for the purposes of:
- (a) the Township or a local board thereof;
  - (b) a board of education; or
  - (c) the Corporation of the County of Wellington or a local board thereof;

### Approvals for Development

- 3.4 (a) Development charges shall be imposed on all lands, buildings or structures that are developed for residential or non-residential uses if the development requires:
- (i) the passing of a zoning by-law or of an amendment to a zoning by-law under section 34 of the *Planning Act*;
  - (ii) the approval of a minor variance under section 45 of the *Planning Act*;
  - (iii) a conveyance of land to which a by-law passed under subsection 50(7) of the *Planning Act* applies;
  - (iv) the approval of a plan of subdivision under section 51 of the *Planning Act*;
  - (v) a consent under section 53 of the *Planning Act*;
  - (vi) the approval of a description under section 50 of the *Condominium Act*, R.S.O. 1990, Chap. C.26, as amended, or any successor thereof; or
  - (vii) the issuing of a permit under the *Building Code Act* in relation to a building or structure.
- (b) No more than one development charge for each service designated in subsection 2.1 shall be imposed upon any lands, buildings or structures to which this By-law

applies even though two or more of the actions described in subsection 3.4(a) are required before the lands, buildings or structures can be developed.

- (c) Despite subsection 3.4(b), if two or more of the actions described in subsection 3.4(a) occur at different times, additional development charges shall be imposed if the subsequent action has the effect of increasing the need for services.

### Exemptions

3.5 Notwithstanding the provisions of this By-law, development charges shall not be imposed with respect to:

- (a) an enlargement to an existing dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling; or
- (c) one additional dwelling unit in any other existing residential building;

3.6 Notwithstanding section 3.5(b), development charges shall be imposed if the total gross floor area of the additional one or two units exceeds the gross floor area of the existing dwelling unit.

3.7 Notwithstanding section 3.5, development charges shall be imposed if the additional unit has a gross floor area greater than

- i. in the case of a semi-detached or row dwelling, the gross floor area of the existing dwelling unit; and
- ii. in the case of any other residential building, the gross floor area of the smallest dwelling unit contained in the residential building.

3.8 Exemption for Industrial Development:

Notwithstanding any other provision of this by-law, there shall be an exemption from the payment of development charges for one or more enlargements of an existing industrial

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building on its site, whether attached or separate from the existing industrial building, up to a maximum of fifty per cent of the gross floor area before the first enlargement for which an exemption from the payment of development charges was granted pursuant to the Development Charges Act or this section. Development charges shall be imposed in accordance with this by-law with respect to the amount of the floor area of an enlargement that results in the gross floor area of the industrial building being increased by greater than fifty per cent of the gross floor area of the existing industrial building.

3.9 If the gross floor area of an existing industrial building is enlarged by greater than 50 percent, the amount of the development charge payable in respect of the enlargement is the amount of the development charge that would otherwise be payable multiplied by the fraction determined as follows:

- 1) determine the amount by which the enlargement exceeds 50 percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1) by the amount of the enlargement

3.10 Other Exemptions:

Notwithstanding the provision of this by-law, development charges shall not be imposed with respect to:

- a) a Temporary Use By-law Amendment in accordance with section 39 of the *Planning Act*;
- b) A place of worship or buildings for purposes of a churchyard or cemetery;
- c) Non-residential farm buildings constructed for bona fide farm uses;
- d) A building permit issued against a development to which the full lot levy, under the Planning Act, was paid prior to the Development Charges Act, 1989 coming into force; and

- e) Partial exemption of 59% of the urban area residential charge for apartment units located within commercial buildings and a 72% partial exemption of the urban area non-residential charge for non-residential development, located within the Fergus and Elora Downtown Cores, as defined by the Central Business District designation in the County and/or Municipal Official Plan.

### Amount of Charges

#### Residential

- 3.11 The development charges set out in Schedule B shall be imposed on residential uses of lands, buildings or structures, including a dwelling unit accessory to a non-residential use and, in the case of a mixed use building or structure, on the residential uses in the mixed use building or structure, according to the type of residential unit, and calculated with respect to each of the services according to the type of residential use.

#### Non-Residential

- 3.12 The development charges described in Schedule B to this by-law shall be imposed on non-residential uses of lands, buildings or structures, and, in the case of a mixed use building or structure, on the non-residential uses in the mixed use building or structure, and calculated with respect to each of the services according to the total floor area of the non-residential use.

### Reduction of Development Charges for Redevelopment

- 3.13 Despite any other provisions of this By-law, where, as a result of the redevelopment of land, a building or structure existing on the same land within 60 months prior to the date of payment of development charges in regard to such redevelopment was, or is to be demolished, in whole or in part, or converted from one principal use to another principal use on the same land, in order to facilitate the redevelopment, the development charges otherwise payable with respect to such redevelopment shall be reduced by the following amounts:

- (a) in the case of a residential building or structure, or in the case of a mixed-use building or structure, the residential uses in the mixed-use building or structure, an amount calculated by multiplying the applicable development charge under subsection 3.11 by the number, according to type, of dwelling units that have been or will be demolished or converted to another principal use; and
- (b) in the case of a non-residential building or structure or, in the case of mixed-use building or structure, the non-residential uses in the mixed-use building or structure, an amount calculated by multiplying the greater of the applicable development charges under subsection 3.12 or the calculated rate within the Township of Centre Wellington Development Charges Background Study, August 27, 2013, by the gross floor area that has been or will be demolished or converted to another principal use;
- (c) notwithstanding the above, for brownfield redevelopment, the period in which the reduction of development charges applies for redevelopment shall be extended to not more than 180 months prior to the date of payment of development charges in regard to such redevelopment;

provided that such amounts shall not exceed, in total, the amount of the development charges otherwise payable with respect to the redevelopment.

#### Time of Payment of Development Charges

- 3.14 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of a building permit for the development.
- 3.15 Despite section 3.14, Council from time to time, and at any time, may enter into agreements providing for all or any part of a development charge to be paid before or after it would otherwise be payable, in accordance with section 27 of the Act.

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#### **4. PAYMENT BY SERVICES**

- 4.1 Despite the payment required under subsections 3.11 and 3.12, Council may, by agreement, give a credit towards a development charge in exchange for work that relates to a service to which a development charge relates under this By-law.

#### **5. INDEXING**

- 5.1 Development charges imposed pursuant to this By-law shall be adjusted annually, without amendment to this By-law, on January 1<sup>st</sup> of each year, in accordance with the prescribed index in the Act.

#### **6. SCHEDULES**

- 6.1 The following schedules shall form part of this By-law:

Schedule A	-	Components of Services Designated in section 2.1
Schedule B	-	Residential and Non-Residential Development Charges

#### **7. CONFLICTS**

- 7.1 Where the Township and an owner or former owner have entered into an agreement with respect to land within the area to which this By-law applies, and a conflict exists between the provisions of this By-law and such agreement, the provisions of the agreement shall prevail to the extent that there is a conflict.
- 7.2 Notwithstanding section 7.1, where a development which is the subject of an agreement to which section 7.1 applies, is subsequently the subject of one or more of the actions described in subsection 3.4(a), an additional development charge in respect of the development permitted by the action shall be calculated, payable and collected in accordance with the provisions of this By-law if the development has the effect of increasing the need for services, unless such agreement provides otherwise.

**8. SEVERABILITY**

8.1 If, for any reason, any provision of this By-law is held to be invalid, it is hereby declared to be the intention of Council that all the remainder of this By-law shall continue in full force and effect until repealed, re-enacted, amended or modified.

**9. DATE BY-LAW IN FORCE**

9.1 This By-law shall come into effect at 12:01 AM on \_\_\_\_\_, 2013.

**10. DATE BY-LAW EXPIRES**

10.1 This By-law will expire at 12:01 AM on \_\_\_\_\_, 2018 unless it is repealed by Council at an earlier date.

**11. EXISTING BY-LAW REPEALED**

11.1 By-law Number 10-002 is hereby repealed.

**READ A FIRST AND SECOND TIME** this \_\_th day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

**READ A THIRD TIME AND FINALLY PASSED** this \_\_th day of \_\_\_\_\_, 2013.

\_\_\_\_\_  
Mayor - Joanne Ross-Zuj

\_\_\_\_\_  
Clerk – Marion Morris



**SCHEDULE "A" TO BY-LAW NO. 2013-\_\_\_**

**COMPONENTS OF SERVICES DESIGNATED IN SUBSECTION 2.1**

90% Eligible Services

- Administration
  - Growth Related Studies
- Indoor Recreation Services
  - Recreation Facilities
- Outdoor Recreation Services
  - Parkland Development
  - Parks and Recreation Vehicles and Equipment

100% Eligible Services

- Road Services
- Public Works Services
  - Public Works Facilities
  - Rolling Stock
- Fire Protection Services
  - Fire Facilities
  - Fire Vehicles
  - Fire Fighter Equipment

Urban Serviced Areas (including Elora and Fergus Areas)

- Wastewater Services
  - Treatment and Collection
- Water Services
  - Treatment, Storage and Distribution

**SCHEDULE "B"**

BY-LAW NO. 2013 - \_\_\_\_\_

**SCHEDULE OF DEVELOPMENT CHARGES**

Service	RESIDENTIAL			NON-RESIDENTIAL (per ft <sup>2</sup> of Gross Floor Area)
	Single and Semi-Detached Dwelling	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	
<b>Municipal Wide Services:</b>				
Roads	3,990	2,487	1,684	3,200
Public Works	728	454	307	584
Fire Protection Services	616	384	260	494
Outdoor Recreation Services	1,226	764	517	983
Indoor Recreation Services	2,153	1,342	909	1,727
Administration	1,155	720	488	926
<b>Total Municipal Wide Services</b>	<b>9,868</b>	<b>6,151</b>	<b>4,165</b>	<b>7,914</b>
<b>Urban Services</b>				
Wastewater Services	7,617	4,748	3,215	6,108
Water Services	2,893	1,803	1,221	2,320
<b>Total Urban Services</b>	<b>10,510</b>	<b>6,551</b>	<b>4,436</b>	<b>8,428</b>
GRAND TOTAL RURAL AREA	9,868	6,151	4,165	7,914
GRAND TOTAL URBAN AREA	20,378	12,702	8,601	16,342