



 **Watson
& Associates**
ECONOMISTS LTD.

Development Charges Background Study

Township of Centre Wellington

This report consolidates the December 23, 2020 Background Study, the January 27, 2021 Addendum 1 Report, and the February 8, 2021 Addendum 2 Report and Approved Development Charges By-law #2021-11

April 16, 2021

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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
A.M.P.	Asset management plan
CANSIM	Canadian Socio-Economic Information Management System (Statistics Canada)
D.C.	Development charge
D.C.A.	<i>Development Charges Act, 1997, as amended</i>
F.I.R.	Financial Information Return
G.F.A.	Gross floor area
LPAT	Local Planning Appeal Tribunal
M.O.E.C.P.	Ministry of the Environment, Conservation and Parks
N.F.P.O.W.	No Fixed Place of Work
O.M.B.	Ontario Municipal Board
O.P.A.	Official Plan Amendment
O. Reg.	Ontario Regulation
P.O.A.	<i>Provincial Offences Act</i>
P.P.U.	Persons per unit
S.D.E.	Single detached equivalent
S.D.U.	Single detached unit
S.W.M.	Stormwater management
sq.ft.	square foot
sq.m.	square metre



Executive Summary



Executive Summary

1. The report provided herein represents the Development Charges (D.C.) Background Study for the Township of Centre Wellington required by the *Development Charges Act, 1997* (D.C.A.). This report has been prepared in accordance with the methodology required under the D.C.A. The contents include the following:
 - Chapter 1 – Overview of the legislative requirements of the Act;
 - Chapter 2 – Review of present D.C. policies of the Township;
 - Chapter 3 – Summary of the residential and non-residential growth forecasts for the Township;
 - Chapter 4 – Approach to calculating the D.C.;
 - Chapter 5 – Review of historical service standards and identification of future capital requirements to service growth and related deductions and allocations;
 - Chapter 6 – Calculation of the D.C.s;
 - Chapter 7 – D.C. policy recommendations and rules; and
 - Chapter 8 – By-law implementation.

2. D.C.s provide for the recovery of growth-related capital expenditures from new development. The D.C.A. 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;
 - Amounts in excess of 10-year historical service calculation;
 - D.C. reserve funds (where applicable);



- 5) Net costs are then allocated between residential and non-residential benefit; and
 - 6) Net costs divided by growth to provide the D.C. charge.
3. A number of changes to the D.C. process need to be addressed as a result of the *Smart Growth for Our Communities Act, 2015* (Bill 73). These changes have been incorporated throughout the report and in the updated draft by-law, as necessary. These items include:
- a. Area-rating: Council must consider the use of area-specific charges.
 - b. Asset Management Plan for New Infrastructure: The D.C. background study must include an asset management plan (A.M.P.) that deals with all assets proposed to be funded, in whole or in part, by D.C.s. The A.M.P. must show that the assets are financially sustainable over their full lifecycle.
 - c. 60-day Circulation Period: The D.C. background study must be released to the public at least 60 days prior to passage of the D.C. by-law.
 - d. Timing of Collection of Development Charges: The D.C.A. now requires D.C.s to be collected at the time of the first building permit.
4. Further changes to the D.C.A. were introduced through three bills passed in the Ontario legislature: Bill 108, Bill 138, and Bill 197. The following provides a brief summary of the proposed changes.

Bill 108: More Homes, More Choice: Ontario's Housing Supply Action Plan

In May 2019, the Province introduced Bill 108, More Homes, More Choice Act, 2019 which would make changes to the current D.C. legislation. The Bill was passed and given Royal Assent on June 6, 2019. While the legislation has been passed, much of the detailed changes were to be implemented by Regulation which were not yet passed. The following items are currently in effect:

- a. Effective January 1, 2020, rental housing and institutional developments shall pay D.C.s in six (6) equal annual payments commencing at first occupancy. Non-profit housing developments shall pay D.C.s in 21 equal



annual payments. Interest may be charged on the installments, and any unpaid amounts inclusive of interest payable shall be added to the property tax roll and collected in the same manner as taxes.

- b. Effective January 1, 2020, the D.C. amount for all developments occurring within two years of a Site Plan or Zoning By-law Amendment planning approval (for applications made after January 1, 2020), shall be determined based on the D.C. by-law in effect on the day of Site Plan or Zoning By-law Amendment application.

Other key elements of the changes that were not proclaimed and were dealt with subsequently through Bill 197 are provided below:

- The D.C. would be refined to only allow for the following services to remain within the D.C.: water, wastewater, storm water, roads, fire, policing, ambulance, waste diversion, parks development, recreation, public libraries, long-term care, public health;
- The mandatory 10% deduction would be removed for all services that remain eligible in the D.C.;
- A new community benefits charge (C.B.C.) would be introduced to include formerly eligible D.C. services that are not included in the above listing, parkland dedication and bonus zoning contributions;

Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. With respect to the D.C.A., this Act removed installment payments for commercial and industrial developments that were originally identified in Bill 108.

Bill 197: COVID-19 Economic Recovery Act, 2020

In March 2020, Canada was impacted by the COVID-19 global pandemic. As a result, the economy was put into a state of emergency in an effort to slow the



spread of the virus. In response, the Province tabled legislation on July 8, 2020 which amended a number of Acts, including the D.C.A. and the Planning Act. With this Bill, many changes proposed in Bill 108 have now been revised. With respect to the above noted changes from Bill 108, the following changes are provided in Bill 197:

- **Eligible Services:** The list of eligible services for the D.C. has now been expanded to include most services eligible under the D.C.A. prior to Bill 108. For the Township of Centre Wellington, this means that all services currently provided in the D.C. study remain eligible.
- **Mandatory 10% Deduction:** The mandatory 10% deduction is removed (consistent with Bill 108). This applies to all D.C.-eligible services.
- **Community Benefits Charges:** a municipality may, by-law impose a C.B.C. to pay for the capital costs for formerly-eligible D.C. services in addition to parkland dedication and bonus zoning contributions. However, based on the list of D.C.-eligible services under the new legislation, all current services are D.C. eligible, thus a C.B.C. may not be required for the Township.

These changes to the D.C.A. were proclaimed on September 18, 2020. These changes are described further in Section 1.4 of this report.

5. The growth forecast (Chapter 3) on which the Township-wide D.C. is based, projects the following population, housing and non-residential floor area for the 10-year (2020 to 2030), 22-year (2020 to 2041) and Urban 22 year (2020-urban 22 year) periods.

Measure	10 Year	22 Year	Urban Build Out
	2020-2029	2020-2041	Urban 2020-2041
(Net) Population Increase	9,168	20,123	19,806
Residential Unit Increase	3,643	8,069	7,856
Non-Residential Gross Floor Area Increase (ft ²)	4,434,000	6,973,800	6,936,300

Source: Watson & Associates Economists Ltd. Forecast 2020

6. At present, the Township of Centre Wellington imposes D.C.s on residential and non-residential uses based upon By-law 2018-40. The Township is undertaking



a D.C. public process and anticipates passing a new by-law. The mandatory public meeting has been set for February 18, 2021 with adoption of the by-law anticipated for March 29, 2021.

7. The Township's D.C. currently (2020) in effect for single detached dwelling units is \$23,816 for full services. The non-residential charge is \$6.53 per sq. ft. of gross floor area. This report has undertaken a recalculation of the charges based on future identified needs (presented in Schedule ES-1 for residential and non-residential). Charges have been provided on a Township-wide basis for all services except for water and wastewater services. Water and wastewater services have been provided on an urban-area basis. The corresponding single detached unit charge is \$24,775. The non-residential charge is \$8.07 per sq. ft. of building area. These rates are submitted to Council for its consideration.
8. The D.C.A. requires a summary 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 6-4. A summary of these costs is provided below:

Total gross expenditures planned over the next five years	\$ 80,161,681
Less:	
Benefit to existing development	\$ 13,754,957
Post planning period benefit	\$ -
Ineligible re: Level of Service	\$ 50,000
Grants, subsidies and other contributions	\$ 5,368,000
Net Costs to be recovered from development charges	\$ 60,988,724

This suggests that for the non-D.C. cost over the five-year D.C. by-law (benefit to existing development and the grants, subsidies and other contributions), \$19.17 million (or an annual amount of \$3.83 million) will need to be contributed from taxes and rates or other sources.

Based on the above table, the Township plans to spend \$80.16 million over the next five years, of which \$60.99 million (76%) is recoverable from D.C.s. Of this net amount, \$46.98 million is recoverable from residential development and \$14.01 million from non-residential development. It is noted also that any exemptions or reductions in the charges would reduce this recovery further.



9. Considerations by Council – The background study represents the service needs arising from residential and non-residential growth over the forecast periods.

The following services are calculated based on an urban 22-year forecast:

- Wastewater Services – Facilities;
- Wastewater Services – Collection;
- Water Services – Distribution; and
- Water Services – Facilities.

The following services are calculated based on a Township-wide 22-year forecast:

- Services Related to a Highway; and
- Fire Protection Services.

The remaining service is calculated based on a 10-year forecast:

- Parks and Recreation Services.

In addition, classes of services have been established for the following:

- Public Works (calculated based on a Township-wide 22-year forecast); and
- Growth Studies (calculated based on a 10-year forecast).

Council will consider the findings and recommendations provided in the report and, in conjunction with public input, approve such policies and rates it deems appropriate. These directions will refine the draft D.C. by-law which is appended in Appendix G. These decisions may include:

- adopting the charges and policies recommended herein;
- considering additional exemptions to the by-law; and
- considering 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/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services/Class of Services:						
Services Related to a Highway	8,291	6,461	4,489	3,816	2,948	3.40
Public Works Facilities, Vehicles and Equipment	1,527	1,190	827	703	543	0.62
Fire Protection Services	656	511	355	302	233	0.27
Parks and Recreation Services	4,230	3,297	2,290	1,947	1,504	0.16
Growth Studies	440	343	238	203	156	0.17
Total Municipal Wide Services/Class of Services	15,144	11,802	8,199	6,971	5,384	4.62
Urban Services						
Wastewater Services	4,722	3,680	2,556	2,173	1,679	1.69
Water Services	4,909	3,825	2,658	2,259	1,745	1.76
Total Urban Services	9,631	7,505	5,214	4,432	3,424	3.45
GRAND TOTAL RURAL AREA	15,144	11,802	8,199	6,971	5,384	4.62
GRAND TOTAL URBAN AREA	24,775	19,307	13,413	11,403	8,808	8.07



Report



Chapter 1

Introduction



1. Introduction

1.1 Purpose of this Document

This background study has been prepared pursuant to the requirements of the D.C.A. (s. 10) and, accordingly, recommends D.C.s and policies for the Township of Centre Wellington.

The Township retained Watson & Associates Economists Ltd. (Watson), to undertake the D.C. study process throughout 2020. Watson worked with Township staff preparing the D.C. analysis and policy recommendations.

This D.C. background study, containing the proposed D.C. 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 D.C. 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 G).

In addition, the report is designed to set out sufficient background on the legislation (Chapter 4), Centre Wellington's current D.C. policies (Chapter 2) and the policies underlying the proposed by-law, 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 D.C. is provided herein.



1.2 Summary of the Process

The public meeting required under section 12 of the *Development Charges Act, 1997*, as amended (D.C.A.), has been scheduled for February 18, 2021. 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 D.C.s.

In accordance with the legislation, the background study and proposed D.C. by-law will be available for public review on December 23, 2020.

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-law subsequent to the public meeting.

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

Figure 1-1
Schedule of Key D.C. Process Dates for the Township of Centre Wellington

1. Data collection, staff review, engineering work, D.C. calculations and policy work	December 2019 to December 2020
2. Public release of final D.C. Background study and proposed by-law	December 23, 2020
3. Public release of Addendum Report	January 27, 2021
4. Public meeting advertisement placed in newspaper(s)	Prior to January 28, 2021
5. Public release of Addendum Report	February 8, 2021
6. Public meeting of Council	February 18, 2021
7. Council considers adoption of background study and passage of by-law	March 29, 2021
8. Newspaper notice given of by-law passage	By 20 days after passage
9. Last day for by-law appeal	40 days after passage
10. Township makes pamphlet available (where by-law not appealed)	By 60 days after in force date



1.3 Changes to the D.C.A.: Bill 73 – Smart Growth for our Communities Act, 2015

With the amendment of the D.C.A. (as a result of Bill 73 and O. Reg. 428/15), there are a number of areas that must be addressed to ensure that the Township is in compliance with the D.C.A., as amended. The following provides an explanation of the changes to the Act that affect the Township's background study and how they have been dealt with to ensure compliance with the amended legislation.

1.3.1 Area Rating

Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

- 1) Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services that are prescribed and/or for specific municipalities that are to be regulated. (Note that at this time, no municipalities or services are prescribed by the Regulations.)
- 2) Section 10 (2) c.1 of the D.C.A. requires that, "the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas."

In regard to the first item, there are no services or specific municipalities identified in the regulations that must be area-rated. The second item requires Council to consider the use of area rating.

1.3.2 Asset Management Plan for New Infrastructure

The new legislation now requires that a D.C. background study must include an asset management plan (s. 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services; however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality's existing assumptions, approaches and policies on asset management planning. This examination may include both qualitative and



quantitative measures such as examining the annual future lifecycle contributions needs (discussed further in Appendix F of this report).

1.3.3 60-Day Circulation of D.C. Background Study

Previously, the legislation required that a D.C. background study be made available to the public at least two weeks prior to the public meeting. The amended legislation now provides that the D.C. background study must be made available to the public (including posting on the municipal website) at least 60 days prior to passage of the D.C. by-law. No other changes were made to timing requirements for such things as notice of the public meeting and notice of by-law passage.

This D.C. study is being provided to the public on December 23, 2020 to ensure the new requirement for release of the study is met.

1.3.4 Timing of Collection of D.C.s

The D.C.A. has been refined by Bill 73 to require that D.C.s are collected at the time of the first building permit. For the majority of development, this will not impact the Township's present process. There may be instances, however, where several building permits are to be issued and either the size of the development or the uses will not be definable at the time of the first building permit. In these instances, the Township may enter into a delayed payment agreement in order to capture the full development.

1.3.5 Other Changes

It is also noted that a number of other changes were made through Bill 73 and O. Reg. 428/15, including changes to the way in which transit D.C. service standards are calculated, the inclusion of waste diversion and the ability for collection of additional levies; however, these sections do not impact the Township's D.C.

1.4 Further Changes to the D.C.A.: Bill 108, 138, and 197

1.4.1 Bill 108: More Homes, More Choice Act – An Act to Amend Various Statutes with Respect to Housing, Other Development, and Various Matters

On May 2, 2019, the Province introduced Bill 108, which proposed changes to the D.C.A. The Bill has been introduced as part of the Province's "More Homes, More



Choice: Ontario's Housing Supply Action Plan". The Bill received Royal Assent on June 6, 2019.

While having received royal assent, many of the amendments to the D.C.A. would not come into effect until they are proclaimed by the Lieutenant Governor (many of these changes were revised through Bill 197). At the time of writing, the following provisions have been proclaimed:

- Effective January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Interest may be charged on the instalments, and any unpaid amounts may be added to the property and collected as taxes.
- Effective January 1, 2020 the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for application submitted after this section is proclaimed), shall be determined based on the D.C. in effect on the day of Site Plan or Zoning By-law Amendment application. If the development is not proceeding via these planning approvals, then the amount is determined the earlier of the date of issuance of a building permit or occupancy.

On February 28, 2020, the Province released updated draft regulations related to the D.C.A. and the Planning Act. A summary of these changes to take effect upon proclamation by the Lieutenant Governor is provided below:

Changes to Eligible Services – Prior to Bill 108, the D.C.A. provided a list of ineligible services whereby municipalities could include growth related costs for any service that was not listed. With Bill 108, the changes to the D.C.A. would now specifically list the services that are eligible for inclusion in the by-law. Further, the initial list of eligible services under Bill 108 was limited to “hard services”, with the “soft services” being removed from the D.C.A. These services would be considered as part of a new community benefits charge (discussed below) imposed under the Planning Act. As noted in the next section this list of services has been amended through Bill 197.

Mandatory 10% deduction – The amending legislation would remove the mandatory 10% deduction for all services that remain eligible under the D.C.A.



Remaining Services to be Included in a New Community Benefits Charge (C.B.C.) Under the Planning Act – It is proposed that a municipality may, by by-law, impose a C.B.C. against land to pay for the capital costs of facilities, services and matters required because of development or redevelopment in the area to which the by-law applies. The C.B.C. is proposed to include formerly eligible D.C. services that are not included in the above listing, in addition to parkland dedication and bonus zoning contributions.

1.4.1 Bill 138: Plan to Build Ontario Together Act, 2019

On November 6, 2019, the Province release Bill 138 which provided further amendments to the D.C.A. and Planning Act. This Bill received Royal Assent on December 10, 2019 and was proclaimed which resulted in sections related to the D.C.A. (schedule 10) becoming effective on January 1, 2020. The amendments to the D.C.A. included removal of instalment payments for commercial and industrial developments that were originally included in Bill 108.

1.4.2 Bill 197: COVID-19 Economic Recovery Act

In response to the global pandemic that began affecting Ontario in early 2020, the Province released Bill 197 which provided amendments to a number of Acts, including the D.C.A. and Planning Act. This Bill also revised some of the proposed changes identified in Bill 108. Bill 197 was tabled on July 8, 2020, received Royal Assent on July 21, 2020, and was proclaimed on September 18, 2020. The following provides a summary of the changes:

1.4.2.1 D.C. Related Changes

List of D.C. Eligible Services

- As noted above, under Bill 108 some services were to be included under the D.C.A. and some would be included under the C.B.C. authority. However, Bill 197 revised this proposed change and has included all services (with some exceptions) under the D.C.A. These services are as follows:
 - Water supply services, including distribution and treatment services.
 - Wastewater services, including sewers and treatment services.
 - Storm water drainage and control services.
 - Services related to a highway.



- Electrical power services.
- Toronto-York subway extension.
- Transit services.
- Waste diversion services.
- Policing services.
- Fire protection services.
- Ambulance services.
- Library services
- Long-term Care services
- Parks and Recreation services, but not the acquisition of land for parks.
- Public Health services
- Childcare and early years services.
- Housing services.
- Provincial Offences Act services.
- Services related to emergency preparedness.
- Services related to airports, but only in the Regional Municipality of Waterloo.
- Additional services as prescribed.

Classes of Services – D.C.

Pre-Bill 108/197 legislation (i.e. D.C.A., 1997) allowed for categories of services to be grouped together into a minimum of two categories (90% and 100% services).

The Act (as amended) repeals and replaces the above with the four following subsections:

- A D.C. by-law may provide for any eligible service or capital cost related to any eligible service to be included in a class, set out in the by-law.
- A class may be composed of any number or combination of services and may include parts or portions of the eligible services or parts or portions of the capital costs in respect of those services.
- A D.C. by-law may provide for a class consisting of studies in respect of any eligible service whose capital costs are described in paragraphs 5 and 6 of s. 5 of the D.C.A.



- A class of service set out in the D.C. by-law is deemed to be a single service with respect to reserve funds, use of monies, and credits.

As well, the removal of 10% deduction for soft services under Bill 108 has been maintained.

Note: an initial consideration of “class” appears to mean any group of services.

10-Year Planning Horizon

- The 10-year planning horizon has been removed for all services except transit.

1.4.2.2 C.B.C. Related Changes

C.B.C. Eligibility

- The C.B.C. is limited to lower-tier and single tier municipalities, whereas upper-tier municipalities will not be allowed to impose this charge.
- O.Reg. 509/20 was filed on September 18, 2020. This regulation provides for the following:
 - A maximum rate will be set as a percentage of the market value of the land the day before building permit issuance. The maximum rate is set at 4%. The C.B.C may only be imposed on developing or redeveloping buildings which have a minimum height of five stories and contain no less than 10 residential units.
 - Bill 197 states that before passing a C.B.C. by-law, the municipality shall prepare a C.B.C. strategy that (a) identifies the facilities, services, and matters that will be funded with C.B.C.s; and (b) complies with any prescribed requirements.
 - Only one C.B.C. by-law may be in effect in a local municipality at a time.

1.4.2.3 Combined D.C. and C.B.C. Impacts

D.C. vs. C.B.C. Capital Cost

- A C.B.C. may be imposed with respect to the services listed in s. 2 (4) of the D.C.A. (eligible services), "provided that the capital costs that are intended to be funded by the community benefits charge are not capital costs that are intended to be funded under a development charge by-law."



Transition – D.C. and C.B.C.

- The specified date for municipalities to transition to the D.C. and C.B.C. is two years after Schedules 3 and 17 of the COVID-19 Economic Recovery Act comes into force (i.e. September 18, 2022).
- Generally, for existing reserve funds (related to D.C. services that will be ineligible):
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.
- For reserve funds established under s. 37 of the Planning Act (e.g. bonus zoning)
 - If a C.B.C. is passed, the funds are transferred to the C.B.C. special account;
 - If no C.B.C. is passed, the funds are moved to a general reserve fund for the same purpose;
 - If a C.B.C. is passed subsequent to moving funds to a general reserve fund, those monies are then moved again to the C.B.C. special account.

If a municipality passes a C.B.C. by-law, any existing D.C. credits a landowner may retain may be used towards payment of that landowner's C.B.C.

- As a result of the passage of Bill 197, and subsequent proclamation on September 18, 2020, this report has provided the D.C. calculations without the 10% mandatory deduction.



Chapter 2

Current Township of Centre Wellington Policy



2. Current Township of Centre Wellington Policy

2.1 Schedule of Charges

The Township of Centre Wellington currently imposes charges through By-law 2018-40 under the D.C.A. This by-law will expire on July 24, 2023. The Township is undertaking a D.C. public process and anticipates passing a new by-law in advance of the date the existing by-law expires.

By-law 2018-40 imposes D.C.s for residential and non-residential uses. The table below provides the rates currently in effect.

Table 2-1
Township of Centre Wellington
Current D.C. Rates
(January 1, 2020)

Service	Residential				Special Care & Special Dwelling	Non-Residential per sq.ft.
	Single & Semi Detached	Other Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms		
Township Wide Services						
Roads	6,018	4,797	3,495	2,663	1,266	2.16
Public Works	865	689	502	382	182	0.32
Fire Protection Services	954	760	555	422	201	0.35
Indoor and Outdoor Recreation Services	5,614	4,475	3,260	2,485	1,182	0.25
Administration	1,305	1,040	757	578	275	0.46
Total Township Wide Services	14,756	11,761	8,569	6,530	3,106	3.54
Urban Area Services						
Wastewater Services	6,094	4,857	3,538	2,697	1,282	2.01
Water Services	2,966	2,364	1,722	1,313	624	0.98
Total Urban Services	9,060	7,221	5,260	4,010	1,906	2.99
GRAND TOTAL - RURAL AREA	14,756	11,761	8,569	6,530	3,106	3.54
GRAND TOTAL - URBAN AREA	23,816	18,982	13,829	10,540	5,012	6.53

As the indexing provisions of By-law 2018-40, the current D.C.s for residential and non-residential uses will be adjusted on January 1, 2021 for inflation. Table 2-2 provides for these indexed rates.



Table 2-2
Township of Centre Wellington
Indexed D.C. Rates
(January 1, 2021)

Service	Residential				Special Care & Special Dwelling	Non-Residential per sq.ft.
	Single & Semi Detached	Other Multiples	Apartments with >= 2 Bedrooms	Apartments with < 2 Bedrooms		
Township Wide Services						
Roads	6,156	4,907	3,575	2,724	1,295	2.21
Public Works	885	705	514	391	186	0.33
Fire Protection Services	976	777	568	432	206	0.36
Indoor and Outdoor Recreation Services	5,743	4,578	3,335	2,542	1,209	0.26
Administration	1,335	1,064	774	591	281	0.47
Total Township Wide Services	15,095	12,032	8,766	6,680	3,177	3.63
Urban Area Services						
Wastewater Services	6,234	4,969	3,619	2,759	1,311	2.06
Water Services	3,034	2,418	1,762	1,343	638	1.00
Total Urban Services	9,268	7,387	5,381	4,102	1,950	3.06
GRAND TOTAL - RURAL AREA	15,095	12,032	8,766	6,680	3,177	3.63
GRAND TOTAL - URBAN AREA	24,364	19,419	14,147	10,782	5,127	6.69

2.2 Services Covered

The following services are covered under By-law 2018-40:

- Roads;
- Public Works;
- Fire Protection Services;
- Indoor and Outdoor Recreation Services;
- Administration;
- Wastewater Services; and
- Water Services.

2.3 Timing of D.C. Calculation and Payment

D.C.s are calculated, payable and collected at the time of building permit issuance. Early and late payment arrangements are available under the authority of Council when an agreement is entered into between the Township and the development landowner.



2.4 Indexing

Rates shall be adjusted annually on January 1, without amendment to the by-law, in accordance with the prescribed index in the Act.

2.5 Redevelopment Allowance

Where, as a result of the redevelopment of land, a building or structure existing on the same land within sixty months prior to the date of payment of D.C.s 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 D.C.s 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 D.C. under s. 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 a 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 D.C.s under s. 3.12 or the calculated rate within the Township, by the gross floor area (G.F.A.) 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 D.C.s applies for redevelopment shall be extended to not more than 180 months prior to the date of payment of D.C.s in regard to such redevelopment;

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



2.6 Exemptions

In addition to the statutory exemptions required as per the D.C.A., the following discretionary exemptions are provided under By-law 2018-40:

- 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 churchyard or cemetery;
- c) Non-residential farm buildings constructed for bona fide farm uses; and
- d) Exemption of the water and wastewater residential charges for apartment units located within commercial buildings and an exemption of the non-residential water and wastewater charges 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.”



Chapter 3

Anticipated Development in the Township of Centre Wellington



3. Anticipated Development in the Township of Centre Wellington

3.1 Requirement of the Act

Chapter 4 provides the methodology for calculating a D.C. as per the D.C.A. Figure 4-1 presents this methodology graphically. It is noted in the first box of the schematic that in order to determine the D.C. that may be imposed, it is a requirement of Section 5 (1) of the D.C.A. 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, over a 10-year (Early-2020 to Early-2030) and longer term (Early-2020 to Mid-2041) time horizons.

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

The D.C. growth forecast has been derived by Watson. In preparing the growth forecast, the following information sources were consulted to assess the residential and non-residential development potential for the Township over the forecast period, including:

- Wellington County Official Plan (Revisions November 9, 2017);
- 2006, 2011 and 2016 population, household, and employment Census data;
- Historical residential and non-residential building permit data over the 2011 to 2019 period; and
- Discussions with Township staff regarding anticipated residential and non-residential development in the Township of Centre Wellington.

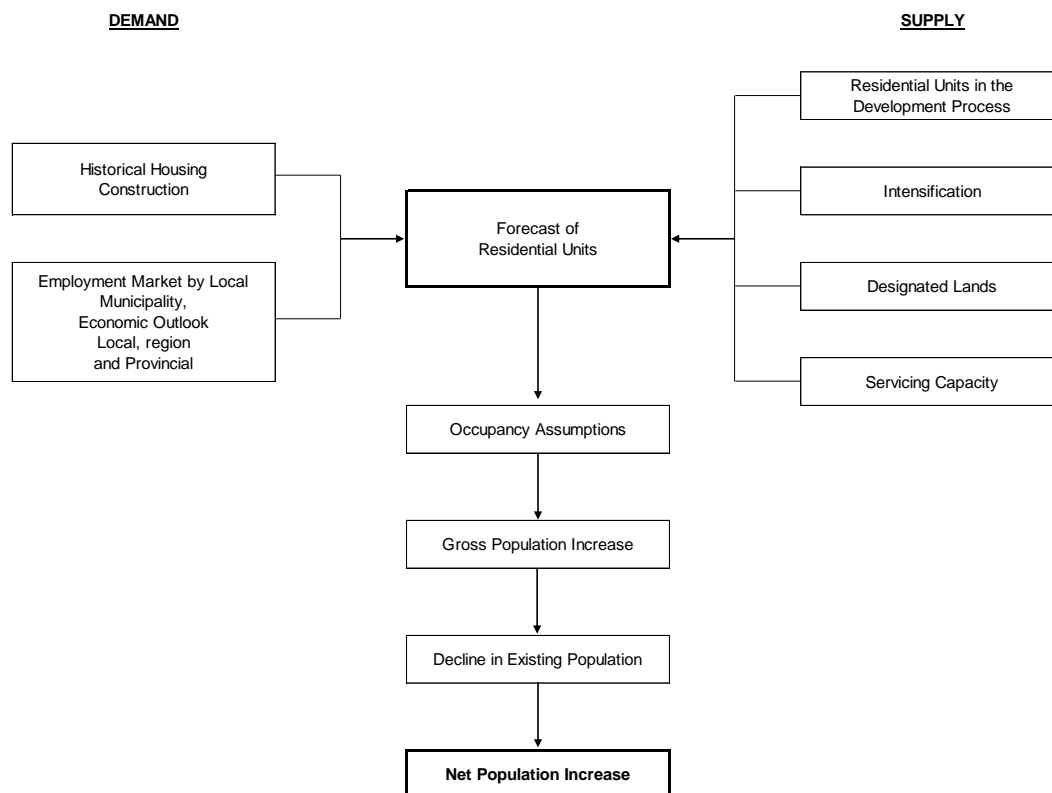


3.3 Summary of Growth Forecast

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 below, and *Schedule 1* in Appendix A.

As identified in Table 3-1 and Appendix A, *Schedule 1*, population in Centre Wellington is anticipated to reach approximately 39,760 by Early-2030 and 50,715 by Mid-2041, resulting in an increase of approximately 9,170 and 20,120 persons, respectively.¹

Figure 3-1
Population and Household Forecast Model



¹ The population figures used in the calculation of the 2020 D.C. exclude the net Census undercount, which is estimated at approximately 3.2%.



**Table 3-1
Township of Centre Wellington
Residential Growth Forecast Summary**

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	<i>Mid 2006</i>	26,870	26,049	349	25,700	7,670	495	1,190	195	9,550	2.728
	<i>Mid 2011</i>	27,530	26,693	483	26,210	7,924	450	1,350	221	9,945	2.684
	<i>Mid 2016</i>	29,080	28,191	556	27,635	8,470	660	1,540	160	10,830	2.603
Forecast	<i>Early 2020</i>	31,560	30,593	605	29,988	9,157	753	1,580	160	11,650	2.626
	<i>Early 2030</i>	41,010	39,761	784	38,977	11,485	1,279	2,206	160	15,129	2.628
	<i>Mid 2041</i>	52,310	50,715	1,000	49,715	14,343	2,161	2,696	160	19,361	2.619
Incremental	Mid 2006 - Mid 2011	660	644	134	510	254	-45	160	26	395	
	Mid 2011 - Mid 2016	1,550	1,498	73	1,425	546	210	190	-61	885	
	Mid 2016 - Early 2020	2,480	2,402	49	2,353	687	93	40	0	820	
	Early 2020 - Early 2030	9,450	9,168	179	8,989	2,328	526	626	0	3,479	
	Early 2020 - Mid 2041	20,750	20,122	395	19,727	5,186	1,408	1,116	0	7,711	

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Township of Centre Wellington by Watson & Associates Economists Ltd., 2020

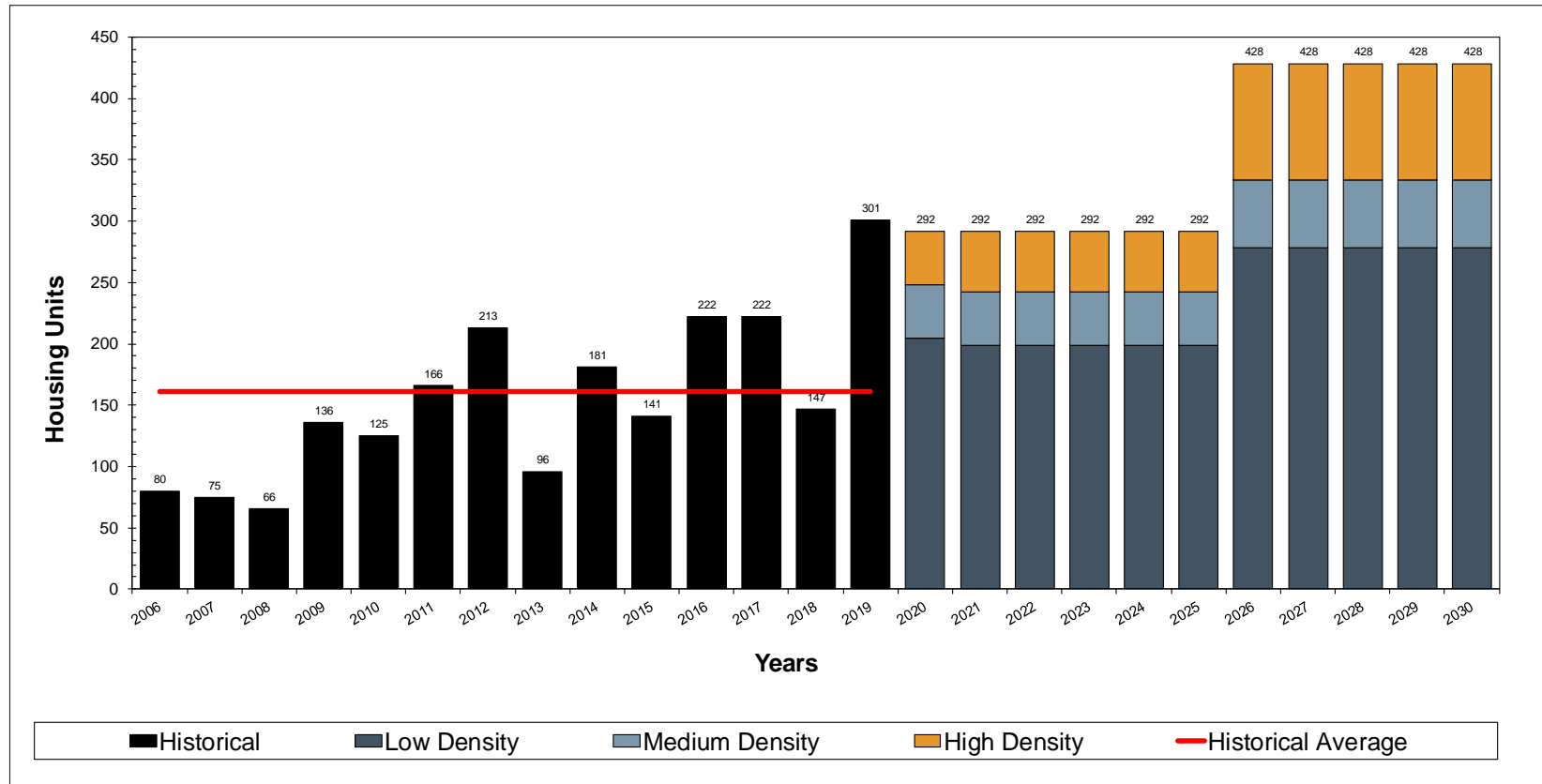
¹ Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure 3-2
Township of Centre Wellington
Annual Housing Forecast





Provided below is a summary of the key assumptions and findings regarding the Township of Centre Wellington D.C. growth forecast:

1. Housing Unit Mix (Appendix A – Schedules 1)

- The housing unit mix for the Township was derived from a detailed review of residential supply data for the Township and historical development activity (as per Schedule 6).
- Based on the above indicators, the 10-year household growth forecast for the Township is comprised of a unit mix of 67% low density units (single detached and semi-detached), 15% medium density (multiples except apartments) and 18% high density (bachelor, 1-bedroom and 2-bedroom apartments).

2. Geographic Location of Residential Development (Appendix A – Schedule 2a and 2b)

- Schedule 2a summarizes the 2016 population, housing and employment base by urban centre and remaining rural area.
- Schedule 2b summarizes the anticipated amount, type, and location of development by servicing area for the Township of Centre Wellington.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast housing growth between 2020 and 2030 by development type is summarized below.

Development Location	Approximate Amount of Housing Growth, 2020 to 2030	Percentage of Housing Growth, 2020 to 2030
Urban	3,360	97%
<i>Fergus</i>	<i>2,510</i>	<i>75%</i>
<i>Elora-Salem</i>	<i>850</i>	<i>25%</i>
Rural	120	3%
<i>Township Total</i>	<i>3,480</i>	<i>100%</i>



3. Planning Period

- Short- and longer-term time horizons are required for the D.C. process. The D.C.A. limits the planning horizon for transit services to a 10-year planning horizon. All other services can utilize a longer planning period if the municipality has identified the growth-related capital infrastructure needs associated with the longer-term growth planning period.

4. Population in New Housing Units (Appendix A - Schedules 3, 4 and 5)

- The number of housing units to be constructed by 2030 in the Township of Centre Wellington over the forecast period is presented in Figure 3-2. Over the 2020 to 2030 forecast period, the Township is anticipated to average 350 new housing units per year.
- Institutional population¹ is anticipated to increase by approximately 180 people between 2020 to 2030.
- Population in new units is derived from Schedules 3, 4, and 5, which incorporate historical development activity, anticipated units (see unit mix discussion) and average persons per unit (P.P.U.) by dwelling type for new units.
- Schedule 7a (low density) and 7b (medium and high density) summarizes the average P.P.U. assumed for the new housing units by age and type of dwelling based on a 2016 custom Census data for the Township of Centre Wellington and upward adjusted to account for recent trends. Due to data limitations, medium and high density P.P.U.'s were derived from Wellington County, which includes the Township of Centre Wellington as per Statistics Canada and is outlined in Schedule 7b. The total calculated 20-year adjusted average P.P.U.s by dwelling type are as follows:
 - Low density: 3.094
 - Medium density: 2.411
 - High density²: 1.596

¹ Institutional includes special care facilities such as nursing home or residences for senior citizens. A P.P.U. of 1.100 depicts 1-bedroom and 2- or more bedroom units in these special care facilities.

² Includes bachelor, 1-bedroom and 2- or more bedroom apartments.



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

- Existing households for Early-2020 are based on the 2016 Census households, plus estimated residential units constructed between Mid-2016 and the first 6-months of 2019, assuming a 6-month lag between construction and occupancy (see Schedule 3).
- The decline in average occupancy levels for existing housing units is calculated in Schedules 3 through 5, by aging the existing population over the forecast period. The forecast population decline in existing households over the 10-year forecast period is approximately 478.

6. Employment (Appendix A, Schedules 10a, 10b, 10c)

- The employment projections provided herein are largely based on the activity rate method, which is defined as the number of jobs in the Township 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.
- 2016 employment data¹ (place of work) for the Township of Centre Wellington is outlined in Schedule 10a. The 2016 employment base is comprised of the following sectors:
 - 175 primary (2%);
 - 1,470 work at home employment (16%);
 - 2,273 industrial (24%);
 - 3,388 commercial/population related (36%); and
 - 2,115 institutional (22%).
- The 2016 employment by usual place of work, including work at home, is 9,420. An additional 1,045 employees have been identified for the Township in 2016 that have no fixed place of work (N.F.P.O.W.).²

¹ 2016 employment is based on Statistics Canada 2016 Place of Work Employment dataset by Watson & Associates Economists Ltd.

² No fixed place of work is defined by Statistics Canada 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.



- Total employment, including work at home and N.F.P.O.W. for the Township is anticipated to reach approximately 18,120 by early-2030 and 22,775 by Mid-2041. This represents an employment increase of approximately 6,640 for the 10-year forecast period, and 11,290 for the longer-term forecast.
- Schedule 10b, Appendix A, summarizes the employment forecast, excluding work at home employment and N.F.P.O.W. employment, which is the basis for the D.C. employment forecast. The impact on municipal services from work at home employees has already been included in the population forecast. The need for municipal services related to N.F.P.O.W. employees has largely been included in the employment forecast by usual place of work (i.e. employment and gross floor area generated from N.F.P.O.W. construction employment). Furthermore, since these employees have no fixed work address, they cannot be captured in the non-residential gross floor area (G.F.A.) calculation.
- Total employment for the Township of Centre Wellington (excluding work at home and N.F.P.O.W. employment) is anticipated to reach approximately 13,270 by early-2030 and 16,640 by Mid-2041. This represents an employment increase of approximately 4,690 for the 10-year forecast period and 8,060 for the longer-term forecast period.

7. Non-Residential Sq.ft. Estimates (G.F.A., Appendix A, Schedule 10b)

- Square footage estimates were calculated in Schedule 9b based on the following employee density assumptions:
 - 1,300 sq.ft. per employee for industrial;
 - 500 sq.ft. per employee for commercial/population-related; and
 - 700 sq.ft. per employee for institutional employment.
- The Township-wide incremental Gross Floor Area (G.F.A.) is anticipated to increase by 4,434,000 sq.ft. over the 10-year forecast period and 6,973,800 sq.ft. over the 2020 to 2041 forecast period.
- In terms of percentage growth, the 2020 to 2030 incremental G.F.A. forecast by sector is broken down as follows:
 - industrial – 71%;
 - commercial/population-related – 15%; and
 - institutional – 14%.

8. Geography of Non-Residential Development (Appendix A, Schedule 10c)



- Schedule 10c summarizes the anticipated amount, type and location of non-residential development by servicing area for the Township of Centre Wellington by area.
- In accordance with forecast demand and available land supply, the amount and percentage of forecast total non-residential growth between 2020 and 2030 by development type is summarized below.

Development Location	Amount of Non-Residential G.F.A., 2020 to 2030	Percentage of Non-Residential G.F.A., 2020 to 2030
Urban	4,420,800	99.7%
<i>Fergus</i>	<i>2,757,600</i>	<i>62.4%</i>
<i>Elora-Salem</i>	<i>1,129,200</i>	<i>25.5%</i>
<i>Wellington Place</i>	<i>534,000</i>	<i>12.1%</i>
Rural	13,200	0.3%
<i>Township Total</i>	<i>4,434,000</i>	<i>100%</i>



Chapter 4

The Approach to the Calculation of the Charge



4. The Approach to the Calculation of the Charge

4.1 Introduction

This chapter addresses the requirements of s. 5 (1) of the D.C.A. with respect to the establishment of the need for service which underpins the D.C. 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 that are provided within the Township.

A number of these services are defined in s. 2 (4) of the D.C.A. as being ineligible for inclusion in D.C.s. These are shown as “ineligible” on Table 4-1. Two ineligible costs defined in s. 5 (3) of the D.C.A. 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 D.C. are indicated with a “Yes.”

4.3 Increase in the Need for Service

The D.C. 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. 5 (1) 3, which requires that Township 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 Act
that must be followed

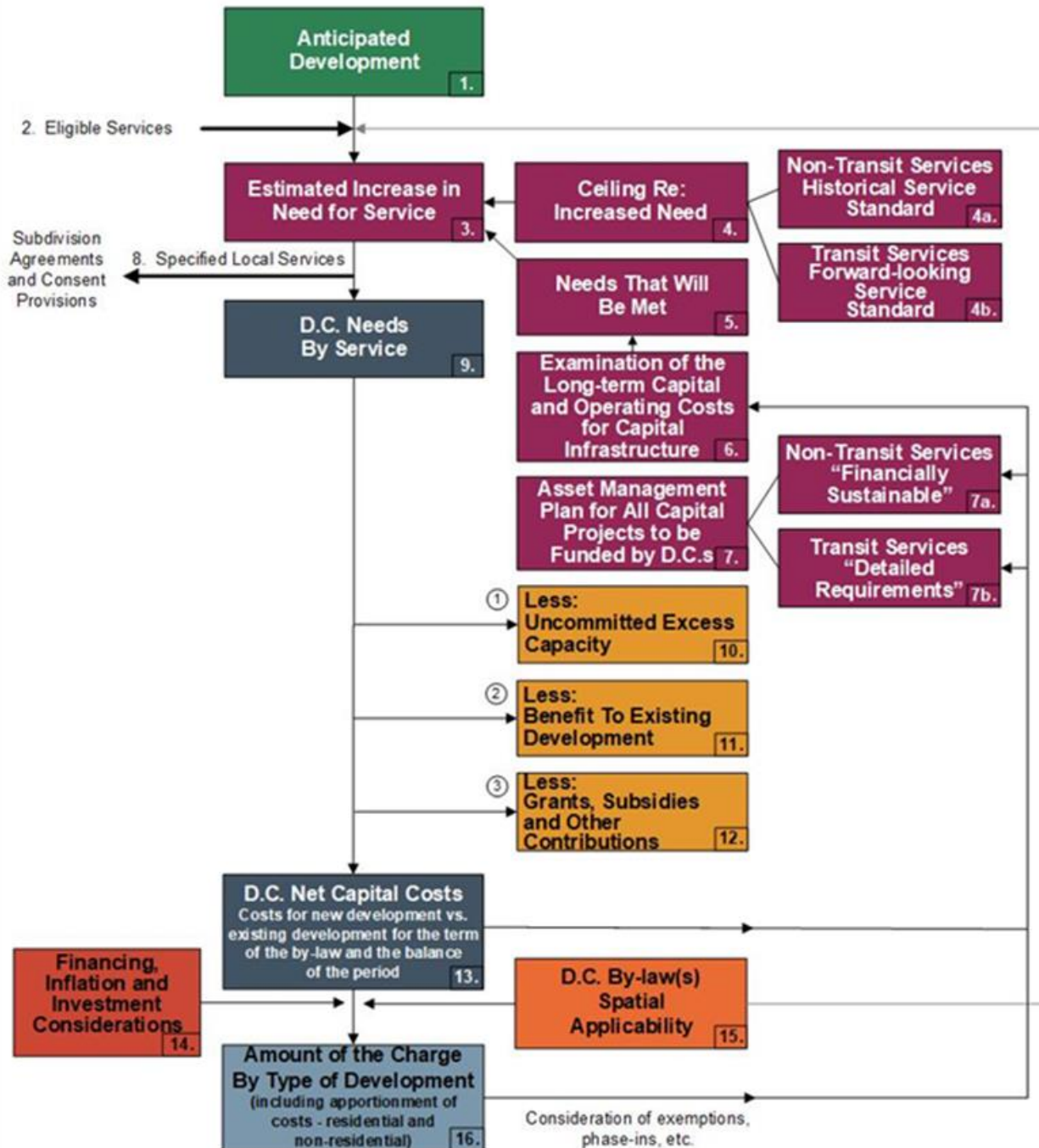




Table 4-1
Categories of Municipal Services to be Addressed as Part of the Calculation

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

Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
1. Services Related to a Highway	Yes	1.1 Arterial roads	100
	Yes	1.2 Collector roads	100
	Yes	1.3 Bridges, culverts and roundabouts	100
	No	1.4 Local municipal roads	0
	Yes	1.5 Traffic signals	100
	Yes	1.6 Sidewalks and streetlights	100
	Yes	1.7 Active transportation	100
2. Other Transportation Services	n/a	2.1 Transit vehicles ¹ & facilities	100
	n/a	2.2 Other transit infrastructure	100
	Ineligible	2.3 Municipal parking spaces - indoor	0
	Ineligible	2.4 Municipal parking spaces - outdoor	0
	Yes	2.5 Works yards	100
	Yes	2.6 Rolling stock ¹	100
	n/a	2.7 Ferries	100
	n/a	2.8 Airport	100**

¹with 7+ year lifetime

*same percentage as service component to which it pertains
computer equipment excluded throughout

**Airports only eligible for the Region of Waterloo



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
3. Stormwater Drainage and Control Services	No	3.1 Main channels and drainage trunks	100
	No	3.2 Channel connections	100
	No	3.3 Retention/detention ponds	100
4. Fire Protection Services	Yes	4.1 Fire stations	100
	Yes	4.2 Fire pumpers, tankers, aerials, and rescue vehicles, etc. ¹	100
	Yes	4.3 Small equipment and gear	100
5. Parks Services (i.e. Parks and Open Space)	Ineligible	5.1 Acquisition of land for parks, woodlots, and E.S.A.s	0
	Yes	5.2 Development of area municipal parks	100
	Yes	5.3 Development of district parks	100
	Yes	5.4 Development of municipal-wide parks	100
	Yes	5.5 Development of special purpose parks	100
	Yes	5.6 Parks rolling stock ¹ and yards	100
6. Recreation Services	Yes	6.1 Arenas, indoor pools, fitness facilities, community centres, etc. (including land)	100
	Yes	6.2 Recreation vehicles and equipment ¹	100
7. Library Services	n/a	7.1 Public library space (incl. furniture and equipment)	100
	n/a	7.2 Library vehicles ¹	100
	n/a	7.3 Library materials	100
8. Emergency Preparedness Services	No	8.1 Facility space (incl. furniture and equipment)	100
	No	8.2 Vehicles ¹	100
	No	8.3 Equipment	100
9. Electrical Power Services	Ineligible	9.1 Electrical substations	0
	Ineligible	9.2 Electrical distribution system	0
	Ineligible	9.3 Electrical system rolling stock	0

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
10. Provision of Cultural, Entertainment and Tourism Facilities and Convention Centres	Ineligible	10.1 Cultural space (e.g. art galleries, museums, and theatres)	0
	Ineligible	10.2 Tourism facilities and convention centres	0
11. Wastewater Services	Yes	11.1 Treatment plants	100
	Yes	11.2 Sewage trunks	100
	n/a	11.3 Local systems	0
	Yes	11.4 Vehicles and equipment ¹	100
12. Water Supply Services	Yes	12.1 Treatment plants	100
	Yes	12.2 Distribution systems	100
	No	12.3 Local systems	0
	Yes	12.4 Vehicles and equipment ¹	100
13. Waste Management Services	Ineligible	13.1 Landfill collection, transfer vehicles and equipment	0
	Ineligible	13.2 Landfills and other disposal facilities	0
	n/a	13.3 Waste diversion facilities	100
	n/a	13.4 Waste diversion vehicles and equipment ¹	100
14. Policing Services	n/a	14.1 Police detachments	100
	n/a	14.2 Police rolling stock ¹	100
	n/a	14.3 Small equipment and gear	100
15. Long-term Care	n/a	15.1 Homes for the aged space	100
	n/a	15.2 Vehicles ¹	100
16. Child Care and Early Years	n/a	16.1 Childcare and Early Years space	100
	n/a	16.2 Vehicles ¹	100
		16.3 Equipment	100
17. Public Health	n/a	17.1 Public Health space	100
	n/a	17.2 Public Health vehicles ¹	100
18. Housing Services	n/a	18.1 Housing Services space	100

¹with 7+ year lifetime



Categories of Municipal Services	Eligibility for Inclusion in the D.C. Calculation	Service Components	Maximum Potential D.C. Recovery %
19. <i>Provincial Offences Act</i> (P.O.A.)	n/a n/a	19.1 P.O.A. space 19.1 P.O.A. vehicles and equipment ¹	100 100
20. Social Services	ineligible	20.1 Social service space	0
21. Ambulance Services	n/a n/a n/a	21.1 Ambulance station space 21.2 Vehicles ¹ 21.3 Equipment and gear	100 100 100
22. Hospital Provision	Ineligible	22.1 Hospital capital contributions	0
23. Provision of Headquarters for the General Administration of Municipalities and Area Municipal Boards	Ineligible Ineligible Ineligible	23.1 Office space 23.2 Office furniture 23.3 Computer equipment	0 0 0
24. Other	Yes Yes	24.1 Studies in connection with acquiring buildings, rolling stock, materials, and equipment, and improving land ² and facilities, including the D.C. background study cost 24.2 Interest on money borrowed to pay for growth-related capital	 0-100 0-100

¹with a 7+ year lifetime

²same percentage as service component to which it pertains

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. The Township's detailed Local Service Policy is provided in Appendix E.



4.5 Capital Forecast

Paragraph 7 of s. 5 (1) of the D.C.A. 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 a 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 D.C. background study.

In order for an increase in need for service to be included in the D.C. calculation, Township Council must indicate “that it intends to ensure that such an increase in need will be met” (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, section 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, paragraph 5, of O. Reg. 82/98 indicates that a D.C. background study must set out “the estimated value of credits that are being carried forward relating to the service.” Section 17, paragraph 4, of the same Regulation indicates that “the value of



the credit cannot be recovered from future D.C.s,” if the credit pertains to an ineligible service. This implies that a credit for eligible services can be recovered from future D.C.s. 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 credit obligations related to services related to a highway, water services, wastewater services, and growth studies, have been included in the D.C. calculations.

4.7 Classes of Services

Section 7 of the D.C.A. states that a D.C. by-law may provide for any D.C. eligible service or the capital costs with respect to those services. Further, a class may be composed of any number or combination of services and may include parts or portions of each D.C. eligible services. With respect to growth-related studies, Section 7(3) of the D.C.A. states that:

“For greater certainty, a development charge by-law may provide for a class consisting of studies in respect of any service listed in subsection 2 (4) whose capital costs are described in paragraphs 5 and 6 of subsection 5 (3).”

These provisions allow for services to be grouped together to create a class for the purposes of the D.C. by-law and D.C. reserve funds. The D.C. calculations and by-law provided herein include a class for growth studies. This class is comprised of the following services:

- Public Works – Facilities, fleet, and equipment
 - Services Related to a Highway;
 - Water Services;
 - Wastewater Services;
 - Stormwater Services; and
 - Parks and Recreation Services.
- Growth Studies
 - Services Related to a Highway;
 - Water Services;
 - Wastewater Services;
 - Stormwater Services;
 - Parks and Recreation services; and



- Fire Protection Services.

4.8 Existing Reserve Funds

Section 35 of the D.C.A. states that:

“The money in a reserve fund established for a service may be spent only for capital costs determined under paragraphs 2 to 7 of subsection 5 (1).”

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

For services that 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 D.C. 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 projected D.C. reserve fund balance¹, by service as of December 31, 2020, adjusted to account for outstanding commitments, is shown below:

¹ Reserve balance to be combined with Administration Studies.



Service	Projected 2020 Year-end Balance
Services Related to a Highway	\$3,928,195.00
Public Works	\$981,139.00
Fire Protection Services	\$711,978.00
Parks & Recreation Services	\$2,084,210.00
Administration	(\$409,052.00)
Wastewater Services	\$2,255,091.00
Water Services	\$299,681.00
Total	\$9,851,242.00

Note: Amounts in brackets are deficit balances.

4.9 Deductions

The D.C.A. 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; and
- anticipated grants, subsidies, and other contributions.

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 section 4.3 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 municipality over the 10-year period immediately preceding the preparation of the background study.” O. Reg. 82.98 (section 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 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.

With respect to transit services, the changes to the Act as a result of Bill 73 have provided for an alternative method for calculating the services' standard ceiling. Transit services must now utilize a forward-looking service standard analysis, described later in this section.

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

4.9.2 Reduction for Uncommitted Excess Capacity

Paragraph 5 of 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."

"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 increased 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

Section 5 (1) 6 of the D.C.A. provides that, "The increase in the need for service must be reduced by the extent to which an increase in service to meet the increased need would benefit existing development." The general guidelines used to consider benefit to existing development included:

- the repair or unexpanded replacement of existing assets that are in need of repair;



- an increase in average service level of quantity or quality (compare water as an example);
- the elimination of a chronic servicing problem not created by growth; and
- providing services where none previously existed (generally considered for water or wastewater services).

This step involves a further reduction in the need, by the extent to which such an increase in service would benefit existing development. The level of service cap in section 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 services related to a highway, which do not have a fixed service area.

Where existing development has an adequate service level that 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 Township-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 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 (including direct developer contributions required due to the local service policy) made or anticipated by Council and in accordance with various rules such as the attribution between the share related to new vs. existing development. That is, some grants and contributions may not specifically be applicable to growth or where Council targets fundraising as a measure to offset impacts on taxes (O. Reg. 82/98, section 6).

4.10 Municipal-wide vs. Area Rating

This step involves determining whether all of the subject costs are to be recovered on a uniform municipal-wide basis or whether some or all are to be recovered on an area-specific basis. Under the amended D.C.A., it is now mandatory to “consider” area-rating of services (providing charges for specific areas and services); however, it is not mandatory to implement area rating. Further discussion is provided in section 7.4.4.

4.11 Allocation of Development

This step involves relating the costs involved to anticipated development for each period under consideration and using allocations between residential and non-residential development and between one type of development and another, to arrive at a schedule of charges.

4.12 Asset Management

The new legislation now requires that a D.C. background study must include an asset management plan (s. 10 (2) c.2). The asset management plan (A.M.P.) must deal with all assets that are proposed to be funded, in whole or in part, by D.C.s. The current regulations provide very extensive and specific requirements for the A.M.P. related to transit services (as noted in the subsequent subsection); however, they are silent with respect to how the A.M.P. is to be provided for all other services. As part of any A.M.P., the examination should be consistent with the municipality’s existing assumptions,



approaches and policies on asset management planning. This examination has been included in Appendix F.

4.13 Transit

The most significant changes to the Act relate to the transit service. These changes relate to four areas of the calculations, as follows:

- A. Transit no longer requires the statutory 10% mandatory deduction from the net capital cost (s. 5.2 (i) of the D.C.A.).
- B. The background study requires the following in regard to transit costs (as per s. 8 (2) of the Regulations):
 1. The calculations that were used to prepare the estimate for the planned level of service for the transit services, as mentioned in s. 5.2 (3) of the Act.
 2. An identification of the portion of the total estimated capital cost relating to the transit services that would benefit,
 - i. the anticipated development over the 10-year period immediately following the preparation of the background study, or
 - ii. the anticipated development after the 10-year period immediately following the preparation of the background study.
 3. An identification of the anticipated excess capacity that would exist at the end of the 10-year period immediately following the preparation of the background study.
 4. An assessment of ridership forecasts for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study, categorized by development types, and whether the forecast ridership will be from existing or planned development.
 5. An assessment of the ridership capacity for all modes of transit services proposed to be funded by the D.C. over the 10-year period immediately following the preparation of the background study.



C. A new forward-looking service standard (as per s. 6.1 (2) of the Regulations):

1. The service is a discrete service.
2. No portion of the service that is intended to benefit anticipated development after the 10-year period immediately following the preparation of the background study may be included in the estimate.
3. No portion of the service that is anticipated to exist as excess capacity at the end of the 10-year period immediately following the preparation of the background study may be included in the estimate.

D. A very detailed asset management strategy and reporting requirements (s. 6.1 (3) of the Regulation) that includes lifecycle costs, action plans that will enable the assets to be sustainable, summary of how to achieve the proposed level of service, discussion on procurement measures and risk.

The Township does not currently provide transit services therefore, the above calculations and reporting requirements are not required.



Chapter 5

D.C.-Eligible Cost Analysis by Service and Class of Service



5. D.C.-Eligible Cost Analysis by Service and Class of Service

5.1 Introduction

This chapter outlines the basis for calculating eligible costs for the D.C.s to be applied on a uniform basis. In each case, the required calculation process set out in s. 5 (1) paragraphs 2 to 7 in the D.C.A. and described in Chapter 4 was followed in determining D.C.-eligible costs.

The nature of the capital projects and timing identified in the chapter reflects Council's current intention. Over time, however, Township 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 D.C. Calculation

This section evaluates the development-related capital requirements for parks & recreation services and growth studies over a 10-year planning period. The parks & recreation service component is evaluated on two format sheets: the average historical 10-year level of service calculation (see Appendix B), which "caps" the D.C. amounts; and, the infrastructure cost calculation, which determines the potential D.C. recoverable cost. For the growth studies class of service, the infrastructure cost calculation, which determines the potential D.C. recoverable cost is also provided.

5.2.1 Growth Studies

The D.C.A. permits the inclusion of studies undertaken to facilitate the completion of the Township's capital works program. As discussed in Section 4.7, these studies have been allocated as a class of services based on each service to which the study relates.

For planning related studies, a deduction of 10% has been applied to recognize the extent to which the studies relate to non-D.C.-eligible services. All planning studies have been allocated to the classes of services in the following manner:



- Services Related to a Highway – 43%
- Fire Protection Services – 3%
- Parks and Recreation Services – 7%
- Water Services – 24%
- Wastewater Services – 23%.

The South Fergus Master Environmental Servicing Plan/Secondary Plan, which is a planning study, has been included in the calculations.

In addition, the capital cost of D.C. background studies has been allocated across the different services based on the proportion of the total net growth-related capital costs. The following provides a breakdown of the allocation of D.C. background studies and the growth strategy update to each service:

- Fire Protection Services – 4%
- Parks and Recreation Services – 7%
- Services Related to a Highway – 40%
- Wastewater Services – 24%
- Water Services – 25%

The remainder of the growth studies identified are as follows:

- Trails Master Plan Study Update (allocated 90% to Parks & Recreation Services and 10% to Services Related to a highway);
- Water and Wastewater Servicing Master Plan (allocated 50% each);
- Stormwater Master Plan;
- Transportation Plan Update;
- Fire Master Plan Update;
- Future Recreation Facility Needs Assessment-Arenas;
- Parks, Recreation and Culture Master Plan Update;
- Water Supply Master Plan Update; and
- Sports Fields – Develop Master Plan.

The total gross cost of these studies is \$1,861,000, of which \$65,600 is attributable to existing benefit and \$80,000 is attributable to growth in the post 10-year planning



period. In addition, a deduction of \$79,500 to recognize the portion of studies related to D.C.-ineligible services has been made. Further, outstanding credits in the amount of \$30,167 related to stormwater services and the deficit in the reserve fund of \$409,052 that have been included. The resultant net growth-related capital cost is therefore \$2,075,119, which has been included in the D.C. calculation.

These costs have been allocated 66% residential and 34% non-residential based on the incremental growth in population to employment for the 10-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington

Class of Service:

Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-2030										66%	34%	
	Shared Studies:											
1	Development Charges Study:											
1a	Development Charges Study	Water Services	2025	20,140	-		20,140	-		20,140	13,292	6,848
1b	Development Charges Study	Wastewater Services	2025	19,100	-		19,100	-		19,100	12,606	6,494
1c	Development Charges Study	Services Related to a Highway	2025	32,130	-		32,130	-		32,130	21,206	10,924
1d	Development Charges Study	Fire Protection Services	2025	2,860	-		2,860	-		2,860	1,888	972
1e	Development Charges Study	Parks & Recreation Services	2025	5,770	-		5,770	-		5,770	3,808	1,962
2	Development Charges Study:											
2a	Development Charges Study	Water Services	2030	20,140	-		20,140	-		20,140	13,292	6,848
2b	Development Charges Study	Wastewater Services	2030	19,100	-		19,100	-		19,100	12,606	6,494
2c	Development Charges Study	Services Related to a Highway	2030	32,130	-		32,130	-		32,130	21,206	10,924
2d	Development Charges Study	Fire Protection Services	2030	2,860	-		2,860	-		2,860	1,888	972
2e	Development Charges Study	Parks & Recreation Services	2030	5,770	-		5,770	-		5,770	3,808	1,962
3	Growth Strategy Update:											
3a	Growth Strategy Update	Water Services	2024	27,690	-		27,690	-		27,690	18,275	9,415
3b	Growth Strategy Update	Wastewater Services	2024	26,260	-		26,260	-		26,260	17,332	8,928
3c	Growth Strategy Update	Services Related to a Highway	2024	44,180	-		44,180	-		44,180	29,159	15,021
3d	Growth Strategy Update	Fire Protection Services	2024	3,930	-		3,930	-		3,930	2,594	1,336
3e	Growth Strategy Update	Parks & Recreation Services	2024	7,940	-		7,940	-		7,940	5,240	2,700
4	South Fergus Master Environmental Servicing Plan/Secondary Plan:											
4a	South Fergus Master Environmental Servicing Plan/Secondary Plan	Water Services	2021-2025	156,250	-	15,630	140,620	-		140,620	92,809	47,811
4b	South Fergus Master Environmental Servicing Plan/Secondary Plan	Wastewater Services	2021-2025	156,250	-	15,630	140,620	-		140,620	92,809	47,811
4c	South Fergus Master Environmental Servicing Plan/Secondary Plan	Stormwater Services	2021-2025	93,750	-	9,380	84,370	-		84,370	55,684	28,686
4d	South Fergus Master Environmental Servicing Plan/Secondary Plan	Services Related to a Highway	2021-2025	156,250	-	15,620	140,630	-		140,630	92,816	47,814
4e	South Fergus Master Environmental Servicing Plan/Secondary Plan	Parks & Recreation Services	2021-2025	62,500	-	6,240	56,260	-		56,260	37,132	19,128



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington

Class of Service:

Growth Studies

Prj.No	Increased Service Needs Attributable to Anticipated Development	Service to Which Project Relates	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2030										66%	34%
5	Trails Master Plan Study Update:											
5a	Trails Master Plan Study Update	Parks & Recreation Services	2026	68,400	-		68,400	17,100		51,300	33,858	17,442
5b	Trails Master Plan Study Update	Services Related to a Highway	2026	7,600	-		7,600	1,900		5,700	3,762	1,938
6	Water /Wastewater Servicing Master Plan:											
6a	Water /Wastewater Servicing Master Plan	Water Services	2023	50,000	-		50,000	-		50,000	33,000	17,000
6b	Water /Wastewater Servicing Master Plan	Wastewater Services	2023	50,000	-		50,000	-		50,000	33,000	17,000
	Service Specific Studies:											
7	Stormwater Master Plan	Stormwater Services	2021	150,000	-		150,000	30,000		120,000	79,200	40,800
8	Transportation Plan Update	Services Related to a Highway	2026	240,000	-		240,000	-		240,000	158,400	81,600
9	Fire Master Plan Update	Fire Protection Services	2027	60,000	-		60,000	-		60,000	39,600	20,400
10	Future Recreation Facility Needs Assessment-Arenas	Parks & Recreation Services	2024	15,000	-		15,000	3,000		12,000	7,920	4,080
11	Parks, Recreation & Culture Master Plan Update	Parks & Recreation Services	2028	85,000	-	17,000	68,000	13,600		54,400	35,904	18,496
12	Water Supply Master Plan Update	Water Services	2029	160,000	-		160,000	-		160,000	105,600	54,400
13	Sports Fields - Develop Master Plan	Parks & Recreation Services	2024	80,000	-		80,000	-		80,000	52,800	27,200
	Agreement Credits and Reserve Adjustment:											
14	Sub-Watershed Study for Community Planning Area - Phase I - Credits	Stormwater Services	2021	8,971	-		8,971	-		8,971	5,921	3,050
15	Sub-Watershed Study for Community Planning Area - Phase II - Credits	Stormwater Services	2021	21,196	-		21,196	-		21,196	13,990	7,207
16	Reserve Fund Adjustment			409,052	-		409,052	-		409,052	269,974	139,078
	Total			2,300,219	-	79,500	2,220,719	65,600	-	2,155,119	1,422,379	732,740



5.2.2 Parks and Recreation Services

The Township currently has 224.67 acres of parkland within its jurisdiction. This parkland consists of parks of varying sizes. The Township has sustained the current level of service over the historical 10-year period (2010 to 2019), with an average of 7.7 acres of parkland and 3.2 parkland amenities items per 1,000 population. The Township also provides 0.24 linear meters of trails per capita. Including parkland, parkland amenities (e.g. ball diamonds, playground equipment, soccer fields, etc.), and trails, the level of service provided is approximately \$799 per capita. When applied over the forecast period, this average level of service translates into a D.C.-eligible amount of \$7,329,541.

With respect to recreation facilities, there are community/seniors centres, the community Sportsplex, as well as a number of washroom and storage facilities located throughout the Township. These facilities currently provide 175,193 sq.ft. of space. The average historical level of service for the previous ten years equates to approximately 6.22 sq.ft. of space per capita or an investment of \$2,200 per capita. This service standard provides a D.C.-eligible amount of \$20,167,950.

The Township services parks and recreation services with various vehicles and equipment. The inventory provides for a per capita standard of \$36. Over the forecast period, this provides for an additional D.C.-eligible amount of \$332,432.

In total the historical parks and recreation service standard equates to \$27,829,922.

Based on the projected growth over the 10-year forecast period, the Township has identified \$14,134,100 in future growth capital costs for parkland and trail development, various additional amenities, and facilities as identified in the Parks Master Plan. This cost also includes additional vehicles and equipment required to assist in maintaining the growth-related infrastructure. In addition, the growth-related portion of outstanding debt, both principal and interest (discounted), in the amount of \$1,848,827 has been identified. A deduction to recognize the benefit to existing development of \$14,750 has been made in addition to the current reserve fund balance of \$2,084,210 for parks and recreation (formerly indoor and outdoor recreation). The net growth capital cost after deductions is \$13,883,967, this amount has been included in the D.C. calculations.



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 Included in the Development Charges Calculation

Township of Centre Wellington

Service: Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
	2020-2029									95%	5%
	Parkland Development:										
1	Future Parkland Development (16 hectares)	2030	2,912,000	-		2,912,000	-		2,912,000	2,766,400	145,600
2	Future Parkland Development - Storybrook, Haylock, Youngblood, etc.	2021-2030	1,310,000	-		1,310,000	-		1,310,000	1,244,500	65,500
3	Milligan Park - Plan Implementation	2022	130,000	-		130,000	-		130,000	123,500	6,500
4	Irrigated Soccer Field Lit - (1 Full)	2026	300,000	-		300,000	-		300,000	285,000	15,000
5	Irrigated Soccer Field Lit - (1 Full)	2025	300,000	-		300,000	-		300,000	285,000	15,000
6	Two Multi-Use Courts (Tennis/Pickleball) - Elora	2022	160,000	-		160,000	-		160,000	152,000	8,000
7	Multi-use court (Tennis/Pickleball) - CW Sportsplex	2025	87,100	-		87,100	-		87,100	82,745	4,355
8	Barrier Free Children's Play Structure	2026	373,900	-		373,900	-		373,900	355,205	18,695
9	Forfar Park - Play Equipment, Landscaping and Trail Development	2021	65,000	-		65,000	9,750		55,250	52,488	2,763
10	ECC Skateboard Park - Shade Structure, Path and Landscaping	2024	45,000	-		45,000	-		45,000	42,750	2,250
11	Millburn Park Playground and Washroom	2024	170,000	-		170,000	-		170,000	161,500	8,500
12	Outdoor Basketball Multi-Use Court (Sportsplex)	2021	80,000	-		80,000	-		80,000	76,000	4,000
13	Major Children's Splash Pad	2025	531,100	-		531,100	-		531,100	504,545	26,555
14	Granwood Gate Park Amenities	2022	10,000	-		10,000	-		10,000	9,500	500
15	Strathallan Park - Soccer Field and Parking Lot	2022-2023	160,000	-		160,000	-		160,000	152,000	8,000
16	Beatty Hollow Neighbourhood Park Development	2021	100,000	-		100,000	-		100,000	95,000	5,000



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
Service: Parks and Recreation Services

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share	Non-Residential Share
2020-2029									95%	5%	
	Vehicles and Equipment								-		
17	Parks Truck	2023	40,000	-		40,000	-		40,000	38,000	2,000
18	Parks Truck	2027	40,000	-		40,000	-		40,000	38,000	2,000
19	Parks Front Mount Mower	2023	30,000	-		30,000	-		30,000	28,500	1,500
20	Parks Large Mower	2027	100,000	-		100,000	-		100,000	95,000	5,000
21	Parks Trailer	2023	20,000	-		20,000	-		20,000	19,000	1,000
22	Park Truck	2021	40,000	-		40,000	-		40,000	38,000	2,000
23	Water Trailer	2021	10,000	-		10,000	5,000		5,000	4,750	250
	Indoor Recreation Facilities								-		
24	Dedicated Youth Space	2030	759,000	-		759,000	-		759,000	721,050	37,950
25	Indoor Turf Training Facility	2030	5,311,000	-		5,311,000	-		5,311,000	5,045,450	265,550
26	Victoria Park Senior Centre Expansion - Concept Design and Feasibility	2024	50,000	-		50,000	-		50,000	47,500	2,500
27	Victoria Park Senior Centre Expansion	2030	1,000,000	-		1,000,000	-		1,000,000	950,000	50,000
	Existing Debt and Reserve Fund Adjustment										
28	Recreation Facility - Debt Costs - Growth Related Principal	2021-2027	1,104,230	-		1,104,230	-		1,104,230	1,049,019	55,212
29	Recreation Facility - Debt Costs - Growth Related Interest (Discounted)	2021-2027	66,083	-		66,083	-		66,083	62,778	3,304
28	Victoria Park Seniors Centre Expansion - Loan from Reserves - Growth-related Principal	2021-2027	655,122	-		655,122	-		655,122	622,366	32,756
29	Victoria Park Seniors Centre Expansion - Loan from Reserves - Discounted Growth-related Interest	2021-2027	23,392	-		23,392	-		23,392	22,222	1,170
	Reserve Fund Adjustment						2,084,210		(2,084,210)	(1,980,000)	(104,211)
	Total		15,982,927	-	-	15,982,927	2,098,960	-	13,883,967	13,189,769	694,198



5.3 Service Levels and 22-Year Capital Costs for Centre Wellington's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 22-year capital costs.

5.3.1 Services Related to a Highway (formerly Transportation Services)

Centre Wellington owns and maintains 466.94 km of roads. This provides an average level of investment of \$36,352 per capita, resulting in a D.C.-eligible recovery amount of approximately \$731.5 million over the 22-year forecast period.

With respect to future capital infrastructure needs, the Township's approved Transportation Master Plan, Final Report, dated January 2019, by WSP Global Inc., additional road expansion & upgrades have been identified in addition to intersection improvements and bridge improvements. The identified program was then reviewed for current costing and estimated timing by Township staff with assistance from the Township's engineering consultant, Triton Engineering Services Limited. The total program equals \$162,128,000. In addition to these costs, outstanding debt and credits have been included at a cost of \$1,586,104. Deductions of \$39,219,000 and \$9,107,700 have been made to account for costs that benefit to existing development and those that will benefit growth in the post 2041 period, respectfully. A further deduction in the amount of \$29,874,000 has been made to recognize the component of projects that are the responsibility of the development landowners as per the Township's local service policy. Finally, the balance in the reserve fund of \$3,928,195, has been deducted, resulting in a net D.C.-eligible amount of \$81,585,209 to be included in the D.C. calculations.

The residential/non-residential capital cost allocation for all services related to a highway is 71% residential and 29% non-residential based on the incremental growth in population to employment for the 22-year forecast period.



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington

Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
	Roads										
1	Sideroad 15, Beatty Line N to Highway 6	2021-2023	1,950,000	-		1,950,000	1,170,000		780,000	553,800	226,200
2	Beatty Line N, Nichol Road 15 to Sideroad 18	2021-2023	3,270,000	-		3,270,000	1,962,000		1,308,000	928,680	379,320
3	Beatty Line N, Sideroad 18 to Colborne Street (Millage)	2021-2023	214,000	-		214,000	128,400		85,600	60,776	24,824
4	Colborne Street Re-alignment (internal to Storybrook), Gerrie Road to Beatty Line N	2021-2023	1,890,000	-		1,890,000	-	1,890,000	-	-	-
5	Colborne Street Re-alignment (external to Storybrook), Gerrie Road to Beatty Line N	2021-2023	1,590,000	-		1,590,000	477,000		1,113,000	790,230	322,770
6	York Street, Waterloo Street (Hamilton) to Wellington Rd 7	2021-2023	326,000	-		326,000	97,800		228,200	162,022	66,178
7	Carlton Place, Metcalfe Street to Victoria St	2021-2023	652,000	-		652,000	78,200		573,800	407,398	166,402
8	Carlton Place, Victoria Street to Wellington Rd 7	2021-2023	977,000	-		977,000	136,800		840,200	596,542	243,658
9	Third Line, Sideroad 5 (south) to Sideroad 5 (north)	2021-2023	318,000	-		318,000	31,800		286,200	203,202	82,998
10	Third Line, Sideroad 5 (north) to Wellington Rd 17	2021-2023	2,860,000	-		2,860,000	286,000		2,574,000	1,827,540	746,460
11	Beatty Line N, Colborne Street (Millage) to Garafraxa Street W	2021-2023	3,400,000	-		3,400,000	578,000		2,822,000	2,003,620	818,380
12	Beatty Line N, Garafraxa Street W to St Andrew Street W	2021-2023	568,000	-		568,000	426,000		142,000	100,820	41,180
13	Short-term improvement - Provision for design, approvals, permits	2021-2023	259,000	-		259,000	-		259,000	183,890	75,110
14	McQueen Blvd Extension towards West , McQueen Blvd to Guelph Street	2024-2031	1,040,000	-		1,040,000	52,000		988,000	701,480	286,520
15	Sideroad 15, Gerrie Road to Beatty Line N	2024-2031	3,990,000	-		3,990,000	2,394,000		1,596,000	1,133,160	462,840
16	Sideroad 15, James Street to Irvine Street	2024-2031	1,120,000	-		1,120,000	672,000		448,000	318,080	129,920
17	Walser Street Ext E, Walser Street to Gerrie Road	2024-2031	1,560,000	-		1,560,000	-	1,560,000	-	-	-
18	First Line, Wellington Road 7 to Bridge Street	2024-2031	3,220,000	-		3,220,000	966,000		2,254,000	1,600,340	653,660
19	Gerrie Road, Sideroad 15 to Walser Street Ext East	2024-2031	1,350,000	-		1,350,000	810,000		540,000	383,400	156,600
20	Guelph Street, Cumming Crescent (McQueen) to Second Line	2024-2031	3,250,000	-		3,250,000	975,000		2,275,000	1,615,250	659,750



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington

Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
21	McQueen Blvd Extension towards East, Millburn Blvd to Scotland Street	2024-2031	2,750,000	-		2,750,000	-	2,750,000	-	-	-
22	Gilkison Street, South River Road to Trestle Bridge Trail Crossing	2024-2031	1,440,000	-		1,440,000	432,000		1,008,000	715,680	292,320
23	Beatty Line Extension towards South, St Andrew Street W to McQueen Blvd Ext	2024-2031	3,320,000	-		3,320,000	166,000		3,154,000	2,239,340	914,660
24	Dickson Drive Ext, Dickson Drive to First Line	2024-2031	1,450,000	-		1,450,000	-	1,450,000	-	-	-
25	St Andrew St E, Lamond Street to Anderson Street	2024-2031	3,760,000	-		3,760,000	1,128,000		2,632,000	1,868,720	763,280
26	McQueen Blvd Extension towards West, Beatty Line S Ext (future) to Guelph Street	2024-2031	674,000	-		674,000	33,700		640,300	454,613	185,687
27	Gerrie Road, Walsler Street Ext E to Colborne Street	2024-2031	1,220,000	-		1,220,000	366,000		854,000	606,340	247,660
28	New Road 23, Highway 6 to Scotland Street	2024-2031	3,100,000	-		3,100,000	-	3,100,000	-	-	-
29	New Road 26, McQueen Blvd to New Road 23	2024-2031	2,000,000	-		2,000,000	-	2,000,000	-	-	-
30	New Road 28, McQueen Blvd Ext to New Road 23	2024-2031	1,810,000	-		1,810,000	-	1,810,000	-	-	-
31	Scotland Street, McQueen Blvd to Second Line	2024-2031	3,390,000	-		3,390,000	1,017,000		2,373,000	1,684,830	688,170
32	Garafraxa Street, Beatty Line N to Maiden Line	2024-2031	1,790,000	-		1,790,000	537,000		1,253,000	889,630	363,370
33	Sideroad 15, Gerrie Road to Irvine Street	2024-2031	2,050,000	-		2,050,000	1,230,000		820,000	582,200	237,800
34	Guelph Street, Elora Street to McQueen Blvd Ext	2024-2031	2,760,000	-		2,760,000	828,000		1,932,000	1,371,720	560,280
35	Second Line, Guelph Street to Highway 6	2024-2031	6,020,000	-		6,020,000	1,806,000		4,214,000	2,991,940	1,222,060
36	Fourth Line, Wellington Rd 18 to Eramosa-West Garafraxa Townline	2024-2031	3,840,000	-		3,840,000	2,304,000		1,536,000	1,090,560	445,440
37	Colborne Street, John Street to Wilson Cres	2024-2031	2,050,000	-		2,050,000	615,000		1,435,000	1,018,850	416,150
38	David Street, Geddes Street to Aqua Street	2024-2031	1,040,000	-		1,040,000	312,000		728,000	516,880	211,120
39	David Street, Aqua Street to John Street	2024-2031	749,000	-		749,000	224,700		524,300	372,253	152,047
40	David Street, John Street to Irvine Street	2024-2031	228,000	-		228,000	68,400		159,600	113,316	46,284
41	South River Road, Haylock Avenue to Gilkison Road	2024-2031	1,600,000	-		1,600,000	480,000		1,120,000	795,200	324,800
42	Park Road Ext, Park Road Terminus to First Line	2024-2031	1,930,000	-		1,930,000	-	1,930,000	-	-	-
43	Union Street W, Tower Street to Beatty Line Ext (future)	2024-2031	3,260,000	-		3,260,000	978,000		2,282,000	1,620,220	661,780
44	Second Line, Highway 6 to Scotland Street	2024-2031	9,270,000	-		9,270,000	927,000		8,343,000	5,923,530	2,419,470
45	McQueen Blvd Extension towards West, Beatty Line N Ext to First Line	2032-2041	4,200,000	1,995,000		2,205,000	210,000		1,995,000	1,416,450	578,550



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington

Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
46	First Line, Anderson Street Relief Road to Dickson Dr Ext	2032-2041	1,110,000	277,500		832,500	333,000		499,500	354,645	144,855
47	Anderson Street Relief Road, First Line to Lamond Street	2032-2041	7,110,000	1,777,500		5,332,500	355,500		4,977,000	3,533,670	1,443,330
48	Gilkison Street, Trestle Bridge Trail Crossing to First Line	2032-2041	1,270,000	317,500		952,500	381,000		571,500	405,765	165,735
49	First Line, McGowan St SWM Pond to South River Road	2032-2041	4,890,000	978,000		3,912,000	2,934,000		978,000	694,380	283,620
50	New Road 24, Guelph Street to Highway 6	2032-2041	1,980,000	-		1,980,000	-	1,980,000	-	-	-
51	New Road 25, Guelph Street to Highway 6	2032-2041	2,010,000	-		2,010,000	-	2,010,000	-	-	-
52	New Road 27, New Road 23 to Second Line	2032-2041	1,180,000	-		1,180,000	-	1,180,000	-	-	-
53	New Road 29, New Road 23 to Second Line	2032-2041	1,240,000	-		1,240,000	-	1,240,000	-	-	-
54	New Road 30, McQueen Blvd to Second Line	2032-2041	3,080,000	-		3,080,000	-	3,080,000	-	-	-
55	Second Line Ext, Scotland Street to Wellington Road 29	2032-2041	2,330,000	1,106,800		1,223,200	116,500		1,106,700	785,757	320,943
56	Third Line, Wellington Rd 18 to Sideroad 11	2032-2041	3,180,000	318,000		2,862,000	1,908,000		954,000	677,340	276,660
57	Third Line, Sideroad 11 to Sideroad 5 (south)	2032-2041	3,180,000	318,000		2,862,000	1,908,000		954,000	677,340	276,660
58	Sideroad 18, Vincent Street to Steele Street	2030	2,120,000	-		2,120,000	636,000		1,484,000	1,053,640	430,360
59	First Line: Wellington Road 19 to Sideroad 10 Upgrade	2021	320,000	-		320,000	32,000		288,000	204,480	83,520
	Intersection Improvements										
60	Wellington Road 7 and York Street W	2021-2023	588,000	-		588,000	-	588,000	-	-	-
61	Highway 6 and Nichol Road 15	2021-2023	1,065,000	-		1,065,000	-	1,065,000	-	-	-
62	Beatty Line N and St Andrew Street W	2021-2023	35,000	-		35,000	1,800		33,200	23,572	9,628
63	Beatty Line N and Millage Line	2021-2023	210,000	-		210,000	10,500		199,500	141,645	57,855
64	Wellington Road 7 and First Line	2024-2031	70,000	-		70,000	3,500		66,500	47,215	19,285
65	Guelph Street and McQueen Blvd Ext	2024-2031	1,681,000	-		1,681,000	84,100		1,596,900	1,133,799	463,101
66	South River Road and Gilkison Street	2024-2031	350,000	-		350,000	17,500		332,500	236,075	96,425
67	Wellington Road 18 and Gerrie Road	2021	35,000	-		35,000	1,800		33,200	23,572	9,628
68	Gerrie Road and Colborne Street	2024-2031	350,000	-		350,000	17,500		332,500	236,075	96,425
69	First Line and South River Road	2024-2031	350,000	-		350,000	17,500		332,500	236,075	96,425
70	McQueen Blvd and Millburn Blvd	2024-2031	350,000	-		350,000	17,500		332,500	236,075	96,425
71	Highway 6 and Second Line	2032-2041	2,241,000	-		2,241,000	-	2,241,000	-	-	-
72	Wellington Rd 19 and Anderson Street relief road	2032-2041	1,681,000	399,200		1,281,800	84,100		1,197,700	850,367	347,333
73	Scotland Street and McQueen Blvd	2032-2041	350,000	83,100		266,900	17,500		249,400	177,074	72,326



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington

Service: Services Related to a Highway

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
	Bridges										
74	Bridge on Beatty Line Ext	2024-2031	6,472,000	-		6,472,000	323,600		6,148,400	4,365,364	1,783,036
75	Bridge on Wellington Road 29 Ext	2032-2041	6,472,000	1,537,100		4,934,900	323,600		4,611,300	3,274,023	1,337,277
76	First Line Bridge - Structure - 24 WG	2021-2023	2,521,000	-		2,521,000	2,268,900		252,100	178,991	73,109
77	Sideroad 15 - Queen Mary Bridge - Structure - 30-WG	2024-2031	2,802,000	-		2,802,000	2,521,800		280,200	198,942	81,258
	Outstanding Debt, Credits and Reserve Adjustment										
78	David St. Reconstruction - Geddes St. to County Rd 7 - Debt Costs - Principal	2021-2025	47,553	-		47,553	-		47,553	33,762	13,790
79	David St. Reconstruction - Geddes St. to County Rd 7 - Debt Costs - Interest (Discounted)	2021-2025	2,846	-		2,846	-		2,846	2,021	825
80	Developer Credits - Elora Meadows	2021-2024	99,861	-		99,861	-		99,861	70,901	28,960
81	Developer Credits - Elora Ridge	2021-2023	53,477	-		53,477	-		53,477	37,969	15,508
82	Developer Credits - Granwood Gate Phase 3	2021-2024	653,329	-		653,329	-		653,329	463,863	189,465
83	Developer Credits - Haylock Farms	2022-2026	729,039	-		729,039	-		729,039	517,618	211,421
84	Reserve Fund Balance			-		-	3,928,195		(3,928,195)	(2,789,018)	(1,139,177)
	Revised Total Capital Program		163,714,104	9,107,700	-	154,606,404	43,147,195	29,874,000	81,585,209	57,925,499	23,659,711



5.3.2 Public Works (Facilities, Vehicles and Equipment)

As per Section 4.7, a D.C. by-law may provide for any D.C.-eligible service to be included in a class set out in the by-law. Public Works is proposed as a class of service comprised of Services Related to a Highway, Water Services, Wastewater Services, Stormwater Services and Parks & Recreation Services.

The Township operates its Public Works Department out of thirteen facilities with 56,008 sq.ft. of building area, providing for a 22-year per capita average level of service of 2 sq.ft./capita or \$359/capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the long-term forecast period of \$7,234,176.

The Township's public works fleet inventory, including 103 vehicles and equipment items, provides for a per capita standard of \$388. Over the forecast period, the D.C.-eligible amount for vehicles and equipment is \$7,801,270.

The maximum D.C.-eligible amount for recovery over the 22-year forecast period for Public Works Facilities, Vehicles and Equipment is \$15,035,445.

With respect to future growth needs, the Township has identified expansion to the fleet of vehicles and equipment along with a provision for an expansion of operations facility space at a total cost of \$16.01 million. The year-end D.C. reserve fund balance of \$981,139 has been deducted from this amount resulting in a net amount of \$15,028,861 included in the D.C. calculations at this time.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 71% being allocated to residential development and 29% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
 Class of Service: Public Works Facilities, Vehicles and Equipment

Prj. No.	Increased Service Needs Attributable to Anticipated Development	Timing (year)	Service to Which Project Relates	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions (to recognize benefit to non-D.C. services)	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
								Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non-Residential Share 29%
	2020-2041											
1	Provision for Additional Operations Facility Space											
1a	Provision for Additional Operations Facility Space	2021-2041	Services Related to a Highway	5,640,000	-		5,640,000	-		5,640,000	4,004,400	1,635,600
1b	Provision for Additional Operations Facility Space	2021-2041	Stormwater Services	705,000	-		705,000	-		705,000	500,550	204,450
1c	Provision for Additional Operations Facility Space	2021-2041	Water Services	2,115,000	-		2,115,000	-		2,115,000	1,501,650	613,350
1d	Provision for Additional Operations Facility Space	2021-2041	Wastewater Services	2,115,000	-		2,115,000	-		2,115,000	1,501,650	613,350
1e	Provision for Additional Operations Facility Space	2021-2041	Parks and Recreation Services	3,525,000	-		3,525,000	-		3,525,000	2,502,750	1,022,250
2	Provision for Additional Services Related to a Highway Fleet	2030	Services Related to a Highway	600,000	-		600,000	-		600,000	426,000	174,000
3	Provision for Additional Water Services Fleet	2030	Water Services	200,000	-		200,000	-		200,000	142,000	58,000
4	Provision for Additional Wastewater Services Fleet	2030	Wastewater Services	200,000	-		200,000	-		200,000	142,000	58,000
5	Single Axle Truck with dump/plow/sander/wing	2025	Services Related to a Highway	260,000	-		260,000	-		260,000	184,600	75,400
6	Single Axle Truck with dump/plow/sander/wing	2021	Services Related to a Highway	300,000	-		300,000	-		300,000	213,000	87,000
7	Sidewalk Snow Plow	2021	Services Related to a Highway	50,000	-		50,000	-		50,000	35,500	14,500
8	Rubber Tire Excavator											
9	Rubber Tire Excavator	2024	Services Related to a Highway	75,000	-		75,000	-		75,000	53,250	21,750
10	Rubber Tire Excavator	2024	Water Services	75,000	-		75,000	-		75,000	53,250	21,750
11	Rubber Tire Excavator	2024	Wastewater Services	75,000	-		75,000	-		75,000	53,250	21,750
12	Rubber Tire Excavator	2024	Stormwater Services	75,000	-		75,000	-		75,000	53,250	21,750
13	Reserve Fund Balance			-	-		-	981,139		(981,139)	(696,609)	(284,530)
	Total			16,010,000	-	-	16,010,000	981,139	-	15,028,861	10,670,491	4,358,370



5.3.3 Fire Protection Services

The Township currently operates its fire services from two stations and also has two storage facilities, with a combined square footage of 16,172, providing for a per capita average level of service of approximately 0.58 sq.ft. or \$1972 per capita. This level of service provides the Township with a maximum D.C.-eligible amount for recovery over the forecast period of \$3,964,830.

Centre Wellington has a current inventory of 17 vehicles providing for an average level of service of \$208 per capita which translates into a D.C.-eligible amount of \$4,190,219. In addition to vehicles the fire service also has a variety of small equipment and gear which it provides to its 69 firefighters for use in fire services. This results in an average level of service of \$56 per capita. The total D.C.-eligible amount for small equipment and gear is \$1,124,932.

The maximum D.C.-eligible amount for recovery over the 22-year forecast period for fire services is \$9,279,981.

The Township has identified the need for an additional fire station along with vehicles and small equipment and gear to service future growth. The costs are estimated at \$7,167,000. The year-end reserve fund balance of \$711,978 has been deducted resulting in a net amount of \$6,455,022 being included in the D.C. calculations.

These costs are shared between residential and non-residential based on the population to employment ratio over the forecast period, resulting in 71% being allocated to residential development and 29% being allocated to non-residential development.



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
Service: Fire Protection Services

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 71%	Non- Residential Share 29%
	Fire Facilities										
1	New Fire Hall - Including Land	2023-2027	4,842,000	-		4,842,000	-		4,842,000	3,437,820	1,404,180
	Fire Vehicles										
2	Tanker	2027	733,000	-		733,000	-		733,000	520,430	212,570
3	Pumper	2027	838,000	-		838,000	-		838,000	594,980	243,020
	Fire Small Equipment & Gear										
4	Additional Volunteer Firefighters (6)	2023	39,600	-		39,600	-		39,600	28,116	11,484
5	Additional Volunteer Firefighters (19)	2027	125,400	-		125,400	-		125,400	89,034	36,366
6	Additional SCBA & Cylinders	2022-2027	87,500	-		87,500	-		87,500	62,125	25,375
7	Additional Equipment - New Fire Hall	2027	419,000	-		419,000	-		419,000	297,490	121,510
8	Eight Seat Van	2022	45,000	-		45,000	-		45,000	31,950	13,050
9	Portable Radios and Chargers	2021-2027	37,500	-		37,500	-		37,500	26,625	10,875
	Reserve Fund Adjustment										
	Reserve Fund Balance						711,978		(711,978)	(505,504)	(206,474)
	Total		7,167,000	0	0	7,167,000	711,978	0	6,455,022	4,583,066	1,871,956



5.4 Service Levels and Urban Capital Costs for Centre Wellington's D.C. Calculation

This section evaluates the development-related capital requirements for those services with 22-year capital costs in the urban serviced areas of the Township.

Township staff and their engineer, Triton Engineering Services Limited, undertook a detailed review of the water and wastewater infrastructure required to service growth over the forecast period to 2041. Triton has provided current capital cost estimates and estimated timing for projects along with the proportionate share of the projects benefitting both growth and the existing community.

5.4.1 Wastewater Services

Wastewater Treatment and Biosolids Facilities

The Township has identified the need for a future expansion of the Fergus plant. This work has been estimated to cost approximately \$33 million. Based on capacity requirements, 58%, or \$18.99 million has been deducted from the calculations to recognize the amount that benefits growth post-2041 and 10% or \$3.3 million has been deducted for the amount that benefits existing development.

Growth-related principal and discounted interest costs have also been included in the calculations in the amount of approximately \$20.24 million related to the most recent expansion to the Elora Wastewater Treatment Plant. Based on the capacity this plant provides to growth over the 2020-2041 period vs. the post 2041 period, a post-period benefit deduction equal to 17% has been made. This equates to a deduction of \$3,400,639.

In total, the gross capital cost for all of the identified works is approximately \$53,243,437. In addition to the deductions mentioned above, \$2,255,091 has been deducted to reflect the balance in the reserve fund. Therefore, the net growth capital cost of \$25,299,706 has been included in the D.C.

Wastewater Collection System

The total gross capital cost estimated for linear and pumping infrastructure associated with the wastewater collection systems is \$17,796,470. These works include various



new wastewater mains, extensions, upgrades, and costs associated with additional depth of mains. In addition, outstanding debt, and credit obligations of \$1,128,739 have been included for a grand total of \$18,925,209 to be recovered from growth. A deduction of \$527,024 has been made which represents the amount that is attributable to existing benefit. The net growth-related capital cost of \$18,398,185 has been included in the D.C. calculations.

These costs are shared between residential (73%) and non-residential (27%) development based on the existing capacity usage by population and employment.



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington

Service: Wastewater - Sewers

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
1	Colborne Sanitary Upsizing - Wilson to Irvine	2024	170,200	-		170,200	134,458		35,742	26,155	9,587
2	Grand River Sanitary Crossing - SPS	2029	5,707,000	-		5,707,000	228,280		5,478,720	4,009,153	1,469,567
3	Grand River Sanitary Crossing Forcemain - Future SPS to Union SPS	2029	446,200	-		446,200	17,848		428,352	313,454	114,898
4	McQueen Sanitary Extension - Fergus/Nichol Boundary to Guelph St.	2025	249,000	-		249,000	-		249,000	182,210	66,790
5	Guelph St. Sanitary Extension - McQueen to Elora St.	2027	516,400	-		516,400	-		516,400	377,885	138,515
6	Guelph St. Sanitary Extension - Elora St. to Union	2027	270,500	-		270,500	-		270,500	197,943	72,557
7	Second Line Sanitary Extension - HWY 6 to Jones Baseline	2027	819,700	-		819,700	-		819,700	599,830	219,870
8	Union St Forcemain - Union St SPS to Fergus WWTP	2024	461,700	-		461,700	9,234		452,466	331,100	121,366
9	Union St - SPS Upgrade	2024	6,744,000	-		6,744,000	134,880		6,609,120	4,836,344	1,772,776
10	Guelph St. Sanitary Extension - McQueen to Second Line	2024	819,700	-		819,700	-		819,700	599,830	219,870
11	Second Line Sanitary Extension - Guelph to HWY 6	2024	573,800	-		573,800	-		573,800	419,889	153,911
12	W.R.7 Sanitary Extension - Carlton Place to McNab	2021-2026	408,800	-		408,800	-		408,800	299,147	109,653
13	HWY 6 North Sanitary Extension - From Existing Limit to FR9 (South Limit)	2027-2032	232,400	-		232,400	2,324		230,076	168,362	61,714
14	Extension of Beatty Line Sanitary Sewer from Garafraxa Street to Colborne Street	2027	212,100	-		212,100	-		212,100	155,208	56,892
15	ER5 Additional Sanitary Sewer Depth (Haylock)	2022	39,170	-		39,170	-		39,170	28,663	10,507
16	ER5 Additional Sanitary Sewer Depth (Youngblood)	2022	125,800	-		125,800	-		125,800	92,056	33,744
	Outstanding Debt & Credits										
17	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Principal	2021-2034	1,023,662	-		1,023,662	-		1,023,662	749,084	274,579
18	Elora WWTP & Clyde St. Pump Station & BioSolids Debt - Interest (Discounted)	2021-2034	41,782	-		41,782	-		41,782	30,574	11,207
19	Developer Credits - Elora Meadows	2021-2024	55,585	-		55,585	-		55,585	40,675	14,910
20	Developer Credits - Elora Ridge	2021-2023	7,710	-		7,710	-		7,710	5,642	2,068
	Total		18,925,209	-	-	18,925,209	527,024	-	18,398,185	13,463,207	4,934,978



5.4.2 Water Services

Water Treatment, Supply, and Storage Facilities

Based on the recently completed Water Supply Master Plan, the Township has identified the need for new municipal wells and have included the balance to be spent for the well F7 filtration works. In total, the gross capital cost for these works is \$25,201,000. In addition, outstanding growth-related debt obligations, principal, and interest (discounted), in the amount to approximately \$3,192,961 have been included. A post period benefit amount of \$3,247,200 has been deducted from the calculations with respect to the new municipal well 7 based on capacity required for growth in the post-forecast period (post-2041). Benefit to existing amounts totaling \$1,053,792 and the reserve fund balance of \$299,681 have also been deducted from the calculations. Therefore, the net growth capital cost of \$23,793,288 has been included in the D.C.

Water Distribution System

The total gross capital cost estimated for water linear and pumping services is \$22,424,000. These works include various new watermains, extensions, and upgrades. In addition, outstanding debt, principal, and discounted interest of \$1,362,833 and credits in the amount of \$176,788 have been included in the D.C. calculations. These costs provide a grand total of \$21,963,621. Deductions from the calculations have been made in the amount of \$854,658 related to growth in the post 2041 period and \$1,470,451 that is attributable to existing benefit. The net growth-related capital cost of \$21,638,512 has been included in the D.C. calculations.

These costs are shared between residential (73%) and non-residential (27%) development based on the existing capacity usage by population and employment.



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
Service: Water Facilities

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
							Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
1	New Well - Area #3	2023-2026	4,734,000	-		4,734,000	-		4,734,000	3,464,191	1,269,809
2	New Well - Area #5	2028-2030	4,710,000	-		4,710,000	-		4,710,000	3,446,628	1,263,372
3	LT Water Supply Implementation - Groundwater Investigation Study	2022	2,420,000	-		2,420,000	-		2,420,000	1,770,879	649,121
4	Replacement of F2 Well with additional capacity expanded	2022	1,795,000	-		1,795,000	448,750		1,346,250	985,143	361,107
5	Replacement and expansion of F5 Well	2022	863,000	-		863,000	129,450		733,550	536,789	196,761
6	New Well - Area 7	2032-2040	3,608,000	3,247,200		360,800	-		360,800	264,022	96,778
7	New Well - Area 8	2020-2037	6,721,000	-		6,721,000	-		6,721,000	4,918,214	1,802,786
8	Well F7 Filtration (Balance to be spent)	2021	350,000	-		350,000	262,500		87,500	64,030	23,470
	Outstanding Debt, Estimated Future Financing and Reserve Fund Adjustment										
9	Elora Water Tower Debt Costs - Principal	2021-2022	110,000	-		110,000	55,000		55,000	40,247	14,753
10	Elora Water Tower Debt Costs - Interest (Discounted)	2021-2022	98,750	-		98,750	49,375		49,375	36,131	13,244
11	Well #F7 Allardice Debt Costs - Principal	2021-2025	122,278	-		122,278	24,456		97,823	71,584	26,239
12	Well #F7 Allardice Debt Costs - Interest (Discounted)	2021-2025	7,318	-		7,318	1,464		5,854	4,284	1,570
13	Well #4 Cottontail Debt Costs - Principal	2021-2025	339,662	-		339,662	78,122		261,540	191,386	70,153
14	Well #4 Cottontail Debt Costs - Interest (Discounted)	2021-2025	20,327	-		20,327	4,675		15,652	11,454	4,198
15	Fergus Water Tower - Debt Principal	2021-2025	1,051,979	-		1,051,979	-		1,051,979	769,805	282,174
16	Fergus Water Tower - Debt Interest (Discounted)	2021-2025	79,326	-		79,326	-		79,326	58,048	21,278
17	Growth-Related Financing Costs for LT Water Supply Implementation - Groundwater Investigation Study - Interest (Discounted)	2023-2043	733,196	-		733,196	-		733,196	536,530	196,667
18	Growth-Related Financing Costs for Replacement of F2 Well with additional capacity expanded - Interest (Discounted)	2022-2042	407,878	-		407,878	-		407,878	298,472	109,406
19	Growth-Related Financing Costs for Replacement and expansion of F5 Well - Interest (Discounted)	2022-2042	222,246	-		222,246	-		222,246	162,633	59,614
20	Reserve Fund Adjustment						299,681		(299,681)	(219,297)	(80,384)
	Total		28,393,961	3,247,200	-	25,146,761	1,353,473	-	23,793,288	17,411,172	6,382,116



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year) From	Timing (year) To	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Benefit to Existing Development	Less:		Potential D.C. Recoverable Cost		
										Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%	
1	Gerrie Watermain Extension - Colborne to ER10 (North Limit)	2024		2024	614,000	-		614,000	-			614,000	449,306	164,694
2	Irvine Watermain Extension – Bricker to SR 15	2029		2029	798,000	-		798,000	-			798,000	583,951	214,049
3	Grand River Sanitary Crossing Watermain - Calquhoun to Union	2029		2029	332,000	-		332,000	13,280			318,720	233,229	85,491
4	McQueen Watermain Extension - Fergus/Nichol Boundary to Guelph St	2025		2025	272,000	-		272,000	-			272,000	199,041	72,959
5	Guelph St. - Watermain Extension - McQueen to Elora St. Union	2024		2024	458,000	-		458,000	22,900			435,100	318,392	116,708
6	Guelph St. - Watermain Extension - Elora St. to Union	2024		2024	240,000	-		240,000	4,800			235,200	172,112	63,088
7	Guelph St. Watermain Extension - Elora St. to Second Line	2024		2024	548,000	-		548,000	-			548,000	401,009	146,991
8	Second Line Watermain Extension - HWY 6 to Jones Baseline	2027		2027	726,000	-		726,000	-			726,000	531,264	194,736
9	Second Line Watermain Extension - HWY 6 to Guelph St	2029		2029	490,000	-		490,000	-			490,000	358,566	131,434
10	Scotland Watermain Extension - Existing Limit to Second Line	2025		2025	530,000	-		530,000	-			530,000	387,837	142,163
11	HWY 6 Watermain Extension - Existing Limit to Second Line	2027		2027	656,000	-		656,000	-			656,000	480,040	175,960
12	Woolwich Watermain Extension - Irvine to James	2028		2028	436,000	-		436,000	-			436,000	319,051	116,949
13	W.R.7 Watermain Extension - VEL2 (South Limit) to Woolwich	2030		2030	1,209,000	-		1,209,000	24,180			1,184,820	867,014	317,806
14	Woolwich Watermain Extension - W.R.7 to Urban Boundary	2025		2025	1,267,000	-		1,267,000	25,340			1,241,660	908,607	333,053
15	W.R.7 Watermain Replacement - David. St to VEL2 (South Limit)	2030		2030	564,000	-		564,000	304,560			259,440	189,850	69,590
16	W.R.18 Watermain Extension - Urban Boundary to 3rd Line	2025		2025	2,303,000	-		2,303,000	46,060			2,256,940	1,651,557	605,383
17	3rd Line Watermain Extension - W.R.18 to Well Area 3	2025		2025	1,152,000	-		1,152,000	23,040			1,128,960	826,137	302,823
18	3rd Line Watermain Extension - W.R.18 to Well Area 8	2036		2036	2,591,000	-		2,591,000	51,820			2,539,180	1,858,091	681,089
19	Irvine Watermain Extension - Woolwich to Well Area 5	2030		2030	2,534,000	-		2,534,000	50,680			2,483,320	1,817,215	666,105
20	Sideroad 10(11) Watermain Extension - Irvine to Well Area 5	2030		2030	691,000	-		691,000	-			691,000	505,652	185,348
21	First Line Watermain Extension - Well 3 to VEL19 (West Limit)	2024		2024	327,000	-		327,000	6,540			320,460	234,502	85,958
22	First Line Watermain Extension - Existing Stub to ER5 (East Limit)	2035		2035	817,000	-		817,000	16,340			800,660	585,898	214,762
23	Carlton Place Watermain Replacement – Metcalf to Victoria	2023		2023	210,000	-		210,000	113,400			96,600	70,689	25,911
24	Carlton Place Watermain Replacement – Victoria to W.R.7	2023		2023	363,000	-		363,000	196,020			166,980	122,191	44,789
25	W.R.7 Watermain Replacement - Ross to Carlton	2023		2023	723,000	-		723,000	390,420			332,580	243,371	89,209
26	HWY 6 Watermain Extension - From Existing Limit to FR9 (South Limit)	2028		2028	254,000	-		254,000	2,540			251,460	184,010	67,450
27	Beatty Line Watermain Extension - Farley to SDRD 15	2039		2039	824,000	726,768		97,232	16,480			80,752	59,092	21,660
28	SDRD 15 Watermain Extension - Beatty Line to Well Area 7	2039		2039	145,000	127,890		17,110	2,900			14,210	10,398	3,812
29	Replace Existing 150mm Watermain with 300mm Watermain on WR 7 from 105m north of Ross to WR21	2021	2023	2021-2023	350,000	-		350,000	-			350,000	256,119	93,881



Infrastructure Costs Included in the Development Charges Calculation

Township of Centre Wellington
Service: Water Distribution

Prj.No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year) From	Timing (year) To	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Other Deductions	Net Capital Cost	Less:		Potential D.C. Recoverable Cost		
									Benefit to Existing Development	Grants, Subsidies and Other Contributions Attributable to New Development	Total	Residential Share 73%	Non-Residential Share 27%
	Outstanding Debt & Credits												
30	David St. Geddes to WR 7 Debt Costs - Principal	2021	2025	2021-2025	95,105	-		95,105	47,553		47,553	34,798	12,755
31	David St. Geddes to WR 7 Debt Costs - Interest (Discounted)	2021	2025	2021-2025	5,692	-		5,692	2,846		2,846	2,082	763
32	Wellington Place Part 2 Debt Costs - Principal	2021	2025	2021-2025	10,190	-		10,190	5,808		4,382	3,206	1,175
33	Wellington Place Part 2 Debt Costs - Interest (Discounted)	2021	2025	2021-2025	610	-		610	348		262	192	70
34	Wellington Place Part 2 Debt Costs - Principal	2021	2025	2021-2025	169,831	-		169,831	96,804		73,027	53,439	19,588
35	Wellington Place Part 2 Debt Costs - Interest (Discounted)	2021	2025	2021-2025	10,164	-		10,164	5,793		4,370	3,198	1,172
36	Salem Bridge - WR18 and James Street Watermain Exentension - Principal	2021	2041	2021-2041	814,500	-		814,500	-		814,500	596,025	218,475
37	Salem Bridge - WR18 and James Street Watermain Exentension - Interest (Discounted)	2021	2041	2021-2041	256,742	-		256,742	-		256,742	187,875	68,866
38	Developer Credits - Elora Meadows	2021	2024	2021-2024	120,807	-		120,807	-		120,807	88,403	32,404
39	Developer Credits - Granwood Gate Phase 3	2021	2024	2021-2024	55,981	-		55,981	-		55,981	40,965	15,016
	Total				23,963,621	854,658	-	23,108,963	1,470,451	-	21,638,512	15,834,375	5,804,136



Chapter 6

D.C. Calculation



6. D.C. Calculation

Table 6-1 calculates the proposed uniform D.C.s to be imposed for infrastructure services based upon an urban 22-year horizon (wastewater and water). Table 6-2 calculates the proposed uniform D.C. to be imposed on anticipated development in the Township for Township-wide services over a 22-year planning horizon. Table 6-3 calculates the proposed uniform D.C. to be imposed on an anticipated development for Township-wide services over a 10-year planning horizon.

The calculation for residential development is generated on a per capita basis and is based upon five forms of housing types (singles and semi-detached, apartments 2+ bedrooms, apartments bachelor and 1-bedroom, special care/special dwelling units, and all other multiples). The non-residential D.C. has been calculated on a per sq.ft. of G.F.A. basis for all types of non-residential development (industrial, commercial, and institutional).

The D.C.-eligible costs for each service component were developed in Chapter 5 for all Township services and classes, 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 D.C. 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 6-1, 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 G.F.A.

Table 6-4 summarizes the total D.C. that is applicable for municipal-wide services and Table 6-5 summarizes the gross capital expenditures and sources of revenue for works to be undertaken during the five-year life of the by-law.



Table 6-1
Township of Centre Wellington
Development Charge Calculation
Urban Area Services and Classes
Urban 2020-2041

SERVICE/CLASS	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
1. <u>Wastewater Services</u>				
1.1 Treatment plants	18,513,521	6,786,185	2,734	0.98
1.2 Sewers	13,463,207	4,934,978	1,988	0.71
	31,976,728	11,721,163	4,722	1.69
2. <u>Water Services</u>				
2.1 Treatment plants and storage	17,411,172	6,382,116	2,571	0.92
2.2 Distribution systems	15,834,375	5,804,136	2,338	0.84
	33,245,548	12,186,252	4,909	1.76
TOTAL	\$65,222,276	\$23,907,415	\$9,631	\$3.45
D.C.-Eligible Capital Cost	\$65,222,276	\$23,907,415		
Urban 2041 Gross Population/GFA Growth (sq.ft.)	20,954	6,936,300		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,112.64	\$3.45		
<u>By Residential Unit Type</u>	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.094	\$9,631		
Apartments - 2 Bedrooms +	1.675	\$5,214		
Apartments - Bachelor and 1 Bedroom	1.424	\$4,432		
Other Multiples	2.411	\$7,505		
Special Care/Special Dwelling Units	1.100	\$3,424		



Table 6-2
Township of Centre Wellington
Development Charge Calculation
Township-wide Services and Classes
2020-2041

SERVICE/CLASS	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
3. <u>Services Related to a Highway</u>				
3.1 Roads and Related	57,925,499	23,659,711	8,291	3.40
	57,925,499	23,659,711	8,291	3.40
4. <u>Public Works Facilities, Vehicles and Equipment</u>				
4.1 Water Services	1,592,909	650,625	228	0.09
4.2 Wastewater Services	1,592,909	650,625	228	0.09
4.3 Stormwater Management Services	519,862	212,338	74	0.03
4.4 Services Related to a Highway	4,615,437	1,885,179	661	0.27
4.5 Parks and Recreation Services	2,349,374	959,604	336	0.14
	10,670,491	4,358,370	1,527	0.62
5. <u>Fire Protection Services</u>				
5.1 Facilities, vehicles, equipment and gear	4,583,066	1,871,956	656	0.27
	4,583,066	1,871,956	656	0.27
TOTAL	\$73,179,056	\$29,890,037	\$10,474	\$4.29
D.C.-Eligible Capital Cost	\$73,179,056	\$29,890,037		
22-Year Gross Population/GFA Growth (sq.ft.)	21,617	6,973,800		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$3,385.25	\$4.29		
By Residential Unit Type				
	P.P.U.			
Single and Semi-Detached Dwelling	3.094	\$10,474		
Apartments - 2 Bedrooms +	1.675	\$5,670		
Apartments - Bachelor and 1 Bedroom	1.424	\$4,821		
Other Multiples	2.411	\$8,162		
Special Care/Special Dwelling Units	1.100	\$3,724		



Table 6-3
Township of Centre Wellington
Development Charge Calculation
Township-wide Services and Classes
2020-2030

SERVICE/CLASS	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
6. <u>Parks and Recreation Services</u>				
Recreation Facilities, Parkland				
6.1 development, amenities, trails, and Recreation Fleet	13,189,769	694,198	4,230	0.16
	13,189,769	694,198	4,230	0.16
7. <u>Growth Studies</u>				
7.1 Water Services	325,365	167,612	104	0.04
7.2 Wastewater Services	192,416	99,123	62	0.02
7.3 Stormwater Management Services	192,800	99,321	62	0.02
7.4 Services Related to a Highway	384,273	197,959	123	0.05
7.5 Parks and Recreation Services	220,111	113,390	71	0.03
7.6 Fire Protection Services	54,600	28,127	18	0.01
	1,369,565	705,534	440	0.17
TOTAL	\$14,559,334	\$1,399,732	\$4,670	\$0.33
D.C.-Eligible Capital Cost	\$14,559,334	\$1,399,732		
10-Year Gross Population/GFA Growth (sq.ft.)	9,646	4,434,000		
Cost Per Capita/Non-Residential GFA (sq.ft.)	\$1,509.36	\$0.32		
<u>By Residential Unit Type</u>				
	<u>P.P.U.</u>			
Single and Semi-Detached Dwelling	3.094	\$4,670		
Apartments - 2 Bedrooms +	1.675	\$2,528		
Apartments - Bachelor and 1 Bedroom	1.424	\$2,149		
Other Multiples	2.411	\$3,639		
Special Care/Special Dwelling Units	1.100	\$1,660		



Table 6-4
Township of Centre Wellington
Development Charge Calculation
Total All Services and Classes

	2020\$ D.C.-Eligible Cost		2020\$ D.C.-Eligible Cost	
	Residential	Non-Residential	S.D.U.	per sq.ft.
	\$	\$	\$	\$
Urban-wide Services /Classes 22 Year	65,222,276	23,907,415	9,631	3.45
Municipal-wide Services/Classes 22 Year	73,179,056	29,890,037	10,474	4.29
Municipal-wide Services/Classes 10 Year	14,559,334	1,399,732	4,670	0.33
TOTAL	\$152,960,665	\$55,197,184	\$24,775	\$8.07



Table 6-5
Township of Centre Wellington
Gross Expenditure and Sources of Revenue Summary
for Costs to be Incurred over the Life of the By-law

Service/Class	Total Gross Cost	Sources of Financing					
		Tax Base or Other Non-D.C. Source			Post D.C. Period Benefit	D.C. Reserve Fund	
		Other Deductions	Benefit to Existing	Other Funding		Residential	Non-Residential
1. Wastewater Services							
1.1 Treatment plants	0	0	0	0	0	0	0
1.2 Sewers	9,206,903	0	278,572	0	0	6,533,469	2,394,862
2. Water Services							
2.1 Treatment plants and storage	7,795,000	0	840,700	0	0	5,088,936	1,865,364
2.2 Distribution systems	2,210,000	0	27,700	0	0	1,596,938	585,362
3. Services Related to a Highway							
3.1 Roads and Related	34,199,375	0	10,476,025	5,368,000	0	13,032,299	5,323,052
4. Public Works Facilities, Vehicles and Equipment							
4.1 Water Services	2,895,000	0	0	0	0	2,055,450	839,550
4.2 Wastewater Services	427,500	0	0	0	0	303,525	123,975
4.3 Stormwater Management Services	1,132,500	0	0	0	0	804,075	328,425
4.4 Services Related to a Highway	1,482,500	0	0	0	0	1,052,575	429,925
4.5 Parks and Recreation Services	1,762,500	0	0	0	0	1,251,375	511,125
5. Fire Protection Services							
5.1 Facilities, vehicles, equipment and gear	2,086,579	0	0	0	0	1,481,471	605,108
6. Parks and Recreation Services							
6.1 Recreation Facilities, Parkland development, amenities, trails, and Recreation Fleet	15,982,927	0	2,098,960	0	0	13,189,769	694,198
7. Growth Studies							
7.1 Water Services	201,160	12,504	0	0	0	124,513	64,143
7.2 Wastewater Services	200,160	12,504	0	0	0	123,853	63,803
7.3 Stormwater Management Services	255,167	7,504	30,000	0	0	143,658	74,005
7.4 Services Related to a Highway	171,970	12,496	0	0	0	105,253	54,221
7.5 Parks and Recreation Services	148,720	4,992	3,000	0	0	92,880	47,848
7.6 Fire Protection Services	3,720	0	0	0	0	2,455	1,265
Total Expenditures & Revenues	\$80,161,681	\$50,000	\$13,754,957	\$5,368,000	\$0	\$46,982,493	\$14,006,231



Chapter 7

D.C. Policy Recommendations and D.C. By-law Rules



7. D.C. Policy Recommendations and D.C. By-law Rules

7.1 Introduction

Subsection 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 D.C.s.

Subsection 5 (6) establishes the following restrictions on the rules:

- the total of all D.C.s that would be imposed on anticipated development must not exceed the capital costs determined under s. 5 (1) 2-7 for all services involved;
- if the rules expressly identify a type of development, they must not provide for it to pay D.C.s 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 D.C. than is allowed, the rules for determining D.C.s may not provide for any resulting shortfall to be made up via other development.

With respect to “the rules,” s. 6 states that a D.C. by-law must expressly address the matters referred to above re s. 5 (1) paragraphs 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; with consideration for the updates from Bill 108 and Bill 197. However, there are items under consideration at this time and these may be refined prior to adoption of the by-law.



7.2 D.C. By-law Structure

It is recommended that:

- classes of services be established for public works and growth studies;
- the Township uses a uniform Township-wide D.C. calculation for all municipal services and classes except water and wastewater services;
- water and wastewater services be imposed on the urban service areas of the Township; and
- one municipal D.C. by-law be used for all services and classes of services.

7.3 D.C. By-law Rules

The following sets out the recommended rules governing the calculation, payment, and collection of D.C.s in accordance with s. 6 of the D.C.A.

It is recommended that the following sections provide the basis for the D.C.s.:

7.3.1 *Payment in any Particular Case*

In accordance with the D.C.A., s. 2 (2), a D.C. 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 subsection 50 (7) of the *Planning Act* applies;
- (d) the approval of a plan of subdivision under section 51 of the *Planning Act*;
- (e) a consent under section 53 of the *Planning Act*;
- (f) the approval of a description under section 9 of the *Condominium Act, 1998*; or
- (g) the issuing of a permit under the *Building Code Act, 1992* 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 G.F.A. 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 growth studies, the costs have been based on a population vs. employment growth ratio (66%/34%) for residential and non-residential uses, respectively over the 10-year forecast period;
 - for parks and recreation services, a 5% non-residential attribution has been made to recognize use by the non-residential sector; and
 - for services related to a highway and fire protection services and the public works class of service, a 71% residential/29% non-residential attribution has been made based on a population vs. employment growth ratio over the 22-year forecast period.
 - for water and wastewater services a 73% residential/27% non-residential allocation has been made based on the current urban population in housing units to employment by usual place of work over the 22-year urban forecast period.

7.3.3 Application to Redevelopment of Land (Demolition and Conversion)

Where, as a result of the redevelopment of land, a building or structure existing on the same land within sixty months prior to the date of payment of D.C.s 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 D.C.s otherwise payable with respect to such redevelopment shall be reduced by the following amounts:



- 1) the number of dwelling units demolished/converted multiplied by the applicable residential D.C. in place at the time the D.C. is payable;
- 2) the G.F.A. of the building demolished/converted multiplied by the current non-residential D.C. in place at the time the D.C. is payable.
- 3) for brownfield redevelopment, the period in which the reduction of D.C.s applies for redevelopment shall be extended to not more than 300 months prior to the date of payment of D.C.s in regard to such redevelopment.

The credit can, in no case, exceed the amount of D.C.s that would otherwise be payable.

7.3.4 Exemptions (full or partial)

a) Statutory exemptions:

- industrial building additions of up to and including 50% of the existing G.F.A. (defined in O. Reg. 82/98, section 1) of the building; for industrial building additions that exceed 50% of the existing G.F.A., only the portion of the addition in excess of 50% is subject to D.C.s (s. 4 (3) of the D.C.A.);
- buildings or structures owned by and used for the purposes of any municipality, local board, or Board of Education (section 3);
- residential development in existing buildings: development that results only in 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 section 2 of O. Reg. 82/98); and
- residential development in new dwellings: development that includes the creation of up to two detached dwelling units (based on prescribed limits set out in section 2 of O. Reg. 82/98).

b) Non-statutory exemptions:

- A place of worship or buildings for purposes of churchyard or cemetery;
- Non-residential farm buildings constructed for bona fide farm uses;
- Exemption of the water and wastewater residential charges for apartment units located within commercial buildings and an exemption of the non-residential water and wastewater charges 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.";

- Silos for used for industrial, commercial and/or institutional uses; and
- Shipping containers used for industrial, commercial and/or institutional uses.

7.3.5 Phasing in

No provisions for phasing in the D.C. are provided in the D.C. by-law.

7.3.6 Timing of Collection

The D.C.s for all services and classes 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 County and an owner under s. 27 of the D.C.A.

Commencing January 1, 2020, rental housing and institutional developments will pay D.C.s in six equal annual payments commencing at occupancy. Non-profit housing developments will pay D.C.s in 21 equal annual payments. Moreover, the D.C. amount for all developments occurring within 2 years of a Site Plan or Zoning By-law Amendment planning approval (for applications submitted after January 1, 2020), shall be determined based on the D.C. in effect on the day of the Site Plan or Zoning By-law Amendment application.

Installment payments and payments determined at the time of Site Plan or Zoning By-law Amendment application are subject to annual interest charges calculated based on the Township's approved Development Charges Interest Policy, as may be amended from time to time.

For the purposes of administering the By-law, the following definitions are provided as per O. Reg. 454-19:

“Rental housing development means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.”

“Institutional development means development of a building or structure intended for use,



- (a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- (b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- (c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- (d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- (e) as a hospice to provide end of life care.”

“Non-profit housing development means development of a building or structure intended for use as residential premises by,

- (a) a corporation without share capital to which the *Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing;
- (b) a corporation without share capital to which the *Canada Not-for-profit Corporations Act* applies, that is in good standing under that Act and whose primary object is to provide housing; or
- (c) a non-profit housing co-operative that is in good standing under the *Co-operative Corporations Act*.”

A D.C. that is applicable under section 5 of the D.C.A. shall be calculated and payable:



- where a permit is required under the Building Code Act in relation to a building or structure, the owner shall pay the D.C. prior to the issuance of a permit of prior to the commencement of development or redevelopment as the case may be; and
- despite the above, Council, from time to time and at any time, may enter into agreements providing for all or any part of a D.C. to be paid before or after it would otherwise be payable.

7.3.7 Indexing

Indexing of the D.C.s shall be implemented on a mandatory basis annually on January 1st of each year, beginning on January 1, 2022 and every year thereafter, in accordance with the Statistics Canada Quarterly, Non-Residential Building Construction Price Index (Table 18-10-0135-01)¹ 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/classes – the full residential and non-residential charges will be imposed on all lands within the Township; and
- water and wastewater – the full residential and non-residential charge will be imposed on the urban service areas of the Township.

7.4 Other D.C. By-law Provisions

It is recommended that:

7.4.1 Categories of Services/Classes for Reserve Fund and Credit Purposes

The Township's D.C. collections are currently reserved in sever separate reserve funds: Services Related to a Highway, Public Works, Fire Protection Services, Indoor and

¹ O. Reg. 82/98 referenced "The Statistics Canada Quarterly, Construction Price Statistics, catalogue number 62-007" as the index source. Since implementation, Statistics Canada has modified this index twice and the above-noted index is the most current. The draft by-law provided herein refers to O. Reg. 82/98 to ensure traceability should this index continue to be modified over time.



Outdoor Recreation Services, Administration, Water Services and Wastewater Services. It is recommended that the Township rename the Indoor and Outdoor Recreation Services reserve fund to “Parks and Recreation” to align with the eligible service as per the D.C.A., as amended. Further, it recommended that the Township rename the Administration reserve fund to “Growth Studies” related to the class of service required under the D.C.A., as amended.

Appendix D outlines the reserve fund policies that the Township is required to follow as per the D.C.A.

7.4.2 By-law In-force Date

A by-law under the D.C.A. 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).

7.4.4 Area Rating

As noted earlier, Bill 73 has introduced two new sections where Council must consider the use of area-specific charges:

1. Section 2 (9) of the Act now requires a municipality to implement area-specific D.C.s for either specific services that are prescribed and/or for specific municipalities that are to be regulated (note that at this time, no municipalities or services are prescribed by the Regulations).
2. Section 10 (2) c.1 of the D.C.A. requires that “the development charges background study shall include consideration of the use of more than one development charge by-law to reflect different needs for services in different areas.”

In regard to the first item, there are no services or specific municipalities identified in the regulations that must be area rated. The second item requires Council to consider the use of area rating.



At present, the Township's by-law provides for water and wastewater services on an urban area basis. All other Township services are recovered based on a uniform, Township-wide basis. There have been several reasons why area-rating has not been imposed on these services including:

1. All Township services, with the exception of water, wastewater, and stormwater, require that the average 10-year service standard be calculated. This average service standard multiplied by growth in the Township, establishes an upper ceiling on the amount of funds that can be collected from all developing landowners. Section 4 (4) of O. Reg. 82/98 provides that "if a development charge by-law applies to a part of the municipality, the level of service and average level of service cannot exceed that which would be determined if the by-law applied to the whole municipality." Put in layman terms, the average service standard multiplied by the growth within the specific area would establish an area-specific ceiling which would significantly reduce the total revenue recoverable for the Township hence potentially resulting in D.C. revenue shortfalls and impacts on property taxes.
2. Expanding on item 1, attempting to impose an area charge potentially causes equity issues in transitioning from a Township-wide approach to an area-specific approach. For example, if all services were now built (and funded) within Area A (which is 75% built out) and this was funded with some revenues from Areas B and C, moving to an area-rating approach would see Area A contribute no funds to the costs of services in Areas B and C. The D.C.s would be lower in Area A (as all services are now funded) and higher in Areas B and C. As well, funding shortfalls may then potentially encourage the municipality to provide less services to Areas B and C due to reduced revenue.
3. Many services that are provided (roads, parks & recreation facilities) are not restricted to one specific area and are often used by all residents. For example, arenas located in different parts of the Township will be used by residents from all areas depending on the programming of the facility (i.e. a public skate is available each night, but at a different arena; hence usage of any one facility at any given time is based on programming availability).

For the reasons noted above, it is recommended that Council continue the D.C. approach to calculate the charges on a uniform Township-wide basis for all



services/classes of services other than water and wastewater which is recommended to continue to be imposed on an urban-area basis.

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;”

“Classes of service be established for growth studies and public works (facilities, vehicles and equipment);”

“Continue the D.C. approach to calculate water and wastewater services on a uniform urban-area basis and all other services be calculated on a uniform Township-wide basis;”

“Approve the capital project listing set out in Chapter 5 of the D.C.s Background Study dated December 23, 2020, subject to further annual review during the capital budget process;”

“Approve the D.C. Background Study dated December 23, 2020, as amended;”

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

“Approve the D.C. by-law as set out in Appendix G.”



Chapter 8

By-law Implementation



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 participation of those involved, in order to produce the most suitable policy. Section 8.1.4 addresses the anticipated impact of the D.C. on development from a generic viewpoint.

8.1.2 Public Meeting of Council

Section 12 of the D.C.A. indicates that before passing a D.C. 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, 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, 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 Local Planning Appeal Tribunal (LPAT) (formerly the Ontario Municipal Board (O.M.B.)).

8.1.3 Other Consultation Activity

There are three broad groupings of the public who are generally the most concerned with Township D.C. policy:

1. The first grouping is the residential development community, consisting of land developers and builders, who are typically responsible for generating the majority



of the D.C. revenues. Others, such as realtors, are directly impacted by D.C. policy. They are, therefore, potentially interested in all aspects of the charge, particularly the quantum by unit type, projects to be funded by the D.C. and the timing thereof, and Township policy with respect to development agreements, D.C. 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.
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 Township D.C. policy. Their primary concern is frequently with the quantum of the charge, G.F.A. exclusions such as basements, 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 D.C. policy often requires the achievement of an acceptable balance between two competing realities. The first is that high non-residential D.C.s 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 D.C.s 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, D.C.s or other Township 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. 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 that follow present an overview of the requirements in each case.

8.3.2 Notice of Passage

In accordance with s. 13 of the D.C.A., when a D.C. by-law is passed, the Township 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 no 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;
- subsection 10 (4) lists the persons/organizations who must be given notice; and
- subsection 10 (5) lists the eight items that the notice must cover.

8.3.3 By-law Pamphlet

In addition to the “notice” information, the Township must prepare a “pamphlet” explaining each D.C. by-law in force, setting out:

- a description of the general purpose of the D.C.s;
- 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 D.C.s relate; and
- a 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 LPAT, 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.

8.3.4 Appeals

Sections 13 to 19 of the D.C.A. set out the requirements relative to making and processing a D.C. by-law appeal and LPAT hearing in response to an appeal. Any person or organization may appeal a D.C. by-law to the LPAT by filing a notice of appeal with the Township Clerk, 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 that 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 D.C., or his agent, may complain to the Township Council imposing the charge that:

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

Sections 20 to 25 of the D.C.A. set out the requirements that exist, including the fact that a complaint may not be made later than 90 days after a D.C. (or any part of it) is payable. A complainant may appeal the decision of Township Council to the LPAT.



8.3.6 Credits

Sections 38 to 41 of the D.C.A. 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 D.C. by-law.

These credits would be used to reduce the amount of D.C.s 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 D.C. is payable.

8.3.7 Front-Ending Agreements

The Township and one or more landowners may enter into a front-ending agreement that provides for the costs of a project that will benefit an area in the Township to which the D.C. 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 D.C.A. (sections 44 to 58) addresses front-ending agreements and removes some of the obstacles to their use which were contained in the *Development Charges Act*, 1989. Accordingly, the Township assesses whether this mechanism is appropriate for its use, as part of funding projects prior to Township funds being available.

8.3.8 Severance and Subdivision Agreement Conditions

Section 59 of the D.C.A. prevents a municipality 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. 59 (4) of the D.C.A. requires that the municipal approval authority for a draft plan of subdivision under 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 D.C.s 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 s. 59 (4) of the D.C.A. it would need to provide to the approval authority information regarding the applicable Township D.C.s related to the site.

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

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.



Appendices



Appendix A

Background Information on Residential and Non- Residential Growth Forecasts



Schedule 1 Township of Centre Wellington Residential Growth Forecast Summary

	Year	Population (Including Census Undercount) ¹	Excluding Census Undercount			Housing Units					Person Per Unit (P.P.U.): Total Population/ Total Households
			Population	Institutional Population	Population Excluding Institutional Population	Singles & Semi- Detached	Multiple Dwellings ²	Apartments ³	Other	Total Households	
Historical	<i>Mid 2006</i>	26,870	26,049	349	25,700	7,670	495	1,190	195	9,550	2.728
	<i>Mid 2011</i>	27,530	26,693	483	26,210	7,924	450	1,350	221	9,945	2.684
	<i>Mid 2016</i>	29,080	28,191	556	27,635	8,470	660	1,540	160	10,830	2.603
Forecast	<i>Early 2020</i>	31,560	30,593	605	29,988	9,157	753	1,580	160	11,650	2.626
	<i>Early 2030</i>	41,010	39,761	784	38,977	11,485	1,279	2,206	160	15,129	2.628
	<i>Mid 2041</i>	52,310	50,715	1,000	49,715	14,343	2,161	2,696	160	19,361	2.619
Incremental	Mid 2006 - Mid 2011	660	644	134	510	254	-45	160	26	395	
	Mid 2011 - Mid 2016	1,550	1,498	73	1,425	546	210	190	-61	885	
	Mid 2016 - Early 2020	2,480	2,402	49	2,353	687	93	40	0	820	
	Early 2020 - Early 2030	9,450	9,168	179	8,989	2,328	526	626	0	3,479	
	Early 2020 - Mid 2041	20,750	20,122	395	19,727	5,186	1,408	1,116	0	7,711	

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Township of Centre Wellington by Watson & Associates Economists Ltd., 2020

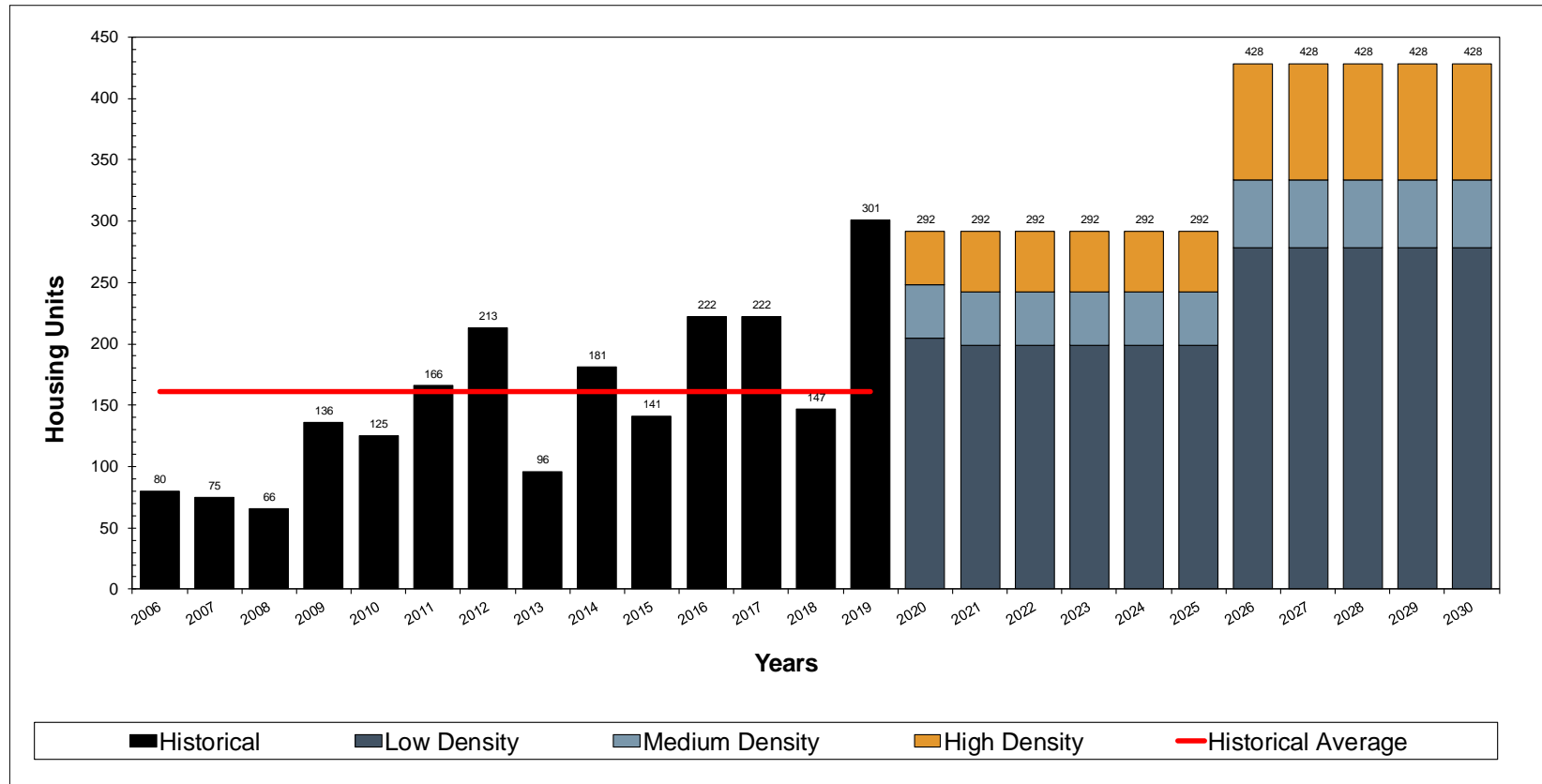
¹ Census undercount estimated at approximately 3.2%. Note: Population including the undercount has been rounded.

² Includes townhouses and apartments in duplexes.

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



Figure A-1
Township of Centre Wellington
Annual Housing Forecast





Schedule 2a
Township of Centre Wellington
2016 Population, Housing and Employment by Geographic Areas

	Centre Wellington	Fergus	Elora-Salem	Rural
Population¹	28,191	14,271	6,890	7,030
Housing by Structure Type				
Private Dwellings Occupied by Usual Residents	10,830	5,677	2,660	2,492
Single & Semi-Detached	8,470	4,031	2,087	2,352
Multiples ²	660	454	206	0
Apartments ³	1,540	1,172	368	0
Others	160	20	0	140
Employment				
Total Place of Work	9,420	6,885	1,858	677
Worked at Home	1,470	644	374	452
Usual Place of Work	7,950	6,241	1,484	225
No Fixed Place of Work	1,045	741	221	83

Source: Data derived from Statistics Canada 2016 Census and Place of Work data by Watson & Associates Economists Ltd., 2018.

¹ Excludes net Census Undercount of 3.2%

² Includes townhouses and apartment in duplexes.

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



Schedule 2b
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	Single & Semi-Detached	Multiples ¹	Apartments ²	Total Residential Units	Gross Population In New Units	Existing Unit Population Change	Net Population Increase, Excluding Institutional	Institutional Population	Net Population Including Institutional
Urban	2020 - 2030	2,211	526	626	3,362	9,106	-367	8,738	179	8,917
	2020 - 2041	4,972	1,408	1,116	7,497	20,559	-1,148	19,411	395	19,806
Fergus	2020 - 2030	1,659	360	488	2,508	6,780	-253	6,528	125	6,652
	2020 - 2041	3,620	976	891	5,487	14,974	-790	14,183	275	14,459
Elora-Salem	2020 - 2030	552	165	137	855	2,325	-114	2,211	54	2,265
	2020 - 2041	1,353	432	225	2,010	5,585	-357	5,228	120	5,347
Rural	2020 - 2030	117	0	0	117	362	-111	251	0	251
	2020 - 2041	214	0	0	214	663	-346	317	0	317
Township of Centre Wellington	2020 - 2030	2,328	526	626	3,479	9,467	-478	8,989	179	9,168
	2020 - 2041	5,186	1,408	1,116	7,711	21,222	-1,494	19,728	395	20,123

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecasted growth allocations for the Township of Centre Wellington by Watson & Associates Economists Ltd., 2020

¹ Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



Schedule 3
Township of Centre Wellington
Current Year Growth Forecast
Mid 2016 to Early 2020

		Population
Mid 2016 Population		28,191
Occupants of New Housing Units, Mid 2016 to Early 2020	<i>Units (2)</i>	820
	<i>multiplied by P.P.U. (3)</i>	3,076
	<i>gross population increase</i>	2,522
Occupants of New Equivalent Institutional Units, Mid 2016 to Early 2020	<i>Units</i>	45
	<i>multiplied by P.P.U. (3)</i>	1,100
	<i>gross population increase</i>	49
Decline in Housing Unit Occupancy, Mid 2016 to Early 2020	<i>Units (4)</i>	10,830
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.016
	<i>total decline in population</i>	-169
Population Estimate to Early 2020		30,593
<i>Net Population Increase, Mid 2016 to Early 2020</i>		<i>2,402</i>

- (1) 2016 population based on Statistics Canada Census unadjusted for Census undercount.
- (2) Estimated residential units constructed, Mid-2016 to the beginning of the growth period assuming a six-month lag between construction and occupancy.
- (3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.314	84%	2.777
<i>Multiples (6)</i>	2.000	11%	0.227
<i>Apartments (7)</i>	1.477	5%	0.072
Total		100%	3.076

¹ Based on 2016 Census custom database

² Based on Building permit/completion activity

- (4) 2016 households taken from Statistics Canada Census.
- (5) Decline occurs due to aging of the population and family life cycle changes, lower fertility rates and changing economic conditions.
- (6) Includes townhouses and apartments in duplexes.
- (7) Includes bachelor, 1-bedroom and 2-bedroom+ apartments.

Note: Numbers may not add to totals due to rounding.



Schedule 4
Township of Centre Wellington
Ten Year Growth Forecast
Early 2020 to Early 2030

		Population	
Early 2020 Population		30,593	
Occupants of New Housing Units, Early 2020 to Early 2030	<i>Units (2)</i>	3,479	
	<i>multiplied by P.P.U. (3)</i>	2,721	
	<i>gross population increase</i>	9,467	9,467
Occupants of New Equivalent Institutional Units, Early 2020 to Early 2030	<i>Units</i>	163	
	<i>multiplied by P.P.U. (3)</i>	1,100	
	<i>gross population increase</i>	179	179
Decline in Housing Unit Occupancy, Early 2020 to Early 2030	<i>Units (4)</i>	11,650	
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.041	
	<i>total decline in population</i>	-478	-478
Population Estimate to Early 2030		39,761	
<i>Net Population Increase, Early 2020 to Early 2030</i>		<i>9,168</i>	

(1) Early 2020 Population based on:

2016 Population (28,191) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (820 x 3.076 = 2,522) + (45 x 1.1 = 49) + (10,830 x -0.016 = -169) = 30,593

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.094	67%	2.070
<i>Multiples (6)</i>	2.411	15%	0.364
<i>Apartments (7)</i>	1.596	18%	0.287
<i>one bedroom or less</i>	1.424		
<i>two bedrooms or more</i>	1.675		
Total		100%	2.721

¹ Persons per unit based on adjusted Statistics Canada Custom 2016 Census database.

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

(4) Early 2020 households based upon 2016 Census (10,830 units) + Mid 2016 to Early 2020 unit estimate (820 units) = 11,650 units.

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

(6) Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



**Schedule 5
Township of Centre Wellington
Early 2020 to Mid 2041**

		Population
Early 2020 Population		30,593
Occupants of New Housing Units, Early 2020 to Mid 2041	<i>Units (2)</i>	7,711
	<i>multiplied by P.P.U. (3)</i>	2.752
	<i>gross population increase</i>	21,222
		21,222
Occupants of New Equivalent Institutional Units, Early 2020 to Mid 2041	<i>Units</i>	359
	<i>multiplied by P.P.U. (3)</i>	1.100
	<i>gross population increase</i>	395
		395
Decline in Housing Unit Occupancy, Early 2020 to Mid 2041	<i>Units (4)</i>	11,650
	<i>multiplied by P.P.U. decline rate (5)</i>	-0.128
	<i>total decline in population</i>	-1,494
		-1,494
Population Estimate to Mid 2041		50,716
<i>Net Population Increase, Early 2020 to Mid 2041</i>		20,123

(1) Early 2020 Population based on:

2016 Population (28,191) + Mid 2016 to Early 2020 estimated housing units to beginning of forecast period (820 x = 2,522) + (10,830 x -0.0111 = -120) = 30,593

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

(3) Average number of persons per unit (P.P.U.) is assumed to be:

Structural Type	Persons Per Unit ¹ (P.P.U.)	% Distribution of Estimated Units ²	Weighted Persons Per Unit Average
<i>Singles & Semi Detached</i>	3.094	67%	2.081
<i>Multiples (6)</i>	2.411	18%	0.440
<i>Apartments (7)</i>	1.596	14%	0.231
<i>one bedroom or less</i>	1.424		
<i>two bedrooms or more</i>	1.675		
Total		100%	2.752

¹ Persons per unit based on Statistics Canada Custom 2016 Census database.

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

(4) Early 2020 households based upon 10,830 (2016 Census) + 820 (Mid 2016 to Early 2020 unit estimate) = 11,650

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

(6) Includes townhouses and apartments in duplexes.

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

Note: Numbers may not add to totals due to rounding.



Schedule 6a
Township of Centre Wellington
Summary of Vacant Land Supply Housing Potential as of 2019

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	232	88	169	489
<i>% Breakdown</i>	<i>47%</i>	<i>18%</i>	<i>35%</i>	<i>100%</i>
Draft Plans Approved	1,343	343	362	2,048
<i>% Breakdown</i>	<i>66%</i>	<i>17%</i>	<i>18%</i>	<i>100%</i>
Application Under Review	122	62	63	247
<i>% Breakdown</i>	<i>49%</i>	<i>25%</i>	<i>26%</i>	<i>100%</i>
County Lands	0	137	0	137
<i>% Breakdown</i>	<i>0%</i>	<i>100%</i>	<i>0%</i>	<i>100%</i>
Vacant lands designated for Residential	1,525	0	0	1,525
<i>% Breakdown</i>	<i>100%</i>	<i>0%</i>	<i>0%</i>	<i>100%</i>
Greenfield Buildout	3,222	630	594	4,446
Additional Intensification	127	36	0	163
<i>% Breakdown</i>	<i>78%</i>	<i>22%</i>	<i>0%</i>	<i>100%</i>
Total	3,349	666	594	4,609
<i>% Breakdown</i>	<i>73%</i>	<i>14%</i>	<i>13%</i>	<i>100%</i>

Source: Data provided by Centre Wellington Planning Department, October, 2019.

¹ Includes townhomes and apartments in duplexes.

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



Schedule 6b
Township of Centre Wellington – Elora-Salem
Summary of Vacant Land Supply Housing Potential as of 2019

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	42	0	0	42
<i>% Breakdown</i>	100%	0%	0%	100%
Draft Plans Approved	392	62	331	785
<i>% Breakdown</i>	50%	8%	42%	100%
Application Under Review	122	62	63	247
<i>% Breakdown</i>	49%	25%	26%	100%
County Lands	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
Vacant lands designated for Residential	200	0	0	200
<i>% Breakdown</i>	100%	0%	0%	100%
Greenfield Buildout	756	124	394	1,274
Additional Intensification	120	36	0	156
<i>% Breakdown</i>	77%	23%	0%	100%
Total	876	160	394	1,430
<i>% Breakdown</i>	61%	11%	28%	100%

Source: Data provided by Centre Wellington Planning Department, October, 2019.

¹ Includes townhomes and apartments in duplexes.

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



Schedule 6c
Township of Centre Wellington – Fergus
Summary of Vacant Land Supply Housing Potential as of 2019

Stage of Development	Density Type			
	Singles & Semi-Detached	Multiples ¹	Apartments ²	Total
Registered Not Built	190	88	169	447
<i>% Breakdown</i>	43%	20%	38%	100%
Draft Plans Approved	951	281	31	1,263
<i>% Breakdown</i>	75%	22%	2%	100%
Application Under Review	0	0	0	0
<i>% Breakdown</i>	0%	0%	0%	0%
County Lands	0	137	0	137
<i>% Breakdown</i>	0%	100%	0%	100%
Vacant lands designated for Residential	1,325	0	0	1,325
<i>% Breakdown</i>	100%	0%	0%	100%
Greenfield Buildout	2,466	506	200	3,172
Additional Intensification	7	0	0	7
<i>% Breakdown</i>	100%	0%	0%	100%
Total	2,473	506	200	3,179
<i>% Breakdown</i>	78%	16%	6%	100%

Source: Data provided by Centre Wellington Planning Department, October, 2019.

¹ Includes townhomes and apartments in duplexes.

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



Schedule 7
Township of Centre Wellington
Historical Residential Building Permits
Years 2007 to 2019

Year	Residential Building Permits			
	Singles & Semi Detached	Multiples ¹	Apartments ²	Total
2007	68	7	0	75
2008	58	8	0	66
2009	77	4	55	136
2010	82	9	34	125
2011	81	8	77	166
Average (2007 - 2011)	73	7	33	114
% Breakdown	64.4%	6.3%	29.2%	100.0%
2012	93	17	103	213
2013	78	18	0	96
2014	103	23	55	181
2015	114	26	1	141
2016	222	0	0	222
Sub-total	610	84	159	853
Average (2012 - 2016)	122	17	32	171
% Breakdown	71.5%	9.8%	18.6%	100.0%
2017	222	0	0	222
2018	86	25	36	147
2019	208	75	18	301
Sub-total	516	100	54	670
% Breakdown	77.1%	14.9%	8.1%	100.0%
2007 - 2019				
Total	1,492	220	379	2,091
Average	115	17	29	161
% Breakdown	71.4%	10.5%	18.1%	100.0%

Source: Statistics Canada Publication, 64-001XIB

¹ Includes townhouses and apartments in duplexes.

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

³ 2019 building permit estimates based on January-June permit activity.



Schedule 8a
Township of Centre Wellington
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	2.000	3.187	4.882	3.314		
6-10	-	-	-	3.255	-	3.164		
11-15	-	-	1.810	3.036	4.636	2.979		
16-20	-	-	1.655	2.819	3.875	2.685	3.036	3.094
20-25	-	-	1.737	2.849	-	2.709		
25-35	-	-	1.926	2.907	3.500	2.795		
35+	-	1.583	1.929	2.666	4.167	2.650		
Total	-	1.564	1.871	2.819	4.121	2.770		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.529	1.523	3.070	4.632	2.521
6-10	-	-	1.696	3.193	-	2.677
11-15	-	1.364	1.805	2.969	4.636	2.735
16-20	-	-	1.611	2.852	3.875	2.681
20-25	-	-	1.633	2.802	-	2.587
25-35	-	1.290	1.963	2.900	3.500	2.612
35+	-	1.171	1.871	2.682	4.345	2.468
Total	-	1.318	1.785	2.816	4.164	2.556

¹ Includes townhouses and apartments in duplexes.

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

³ Adjusted based on 2001-2016 historical trends.

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

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



Schedule 8b
Wellington County
Person Per Unit by Age and Type of Dwelling
(2016 Census)

Age of Dwelling	Singles and Semi-Detached						20 Year Average	20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.778	3.075	4.500	3.141		
6-10	-	-	1.745	3.017	4.875	3.018		
11-15	-	-	1.797	3.017	4.288	2.953		
16-20	-	1.545	1.667	2.986	4.345	2.921	3.008	3.051
20-25	-	-	1.600	2.955	4.659	2.991		
25-35	-	1.462	1.897	2.830	3.931	2.867		
35+	-	1.630	1.899	2.786	4.108	2.760		
Total	0.417	1.644	1.834	2.863	4.235	2.853		

Age of Dwelling	Multiples ¹						20 Year Average	20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	-	1.722	2.000	-	2.000		
6-10	-	-	1.667	2.600	-	2.156		
11-15	-	-	1.632	2.583	-	2.064		
16-20	-	-	-	2.889	-	2.632	2.213	2.411
20-25	-	-	-	2.533	-	2.364		
25-35	-	-	-	2.667	-	2.273		
35+	-	1.071	2.227	2.565	-	2.230		
Total	-	1.500	1.811	2.575	-	2.228		

Age of Dwelling	Apartments ²						20 Year Average	20 Year Average Adjusted
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total		
1-5	-	1.438	1.386	-	-	1.477		
6-10	-	-	1.750	-	-	1.650		
11-15	-	-	1.412	-	-	1.385		
16-20	-	-	1.692	-	-	1.600	1.528	1.596
20-25	-	-	1.609	-	-	1.471		
25-35	-	1.162	1.735	-	-	1.542		
35+	-	1.126	1.597	2.320	-	1.494		
Total	0.900	1.191	1.590	2.225	-	1.503		

Age of Dwelling	All Density Types					
	< 1 BR	1 BR	2 BR	3/4 BR	5+ BR	Total
1-5	-	1.435	1.611	3.069	4.681	2.734
6-10	-	1.261	1.765	3.015	4.643	2.822
11-15	-	1.316	1.726	2.953	4.322	2.781
16-20	-	1.542	1.656	2.995	4.321	2.838
20-25	-	1.545	1.618	2.935	4.478	2.800
25-35	-	1.317	1.816	2.819	3.875	2.695
35+	-	1.267	1.828	2.776	4.077	2.618
Total	-	1.320	1.768	2.852	4.198	2.690

¹ Includes townhouses and apartments in duplexes.

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

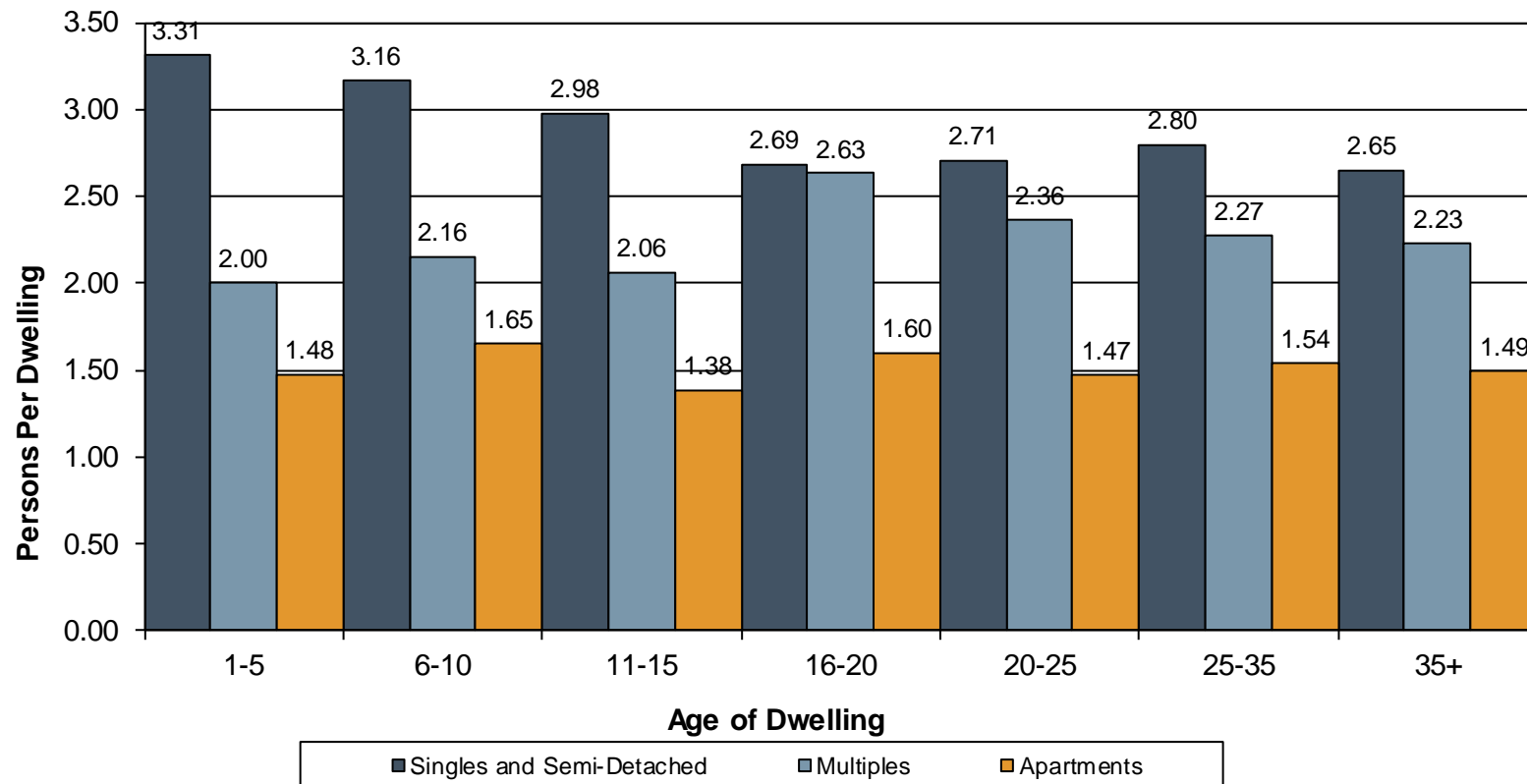
³ Adjusted based on 2001-2016 historical trends.

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

P.P.U. Not calculated for samples less than or equal to 50 dwelling units, and does not include institutional population.



Schedule 9
Township of Centre Wellington
Person Per Unit Structural Type and Age of Dwelling
(2016 Census)



Multiple and Apartment P.P.U.s are based on Wellington County.



Schedule 10a Township of Centre Wellington Employment Forecast, 2020 to 2041

Period	Population	Activity Rate								Employment								Employment Total (Excluding Work at Home and N.F.P.O.W.)
		Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Including NFPOW	Primary	Work at Home	Industrial	Commercial/ Population Related	Institutional	Total	N.F.P.O.W. ¹	Total Employment (Including N.F.P.O.W.)	
Mid 2006	26,049	0.005	0.057	0.099	0.122	0.060	0.344	0.030	0.375	140	1,485	2,590	3,190	1,565	8,970	792	9,762	7,485
Mid 2011	26,693	0.009	0.061	0.098	0.109	0.076	0.353	0.036	0.389	240	1,635	2,618	2,908	2,030	9,430	952	10,382	7,795
Mid 2016	28,191	0.006	0.052	0.081	0.120	0.075	0.334	0.037	0.371	175	1,470	2,273	3,388	2,115	9,420	1,045	10,465	7,950
Early 2020	30,593	0.006	0.055	0.081	0.120	0.074	0.335	0.040	0.375	175	1,683	2,463	3,673	2,264	10,258	1,224	11,482	8,575
Early 2030	39,761	0.006	0.064	0.123	0.126	0.079	0.398	0.058	0.456	227	2,545	4,888	5,025	3,129	15,814	2,306	18,120	13,269
Mid 2041	50,715	0.006	0.064	0.114	0.130	0.078	0.392	0.058	0.449	279	3,220	5,780	6,615	3,965	19,859	2,916	22,775	16,639
Incremental Change																		
Mid 2006 - Mid 2011	644	0.004	0.004	-0.001	-0.014	0.016	0.009	0.005	0.014	100	150	28	-283	465	460	160	620	310
Mid 2011 - Mid 2016	1,498	-0.003	-0.009	-0.017	0.011	-0.001	-0.019	0.001	-0.018	-65	-165	-345	480	85	-10	93	83	155
Mid 2016 - Early 2020	2,402	0.000	0.003	0.000	0.000	-0.001	0.001	0.003	0.004	0	213	191	286	149	838	179	1,017	625
Early 2020 - Early 2030	9,168	0.000	0.009	0.042	0.006	0.005	0.062	0.018	0.080	52	862	2,425	1,352	865	5,556	1,082	6,638	4,694
Early 2020 - Mid 2041	20,122	0.000	0.009	0.033	0.010	0.004	0.056	0.018	0.074	104	1,537	3,317	2,942	1,701	9,601	1,692	11,293	8,064
Annual Average																		
Mid 2006 - Mid 2011	129	0.001	0.001	0.000	-0.003	0.003	0.002	0.001	0.003	20	30	6	-57	93	92	32	124	62
Mid 2011 - Mid 2016	300	-0.001	-0.002	-0.003	0.002	0.000	-0.004	0.000	-0.004	-13	-33	-69	96	17	-2	19	17	31
Mid 2016 - Early 2020	686	0.000	0.001	0.000	0.000	0.000	0.000	0.001	0.001	0	61	54	82	43	239	51	291	179
Early 2020 - Early 2030	917	0.000	0.001	0.004	0.001	0.000	0.006	0.002	0.008	5	86	243	135	87	556	108	664	469
Early 2020 - Mid 2041	1,006	0.000	0.000	0.002	0.001	0.000	0.003	0.001	0.004	5	77	166	147	85	480	85	565	403

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Township of Centre Wellington by Watson & Associates Economists Ltd., 2020

¹ Statistics Canada defines no fixed place of work (N.F.P.O.W.) 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.



Schedule 10b
Township of Centre Wellington
Employment and Gross Floor Area (G.F.A.) Forecast, 2020 to 2041

Period	Population	Employment					Gross Floor Area in Square Feet (Estimated) ¹			
		Primary	Industrial	Commercial/ Population Related	Institutional	Total	Industrial	Commercial/ Population Related	Institutional	Total
Mid 2006	26,049	140	2,590	3,190	1,565	7,485				
Mid 2011	26,693	240	2,618	2,908	2,030	7,795				
Mid 2016	28,191	175	2,273	3,388	2,115	7,950				
Early 2020	30,593	175	2,463	3,673	2,264	8,575				
Early 2030	39,761	227	4,888	5,025	3,129	13,269				
Mid 2041	50,715	279	5,780	6,615	3,965	16,639				
Incremental Change										
Mid 2006 - Mid 2011	644	100	28	-283	465	310				
Mid 2011 - Mid 2016	1,498	-65	-345	480	85	155				
Early 2020 - Early 2030	9,168	52	2,425	1,352	865	4,694	3,152,500	676,000	605,500	4,434,000
Early 2020 - Mid 2041	20,122	104	3,317	2,942	1,701	8,064	4,312,100	1,471,000	1,190,700	6,973,800

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecast for the Township of Centre Wellington by Watson & Associates Economists Ltd., 2020

¹ Square Foot Per Employee Assumptions

Industrial	1,300
Commercial/ Population Related	500
Institutional	700

Note: Numbers may not add to totals due to rounding.



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	Timing	Industrial G.F.A. S.F. ¹	Commercial G.F.A. S.F. ¹	Institutional G.F.A. S.F. ¹	Total Non-Residential G.F.A. S.F.	Employment Increase ²
Fergus	Early 2020 - Early 2030	2,499,000	227,100	31,500	2,757,600	2,422
	Early 2020 - Mid 2040	3,418,200	502,200	234,000	4,154,400	3,968
Elora-Salem	Early 2020 - Early 2030	653,500	417,800	57,900	1,129,200	1,421
	Early 2020 - Mid 2040	893,900	923,700	430,300	2,247,900	3,150
Wellington Place	Early 2020 - Early 2030	-	19,500	514,500	534,000	774
	Early 2020 - Mid 2040	-	19,500	514,500	534,000	774
Rural	Early 2020 - Early 2030	-	11,600	1,600	13,200	77
	Early 2020 - Mid 2040	-	25,600	11,900	37,500	172
Township of Centre Wellington	Early 2020 - Early 2030	3,152,500	676,000	605,500	4,434,000	4,694
	Early 2020 - Mid 2040	4,312,100	1,471,000	1,190,700	6,973,800	8,064

Derived from Wellington County Official Plan (Revisions November 9, 2017) forecasted growth allocations for the Township of Centre Wellington by Watson & Associates Economists Ltd., 2020

¹ Square feet per employee assumptions:

Industrial	1,300
Commercial	500
Institutional	700

² Employment Increase does not include No Fixed Place of Work.



Schedule 11
Township of Centre Wellington
Non-Residential Construction Value
Years 2007 to 2016
(000's 2018 \$)

YEAR	Industrial				Commercial				Institutional				Total			
	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total	New	Improve	Additions	Total
2007	4,662	1,655	10,737	17,054	2,791	3,452	1,192	7,436	62	6,396	1,453	7,911	7,515	11,504	13,381	32,400
2008	2,693	1,310	593	4,595	5,291	4,429	0	9,720	27	165	1,231	1,424	8,011	5,904	1,824	15,739
2009	2,215	706	0	2,921	2,531	3,456	848	6,834	5,876	138	5,255	11,268	10,622	4,300	6,102	21,024
2010	7,334	1,442	0	8,776	389	3,964	0	4,353	6,461	81	0	6,543	14,185	5,487	0	19,672
2012	12,435	2,890	0	15,325	5,146	7,033	0	12,179	0	1,572	0	1,572	17,581	11,495	0	29,076
2013	21,869	6,485	0	28,354	1,494	2,511	0	4,005	0	228	8,482	8,711	23,363	9,224	8,482	41,069
2014	3,136	6,548	1,600	11,284	2,129	1,876	1,238	5,244	2,612	1,938	413	4,963	7,877	10,362	3,251	21,490
2015	4,073	1,835	334	6,242	7,195	3,297	1,687	12,179	21	86	3,085	3,192	11,289	5,218	5,106	21,613
2016	4,055	1,492	0	5,546	1,751	9,397	2,382	13,530	328	1,104	0	1,432	6,133	11,993	2,382	20,508
Subtotal	63,461	28,639	13,263	105,364	37,693	41,951	7,347	86,991	15,387	13,645	19,919	48,950	116,541	84,235	40,529	241,305
Percent of Total	60%	27%	13%	100%	43%	48%	8%	100%	31%	28%	41%	100%	48%	35%	17%	100%
Average	6,346	2,864	3,316	10,536	3,769	4,195	1,469	8,699	2,198	1,364	3,320	4,895	11,654	8,424	5,790	24,130
2007 - 2011 Period Total				38,612				39,855				29,081				107,548
2007 - 2011 Average				7,722				7,971				5,816				21,510
% Breakdown				35.9%				37.1%				27.0%				100.0%
2012 - 2016 Period Total				66,751				47,136				19,869				133,757
2012 - 2016 Average				13,350				9,427				3,974				26,751
% Breakdown				49.9%				35.2%				14.9%				100.0%
2007 - 2016 Period Total				105,364				86,991				48,950				241,305
2007 - 2016 Average				10,536				8,699				4,895				24,130
% Breakdown				43.7%				36.1%				20.3%				100.0%

Source: Statistics Canada Publication, 64-001-XIB

Note: Inflated to year-end 2017 (January, 2018) dollars using Reed Construction Cost Index



Appendix B

Level of Service



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

SUMMARY OF SERVICE STANDARDS AS PER DEVELOPMENT CHARGES ACT, 1997, AS AMENDED							
Service/Class of Service Category	Sub-Component	10 Year Average Service Standard					Maximum Ceiling LOS
		Cost (per capita)	Quantity (per capita)		Quality (per capita)		
Services Related to a Highway	Roads and Related	\$36,351.70	0.0167	km of roadways	2,176,749	per km.	731,541,611
Public Works	Public Works Facilities	\$359.48	1.9978	sq.ft. of building area	180	per sq.ft.	7,234,176
	Public Works Vehicles and Equipment	\$387.66	0.0035	No. of vehicles and equipment	110,760	per vehicle	7,801,270
Fire Protection Services	Fire Facilities	\$197.02	0.5795	sq.ft. of building area	340	per sq.ft.	3,964,830
	Fire Vehicles	\$208.22	0.0006	No. of vehicles	347,033	per vehicle	4,190,219
	Fire Small Equipment and Gear	\$55.90	0.0071	No. of equipment and gear	7,873	per Firefighter	1,124,932
Parks and Recreation Services	Parkland Development	\$403.88	0.0077	Acres of Parkland	52,452	per acre	3,702,772
	Parkland Amenities	\$366.36	0.0032	No. of parkland amenities	114,488	per amenity	3,358,788
	Parkland Trails	\$29.23	0.2362	Linear Metres of Paths and Trails	124	per lin. m.	267,981
	Parks & Recreation Vehicles and Equipment	\$36.26	0.0010	No. of vehicles and equipment	36,260	per vehicle	332,432
	Indoor Recreation Facilities	\$2,199.82	6.2206	sq.ft. of building area	354	per sq.ft.	20,167,950



**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Services Related to a Highway - Roads and Related
Unit Measure: km of roadways

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/km)
Urban Collectors	25.91	25.91	25.91	25.91	25.91	25.91	26.27	26.27	26.27	26.27	\$3,326,000
Rural Local	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	435.99	\$2,089,000
Urban Arterial	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	4.68	\$3,632,000
Total	466.58	466.58	466.58	466.58	466.58	466.58	466.94	466.94	466.94	466.94	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0176	0.0175	0.0173	0.0171	0.0170	0.0167	0.0166	0.0162	0.0158	0.0156

10 Year Average	2010-2019
Quantity Standard	0.0167
Quality Standard	\$2,176,749
Service Standard	\$36,352

D.C. Amount (before deductions)	22 Year
Forecast Population	20,124
\$ per Capita	\$36,352
Eligible Amount	\$731,541,611



**Township of Centre Wellington
Service Standard Calculation Sheet**

Class of Service: Public Works Facilities
Unit Measure: sq.ft. of building area

Description	Address	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. 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	\$240	\$274
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	\$129	\$152
Storage Shed	600 Glengarry Crescent, Fergus	334	334	334	334	334	334	334	334	334	334	\$64	\$80
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	\$180	\$208
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	\$78	\$96
Public Works Office	7444 County Road 21, Elora (Pilkington)	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	3,032	\$260	\$296
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	\$166	\$193
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	\$142	\$166
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	\$138	\$162
Storage	495 Union Street West (Craighead) Garage	800	800	800	800	800	800	800	800	800	800	\$159	\$185
Storage Shed	Belwood Storage Shed	-	-	-	-	-	-	420	420	420	420	\$64	\$80
Green House #1	550 Belsyde Avenue East, Fergus	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$15	\$26
Green House #2	550 Belsyde Avenue East, Fergus	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	1,440	\$15	\$26
Total		55,588	55,588	55,588	55,588	55,588	55,588	56,008	56,008	56,008	56,008		

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	2.0981	2.0825	2.0614	2.0332	2.0201	1.9945	1.9867	1.9385	1.8925	1.8702

10 Year Average	2010-2019
Quantity Standard	1.9978
Quality Standard	\$180
Service Standard	\$359

D.C. Amount (before deductions)	22 Year
Forecast Population	20,124
\$ per Capita	\$359
Eligible Amount	\$7,234,176



**Township of Centre Wellington
Service Standard Calculation Sheet**

Class of Service:

Public Works Vehicles and Equipment

Unit Measure:

No. of vehicles and equipment

Description	Vehicle No.	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Small Trucks:												
12-31 Dodge Ram Pick-up (Elora)	12-31	1	1	1	1	1	1	1	1	1	1	\$35,000
16-03 Chev Silverado Pick-up (Rosso) - 2016	16-03	1	1	1	1	1	1	1	1	1	1	\$35,000
19 -05 Chev Silverado Pick-up (Swift)	11-05	1	1	1	1	1	1	1	1	1	1	\$35,000
19-06 Chevrolet Equinox (Baker)	09-06	1	1	1	1	1	1	1	1	1	1	\$30,000
15-04 Chev Pick-up (Heseltine) - 2015	15-04	1	1	1	1	1	1	1	1	1	1	\$35,000
16-27 Chev Silverado Pick-up (Fergus) - 2016	16-27	1	1	1	1	1	1	1	1	1	1	\$35,000
12-37 Ford F350 1 1/2 ton	12-37	1	1	1	1	1	1	1	1	1	1	\$75,000
11-83 Chev 4X4 1 1/2 ton (Elora Shop Truck)	11-83	1	1	1	1	1	1	1	1	1	1	\$75,000
12-36 Ford F350 1 1/2 ton	12-36	1	1	1	1	1	1	1	1	1	1	\$75,000
11-75 4x4 Chev 1 1/2 ton	11-75	1	1	1	1	1	1	1	1	1	1	\$75,000
16-47 Chev Silverado (Fergus) - 2016	16-47	-	-	-	-	-	-	1	1	1	1	\$35,000
Heavy Equipment:												
18-10 John Deere Grader	06-23	1	1	1	1	1	1	1	1	1	1	\$460,000
11-15 John Deere 870G Grader	11-15	1	1	1	1	1	1	1	1	1	1	\$460,000
08-32 Volvo 960 Grader - retire	08-32	1	1	1	1	1	1	1	1	1	1	\$460,000
17-77 John Deere Grader	17-77	1	1	1	1	1	1	1	1	1	1	\$460,000
12-35 John Deere Rubber Tire Loader	12-35	1	1	1	1	1	1	1	1	1	1	\$200,000
17-81 Case 580 Backhoe	17-81	1	1	1	1	1	1	1	1	1	1	\$150,000
18-16 Case 450 Backhoe	08-16	1	1	1	1	1	1	1	1	1	1	\$150,000
15-38 Case Backhoe 4WD - 2015	15-38	1	1	1	1	1	1	1	1	1	1	\$150,000
08-30 John Deere SJ 4WD Backhoe - retire	08-30	1	1	1	1	1	1	1	1	1	1	\$150,000
13-56 Elgin Pelican Street Sweeper (Elora) - 2013	13-56	1	1	1	1	1	1	1	1	1	1	\$220,000
05-19 Broombear Sweeper (Fergus)	05-19	1	1	1	1	1	1	1	1	1	1	\$375,000
09-20 Pelican Sweeper (Elora)	09-20	1	1	1	1	1	1	1	1	1	1	\$220,000
Dump Trucks & Snow Plows:												
05-98 International Single Axle - retire	05-98	1	1	1	1	1	1	1	1	1	1	\$260,000
12-33 International Single Axle	12-33	-	1	1	1	1	1	1	1	1	1	\$260,000
15-68 International Single Axle - 2014	15-68	1	1	1	1	1	1	1	1	1	1	\$260,000
15-79 International Single Axle - 2014	15-79	1	1	1	1	1	1	1	1	1	1	\$260,000
16-85 International Single Axle - 2015	16-85	1	1	1	1	1	1	1	1	1	1	\$260,000
17-82 International Single Axle - 2016	16-82	1	1	1	1	1	1	1	1	1	1	\$260,000
17-42 International 7600 Tandem - 2016	16-42	1	1	1	1	1	1	1	1	1	1	\$320,000
10-63 International 7300 Tandem	10-63	1	1	1	1	1	1	1	1	1	1	\$320,000
14-71 International 7600 Tandem - 2013	14-71	1	1	1	1	1	1	1	1	1	1	\$320,000
14-72 International 7600 Tandem - 2013	14-72	1	1	1	1	1	1	1	1	1	1	\$320,000
17-99 International 7600 Tandem -2016	16-99	1	1	1	1	1	1	1	1	1	1	\$320,000
11-66 International 7600 Tandem	11-66	1	1	1	1	1	1	1	1	1	1	\$320,000
One way replacement snow plow blades		1	1	1	1	1	1	1	1	1	1	\$25,000



**Township of Centre Wellington
Service Standard Calculation Sheet**

Class of Service:

Public Works Vehicles and Equipment

Unit Measure:

No. of vehicles and equipment

Description	Vehicle No.	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Sidewalk & Grass:												
09-64 Trackless (Fergus)	09-64	1	1	1	1	1	1	1	1	1	1	\$50,000
10-51 Kubota 3080 (Fergus) - retire	10-51	1	1	1	1	1	1	1	1	1	1	\$40,000
09-62 Kubota (Elora) - retire	09-62	1	1	1	1	1	1	1	1	1	1	\$40,000
12-34 Kubota 3080 Mower (Fergus)	12-34	1	1	1	1	1	1	1	1	1	1	\$40,000
16-29 Kubota Zero Turn Mower (Fergus) - 2016	16-29	1	1	1	1	1	1	1	1	1	1	\$23,000
12-07 3748 Kubota Tractor	12-07	1	1	1	1	1	1	1	1	1	1	\$60,000
17-25 Kubota - 2018	06-25	1	1	1	1	1	1	1	1	1	1	\$50,000
14-40 Trackless - 2014	14-40	-	-	-	-	1	1	1	1	1	1	\$50,000
18-22 Kubota Zero Turn Mower (Fergus) - 2018		-	-	-	-	-	-	-	-	1	1	\$23,000
18-88 Kubota Zero Turn Mower (Elora) - 2018		-	-	-	-	-	-	-	-	1	1	\$23,000
18-52 Kubota Sidewalk Machine - 2018		-	-	-	-	-	-	-	-	1	1	\$50,000
Small Equipment:												
Hydraulic Water Pump (2)		2	2	2	2	2	2	2	2	2	2	\$10,000
Roadside Mower - Colvoy (1) - 2016		1	1	1	1	1	1	1	1	1	1	\$20,000
Water Tanks (2)		2	2	2	2	2	2	2	2	2	2	\$22,000
Compactor (Jumping Jack) (1)		1	1	1	1	1	1	1	1	1	1	\$5,000
Sidewalk Sanders (1)		1	1	1	1	1	1	1	1	1	1	\$5,000
2008 Bandit Wood Chipper - retire	08-24	1	1	1	1	1	1	1	1	1	1	\$50,000
Linemarker Paint Machine - retire	99-67	1	1	1	1	1	1	1	1	1	1	\$8,000
Linemarker Paint Machine	13-67	1	1	1	1	1	1	1	1	1	1	\$8,000
Plate Tamper (1)		1	1	1	1	1	1	1	1	1	1	\$4,000
Pressure Washer (2)		2	2	2	2	2	2	2	2	2	2	\$15,000
Utility Trailers (4)		4	4	4	4	4	4	4	4	4	4	\$5,000
Float Trailer	92-90	1	1	1	1	1	1	1	1	1	1	\$27,500
Grader Packers (4)		4	4	4	4	4	4	4	4	4	4	\$25,000
Kubota Tractor Snow Blower (2016)		-	-	-	-	-	-	1	1	1	1	\$20,000
Asphalt Hot Box (2016)	16-39	-	-	-	-	-	-	1	1	1	1	\$50,000
Paving Roller	16-48	-	-	-	-	-	-	1	1	1	1	\$50,000
Soil Screener	07-43	1	1	1	1	1	1	1	1	1	1	\$50,000
Small Trucks (Environmental):												
14-44 Dodge 2500 Pick-up with snow blade - Water - 2014	14-44	1	1	1	1	1	1	1	1	1	1	\$42,000
16-09 Chev 4X4 Crew Pick-up - Waste Water - 2016	16-09	1	1	1	1	1	1	1	1	1	1	\$35,000
19-02 Chev Silverado (Chilton) - Water - 2019	11-02	1	1	1	1	1	1	1	1	1	1	\$35,000
10-14 Dodge Ram 3500 1 1/2 Ton - Water - 2010	10-14	1	1	1	1	1	1	1	1	1	1	\$75,000
11-86 Chev Pick-up - Water - 2011	11-86	1	1	1	1	1	1	1	1	1	1	\$35,000
16-87 Chev 4X4 Crew Pick-up - Water - 2016	16-87	1	1	1	1	1	1	1	1	1	1	\$35,000



**Township of Centre Wellington
Service Standard Calculation Sheet**

Class of Service:
Unit Measure:

Public Works Vehicles and Equipment
No. of vehicles and equipment

Description	Vehicle No.	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
13-06 Dodge Grand Caravan - Water - 2013	13-06	1	1	1	1	1	1	1	1	1	1	\$35,000
13-46 Chev Pick-up - Waste Water - 2012	13-46	1	1	1	1	1	1	1	1	1	1	\$35,000
11-08 GMC Pick-up with snow blade - Waste Water - 2010	11-08	1	1	1	1	1	1	1	1	1	1	\$42,000
15-41 Chev Silverado WT 1500 Pick-up - Water - 2015	15-41	1	1	1	1	1	1	1	1	1	1	\$35,000
19-26 Chevrolet Equinox - Water/Waste Water - 2018	08-26	1	1	1	1	1	1	1	1	1	1	\$35,000
19-11 Chev Pick up (Masiero) - Waste Water - 2018	10-11	1	1	1	1	1	1	1	1	1	1	\$35,000
19-23 Chev Pick-up (Mullin) - Waste waer - 2018		-	-	-	-	-	-	-	-	-	1	\$35,000
Other (Environmental):												
14-80 Vactor Flusher Truck - Water/Waste Water - 2013	14-80	1	1	1	1	1	1	1	1	1	1	\$580,000
10-17 Vactor Flusher Truck - Water/Waste Water - 2010	10-17	1	1	1	1	1	1	1	1	1	1	\$580,000
04-28 GMC Camera Truck - Waste Water - 2004	04-28	1	1	1	1	1	1	1	1	1	1	\$55,000
14-61 Kubota Mower - Waste Water - 2014	14-61	1	1	1	1	1	1	1	1	1	1	\$30,000
14-60 Kubota Mower and Snowblower - Water - 2014	14-60	1	1	1	1	1	1	1	1	1	1	\$45,000
E78-100 3600 Ford Tractor with Cab & Loader - retire		1	1	1	1	1	1	1	1	1	1	\$80,000
Waterworks Equipment		1	1	1	1	1	1	1	1	1	1	\$227,900
Wastewater Equipment		1	1	1	1	1	1	1	1	1	1	\$133,300
Wastewater Treatment Plants Equipment		1	1	1	1	1	1	1	1	1	1	\$83,000
Trailer with Generator	E00-43	1	1	1	1	1	1	1	1	1	1	\$64,100
Trailer with Generator	E00-44	1	1	1	1	1	1	1	1	1	1	\$64,100
Kohler 30 Portable Generator	99-102	1	1	1	1	1	1	1	1	1	1	\$32,100
United Express Van Trailer	E00-94	1	1	1	1	1	1	1	1	1	1	\$13,100
United Express Spills Trailer & Equip	E00-95	1	1	1	1	1	1	1	1	1	1	\$13,100
7x16' American Hauler Cargo Trailer	E06-12	1	1	1	1	1	1	1	1	1	1	\$13,100
Kubota East F2560 4x4 with 72" deck	PW03-88	1	1	1	1	1	1	1	1	1	1	\$45,100
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	\$46,300
Total		93	94	94	94	95	95	99	99	102	103	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0035	0.0035	0.0035	0.0034	0.0035	0.0034	0.0035	0.0034	0.0034	0.0034

10 Year Average	2010-2019
Quantity Standard	0.0035
Quality Standard	\$110,760
Service Standard	\$388

D.C. Amount (before deductions)	22 Year
Forecast Population	20,124
\$ per Capita	\$388
Eligible Amount	\$7,801,270



**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Fire Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Fire Hall - 250 Queen Street West, Fergus	8,152	8,152	8,152	8,152	8,152	8,152	8,152	8,152	8,152	8,152	\$319	\$378
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	\$319	\$378
Storage Shed - 250 Queen Street West, Fergus	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$106	\$132
Storage Shed - 250 Queen Street West, Fergus	100	100	100	100	100	100	100	100	100	100	\$106	\$132
Total	16,172	16,172	16,172	16,172	16,172	16,172	16,172	16,172	16,172	16,172		

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.6104	0.6059	0.5997	0.5915	0.5877	0.5802	0.5737	0.5597	0.5465	0.5400

10 Year Average	2010-2019
Quantity Standard	0.5795
Quality Standard	\$340
Service Standard	\$197

D.C. Amount (before deductions)	22 Year
Forecast Population	20,124
\$ per Capita	\$197
Eligible Amount	\$3,964,830



**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Fire Vehicles
Unit Measure: No. of vehicles

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Fergus Station											
E1 Pumper Rescue - 2005	1	1	1	1	1	1	1	1	1	1	\$700,000
Timberwolf Mini Pumper - 2007	1	1	1	1	1	1	1	1	1	1	\$600,000
Tanker-47 (Freightliner FL-80) - 1997	1	1	1	1	1	1	1	1	1	1	\$550,000
Rescue-45 (KME) - 2017	1	1	1	1	1	1	1	1	1	1	\$650,000
Boat - B49 - 2012	1	1	1	1	1	1	1	1	1	1	\$18,000
Argo 750HDI 8x8 ATV (E48) and Trailer (E48T) - 2015	1	1	1	1	1	1	1	1	1	1	\$35,000
Truck-65B (2007 Dodge Ram)	1	1	1	1	1	1	1	1	1	1	\$35,000
Emergency Prep Trailer with generator	1	1	1	1	1	1	1	1	-	-	\$58,000
Elora Station											
Pump/Rescue-61 (KME) - 2011	1	1	1	1	1	1	1	1	1	1	\$700,000
Aerial-64 (E-One Custom Cab) - 2001	1	1	1	1	1	1	1	1	1	1	\$1,100,000
Tanker-67 (International 7500) KME - 2014	1	1	1	1	1	1	1	1	1	1	\$550,000
Rescue-65 (KME) - 2017	1	1	1	1	1	1	1	1	1	1	\$650,000
Boat - B69 - 2013	1	1	1	1	1	1	1	1	1	1	\$18,000
Truck-45B (2003 Silverado)	1	1	1	1	1	1	1	1	1	1	\$35,000
Administration											
2012 Dodge Ram (T. Mulvey) - 2012	1	1	1	1	1	1	1	1	1	1	\$45,000
2013 Expedition (B. Patton) - 2012	1	1	1	1	1	1	1	1	1	1	\$45,000
2012 Dodge Caravan (C. Paluch) - 2012	-	-	1	1	1	1	1	1	1	1	\$35,000
2019 Chevrolet Tahoe (J. Kam) - 2019	-	-	-	-	-	-	-	-	-	1	\$50,000
Total	16	16	17	17	17	17	17	17	16	17	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0006	0.0005	0.0006

10 Year Average	2010-2019
Quantity Standard	0.0006
Quality Standard	\$347,033
Service Standard	\$208

D.C. Amount (before deductions)	22 Year
Forecast Population	20,124
\$ per Capita	\$208
Eligible Amount	\$4,190,219



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Fire Fighters - Equipment	60	60	60	60	60	60	60	60	63	69	\$6,600
Rescue & Medical											
Gas Resuscitators & Detectors	1	1	1	1	1	1	1	1	1	1	\$26,200
Hydraulic Equipment	1	1	1	1	1	1	1	1	1	1	\$154,000
Rescue Equipment	1	1	1	1	1	1	1	1	1	1	\$69,600
Other	1	1	1	1	1	1	1	1	1	1	\$108,800
Suppression Equipment											
Portable Pumps	1	1	1	1	1	1	1	1	1	1	\$28,100
Exhaust Fans	1	1	1	1	1	1	1	1	1	1	\$24,500
Hoses	1	1	1	1	1	1	1	1	1	1	\$89,200
Nozzles	1	1	1	1	1	1	1	1	1	1	\$54,400
Generators	1	1	1	1	1	1	1	1	1	1	\$35,000
Ladders	1	1	1	1	1	1	1	1	1	1	\$16,500
Other	1	1	1	1	1	1	1	1	1	1	\$111,800
Station Supplies	1	1	1	1	1	1	1	1	1	1	\$48,000
Other											
Portable Radios	46	46	46	46	46	46	46	46	46	46	\$1,500
S.C.B.A. Compressor	1	1	1	1	1	1	1	1	1	1	\$34,000
S.C.B.A. Fill Station	1	1	1	1	1	1	1	1	1	1	\$12,000
S.C.B.A. Cascade	1	1	1	1	1	1	1	1	1	1	\$12,000
S.C.B.A.	38	38	38	38	38	38	38	38	38	38	\$7,550
S.C.B.A. Cylinders	38	38	38	38	38	38	38	38	38	38	\$1,200
Total	197	197	197	197	197	197	197	197	200	206	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0074	0.0074	0.0073	0.0072	0.0072	0.0071	0.0070	0.0068	0.0068	0.0069

10 Year Average	2010-2019
Quantity Standard	0.0071
Quality Standard	\$7,873
Service Standard	\$56

D.C. Amount (before deductions)	22 Year
Forecast Population	20,124
\$ per Capita	\$56
Eligible Amount	\$1,124,932



**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
FERGUS PARKS											
Arboretum - Blair Park	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	9.20	\$58,400
Beatty Park	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
BT Corner Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
CW Community Sportsplex	53.42	53.42	53.42	53.42	53.42	53.42	53.42	53.42	53.42	53.42	\$58,400
Confederation Park	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	5.70	\$58,400
Fergusson Park	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$58,400
Ferrier Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$58,400
Forfar Park	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	\$58,400
Graham Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Gibbons Dr. Park	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	3.90	\$58,400
Gow Park	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$58,400
Harper Cres. Park	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	6.10	\$58,400
Highland Park	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$58,400
Hollman Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Milligan St Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Millburn Blvd Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$58,400
Norman Craig Square - Cenotaph	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
Pattison Place Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
Perry St Open Space	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	1.90	\$58,400
Glencoe Park	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	2.32	\$58,400
Stait Park	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
St. James Square	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	0.40	\$58,400
Strathallan Park	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	4.20	\$58,400
Tait Cresc. Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Templin Gardens	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
Terry Fox Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Tower Street Tennis Court	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
Tower St North Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
Webster Park	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	1.10	\$58,400
Wilkie Park	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	2.20	\$58,400
Victoria Park	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	14.31	\$58,400



**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
Orangeville Road Wetlands	7.30	7.30	7.30	7.30	7.30	7.30	7.30	7.30	7.30	7.30	\$3,800
Pier Point park	-	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	9.98	\$3,800
Revell Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$58,400
Ryan Park	-	-	-	-	-	-	-	-	1.96	1.96	\$58,400
Dog Park	-	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	4.10	\$3,800
Garafraxa Rail/trail lands	-	-	3.20	3.20	3.20	3.20	3.20	3.20	3.20	3.20	\$3,800
Forfar Trail	-	-	1.80	1.80	1.80	1.80	1.80	1.80	1.80	1.80	\$3,800
Westminster Highland	-	-	-	-	-	-	-	2.55	2.55	2.55	\$58,600
ELORA PARKS											
Bissell Park	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	8.60	\$58,400
Drimmie Park	7.70	7.70	7.70	7.70	7.70	7.70	7.70	7.70	7.70	7.70	\$58,400
Elora Community Centre	9.44	9.44	9.44	9.44	9.44	9.44	9.44	9.44	9.44	9.44	\$58,400
Elora Lion's Park	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	5.50	\$58,400
Fire Hall Green	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	0.50	\$58,400
Foote Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Harold Chambers Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
Hoffer Park	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	0.60	\$58,400
Keating Park	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	0.30	\$58,400
MacDonald Square Park	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	0.20	\$58,400
O'Brien Park	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	1.20	\$58,400
Salem Park	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	1.40	\$58,400
Station Square Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$58,400
St. Mary School	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$58,400
Veterans Park	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	3.10	\$58,400
Victoria Park	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	3.00	\$58,400
South Ridge Park	-	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	7.52	\$58,400
Elora Meadows	-	-	-	-	-	-	-	1.70	1.70	1.70	\$58,400
Gilkison to Waterloo rail/trail lands	-	-	5.90	5.90	5.90	5.90	5.90	5.90	5.90	5.90	\$58,400
Elora Meadows Woodlot	-	-	-	-	-	-	-	0.27	0.27	0.27	\$58,400



**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Parkland Development
Unit Measure: Acres of Parkland

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Acre)
BELWOOD PARKS									-	-	
Belwood Sports Fields	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	4.00	\$58,400
Belwood Hall	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
Douglas Park	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	3.70	\$58,400
Maple Park	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	0.90	\$58,400
Belwood Cenotaph	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	0.70	\$58,400
Total	185.69	207.29	218.19	218.19	218.19	218.19	218.19	222.71	224.67	224.67	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0070	0.0078	0.0081	0.0080	0.0079	0.0078	0.0077	0.0077	0.0076	0.0075

10 Year Average	2010-2019
Quantity Standard	0.0077
Quality Standard	\$52,452
Service Standard	\$404

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$404
Eligible Amount	\$3,702,772



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
FERGUS PARKS											
Beatty Park											
Community Children's Play Equipment	1	1	1	1	1	1	1	1	1	1	\$61,000
Rock wall climber & swing set	1	1	1	1	1	1	1	1	1	1	\$19,000
Outdoor natural ice rink (water supply & light)	1	1	1	1	1	1	1	1	1	1	\$15,000
CW Community Sportsplex											
Large Community Medium Children's play structure & swing set	1	1	1	1	1	1	1	1	1	1	\$159,000
Rugby Field (unlit)	1	1	1	1	1	1	1	1	1	1	\$18,400
Soccer Field (unlit)	1	1	1	1	1	1	1	1	1	1	\$16,000
Hardball Diamond (lit & fenced)	2	2	2	2	2	2	2	2	2	2	\$333,000
Tennis Courts (2 lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$196,000
Skateboard Park (fence, equip, surface)	1	1	1	1	1	1	1	1	1	1	\$191,000
Large Picnic Pavilion	1	1	1	1	1	1	1	1	1	1	\$84,000
Confederation Park											
Small picnic shelter (teepee)	1	1	1	1	1	1	1	1	1	1	\$53,000
Gravel parking lots (1,225 sq.m)	1	1	1	1	1	1	1	1	1	1	\$39,000
Ferrier Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Forfar Park											
Small sports field	1	1	1	1	1	1	1	1	1	1	\$25,000
Gravel parking lots (350 sq.m)	1	1	1	1	1	1	1	-	-	-	\$11,000
Asphalt parking lots (1300 sq.m)	-	-	-	-	-	-	-	1	1	1	\$80,000
Gibbons Dr Park											
Neighbourhood Children's Play structure	-	-	-	-	-	-	-	-	-	1	\$70,000
Graham Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Highland Park											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$269,000
Small sports field	2	2	2	2	2	2	2	2	2	2	\$25,400
Washroom/concession building	1	1	1	1	1	1	1	1	1	1	\$209,000
Gravel parking lot (200 sq.m.)	1	1	1	1	1	1	1	3	3	3	\$6,400
Holman Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Millburn Blvd Park											
Splash Pad	-	-	-	-	1	1	1	1	1	1	\$372,000
Medium Picnic Shelter					1	1	1	1	1	1	\$105,000
Asphalt parking lot with curbing (553 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$41,000



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Revell Park											
Neighbourhood Children's Play structure	-	-	-	-	-	-	-	-	-	1	\$60,000
Ryan Park											
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	-	1	1	\$74,000
Outdoor natural ice rink (water supply & Light)	-	-	-	-	-	-	-	-	1	1	\$15,000
Stait Park											
Neighbourhood Children's Play structure & swings	1	1	1	-	1	1	1	1	1	1	\$212,000
Barrier Free Children's Play Structure	-	-	-	1	1	1	1	1	1	1	\$372,000
Strathallan Park											
Sports field	1	1	1	1	1	1	1	1	1	1	\$16,000
Gravel parking lot (911 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$29,000
Community children's play structure	1	1	1	1	1	1	1	1	1	1	\$80,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Tait Cresc. Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Tower Street Tennis Court											
Tennis Courts (lit & fenced)	3	3	3	3	3	3	3	3	3	3	\$196,000
Clubhouse (75 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$59,000
Webster Park											
Small sports field	1	1	1	1	1	1	1	1	1	1	\$25,000
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$57,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Wilkie Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Victoria Parks											
Soccer field (lit & irrigated)	1	1	1	1	1	1	1	1	1	1	\$260,000
Soccer/Rugby Field (1/2 lit)	1	1	1	1	1	1	1	1	1	1	\$95,000
Soccer field	1	1	1	1	1	1	1	1	1	1	\$16,000
Stonedust track (410 lm.m.)	1	1	1	1	1	1	1	1	1	1	\$47,000
Asphalt parking lot Fergus (400 sq.m.)	1	1	1	1	1	-	-	-	-	-	\$33,000
Asphalt Parking Lot Elora (2,500 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$79,000
Gravel parking lot (800 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$25,000
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	\$159,000
Pier Point Park											
Gravel parking lot (360 sq.m.)	-	-	1	1	1	1	1	1	1	1	\$11,000
Fergus Dog Park											
Dog agility equipment	-	1	1	1	1	1	1	1	1	1	\$25,000



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Westminster Highland Park											
Community children's play structure & swings	-	-	-	-	-	-	-	1	1	1	\$212,000
Shade Structure	-	-	-	-	-	-	-	1	1	1	\$42,000
Multi Use Asphalt Court	-	-	-	-	-	-	-	1	1	1	\$44,000
ELORA PARKS											
Bissell Park											
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$159,000
Gravel Parking Lot (3,457 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$110,000
Steel Pedestrian Bridge	1	1	1	1	1	1	1	1	1	1	\$1,487,000
Mult-use asphalt play surface (676 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$43,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Drimmie Park											
Community children's play structure & swings	1	1	1	1	1	1	1	1	1	1	\$106,000
Outdoor natural ice rink (water supply & Light)	1	1	1	1	1	1	1	1	1	1	\$15,000
Elora Community Centre											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$269,000
Large Community children's play structure & multi-use asphalt court (sq.m.)	1	1	1	1	1	1	1	1	1	1	\$212,000
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$105,000
Fencing Along Gorge	-	-	1	1	1	1	1	1	1	1	\$372,000
Skatepark	-	-	-	-	-	-	-	-	-	1	\$425,000
Elora Lion's Park											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$269,000
Gravel Parking Lot (967 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$31,000
Elora Meadows Park											
Neighbourhood Children's Play structure & swings	-	-	-	-	-	-	-	1	1	1	\$151,000
Foote Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Hoffer Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Asphalt Parking Lot (500 sq.m.)	-	-	-	-	-	-	-	1	1	1	\$40,000
Gravel Parking Lot (117 sq.m.)	1	1	1	1	1	1	1	-	-	-	\$4,000
Small Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$53,000
Keating Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
O'Brien Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$106,000
Small Children's Splash Area	1	1	1	1	1	1	1	1	1	1	\$335,000
Asphalt parking area (585 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$43,000



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/item)
Station Square Park											
Wood Gazebo	1	1	1	1	1	1	1	1	1	1	\$11,000
St. Mary School											
Sports Field	1	1	1	1	1	1	1	1	1	1	\$16,000
Veterans Park											
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Medium Picnic Shelter	1	1	1	1	1	1	1	-	-	-	\$105,000
Gravel parking area (963 sq.m)	1	1	1	1	1	1	1	1	1	1	\$30,000
Victoria Park											
Gravel Parking Lot (2,500 sq.m.)	1	1	1	1	1	1	1	1	1	1	\$79,000
Fencing Along Gorge	1	1	1	1	1	1	1	1	1	1	\$85,000
South Ridge Park											
Sports Fields (irrigated)	-	1	1	1	1	1	1	1	1	1	\$86,000
Small Sports Field (irrigate)	-	2	2	2	2	2	2	2	2	2	\$84,000
Gravel parking lot (918 sq.m.)	-	1	1	1	1	1	1	1	1	1	\$29,000
Neighbourhood Children's Play structure, swings & rubber surface	-	-	-	-	-	1	1	1	1	1	\$212,000
BELWOOD PARKS											
Belwood Sports Fields											
Softball diamond (lit & fenced)	1	1	1	1	1	1	1	1	1	1	\$269,000
Asphalt parking area (1,328 sq.m)	1	1	1	1	1	1	1	1	1	1	\$98,000
Douglas Park											
Small Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$53,000
Mult-use asphalt play surface	1	1	1	1	1	1	1	1	1	1	\$13,000
Maple Park											
Medium Picnic Shelter	1	1	1	1	1	1	1	1	1	1	\$105,000
Neighbourhood Children's Play structure & swings	1	1	1	1	1	1	1	1	1	1	\$80,000
Total	80	85	87	87	90	90	90	95	97	100	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0030	0.0032	0.0032	0.0032	0.0033	0.0032	0.0032	0.0033	0.0033	0.0033

10 Year Average	2010-2019
Quantity Standard	0.0032
Quality Standard	\$114,488
Service Standard	\$366

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$366
Eligible Amount	\$3,358,788



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/ Linear Metre)
FERGUS PARKS:											
CW Community Sportsplex											
Stone dust trail	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	1,000	\$117
Confederation Park											
Stone dust trail	700	700	700	700	700	700	700	700	700	700	\$117
Millburn Blvd Park											
Stone dust path	150	150	150	150	150	150	150	150	150	150	\$117
Pattison Place Park											
Concrete walkway	83	83	83	83	83	83	83	83	83	83	\$117
Glencoe Park											
Stone dust trail	110	110	110	110	110	110	110	110	110	110	\$117
Terry Fox Park											
Stone dust path	105	105	105	105	105	105	105	105	105	105	\$117
Victoria Park											
Stone Dust running track	410	410	410	410	410	410	410	410	410	410	\$117
Fergus Dog Park											
Stone dust trail	-	490	490	490	490	490	490	490	490	490	\$117
Westminster Highlands											
Paved path	-	-	-	-	-	-	-	490	490	490	\$159
Revell Park											
Stone dust trail	-	-	-	-	-	160	160	160	160	160	\$117
Ryan Park											
Stone dust trail	-	-	-	-	-	-	-	-	400	400	\$117
Tait Crescent Park											
Paved path	-	-	-	-	-	43	43	43	43	43	\$159
ELORA PARKS:											
Bissell Park											
Stone dust path	185	-	-	-	-	-	-	-	-	-	\$117
Paved path		300	300	300	300	300	300	300	300	300	\$159
Boardwalk	250	250	250	250	250	250	250	250	250	250	\$159
Foote Park											
Stone dust trail	470	470	470	470	470	470	470	470	470	470	\$117



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/ Linear Metre)
Station Square Park											
Stone dust trail	140	140	140	140	140	140	140	140	140	140	\$117
Victoria Park											
Paved path	200	200	200	200	200	200	200	200	200	200	\$159
Revell Park											
Stone dust	-	156	156	156	156	156	156	156	156	156	\$117
South Ridge Park											
Stone dust trail	-	254	254	254	254	254	254	254	254	254	\$117
Elora Meadows											
Paved path	-	-	-	-	-	350	350	350	350	350	\$159
Trestle Bridge Trail											
Stone dust trail	-	-	-	-	-	-	-	2,000	2,000	2,000	\$117
Forfar Trail											
Paved path	-	-	-	-	-	-	-	-	55	55	\$159
Stone dust trail	330	330	330	330	330	330	330	330	330	330	\$117
Garafraxa Rail/trail lands											
Stone dust trail	-	-	620	620	620	620	620	620	620	620	\$117
Total	4,133	5,148	5,768	5,768	5,768	6,321	6,321	8,811	9,266	9,266	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.1560	0.1929	0.2139	0.2110	0.2096	0.2268	0.2242	0.3050	0.3131	0.3094

10 Year Average	2010-2019
Quantity Standard	0.2362
Quality Standard	\$124
Service Standard	\$29

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$29
Eligible Amount	\$267,981



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	Vehicle No.	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Small Trucks												
Blue Dodge 4X4 truck (2006 - Parks & Watering)	E06-48	1	1	1	1	1	1	1	1	1	1	\$33,000
Blue Chev truck (2013 - Mgr P&FO)	E13-53	1	1	1	1	1	1	1	1	1	1	\$32,000
Chev Duel Wheel With Box (2004 - Parks)	E04-51	1	1	1	1	1	1	1	1	1	1	\$59,000
Blue Dodge truck with cap (2006 - Horticulturist)	E06-07	1	1	1	1	1	1	1	1	1	1	\$32,000
Blue Ford truck (2002 - Parks)	E18-50	1	1	1	1	1	1	1	1	1	1	\$42,000
Blue Ford Ranger 4X4 truck (2011 - Sportsplex)	E11-52	1	1	1	1	1	1	1	1	1	1	\$32,000
Ford 550 Multipurpose (2017)	E17-54								1	1	1	\$179,000
Tractors & Mowers												
Kubota Tractor/Mower (2002)	EGF1800	1	1	1	1	1	1	1	1	1	1	\$27,000
Kubota Tractor FE Loader (1999)	EM5030	1	1	1	1	1	1	1	1	1	1	\$42,000
Gang Turf Mower (2016)	E16-3GTM	1	1	1	1	1	1	1	1	1	1	\$81,000
John Deere Tractor FE Loader (2009)	E08-43	1	1	1	1	1	1	1	1	1	1	\$49,000
Kubota Tractor (4WD) Mower (2002)	EF2560	1	1	1	1	1	1	1	1	1	1	\$27,000
Gang Turf Mower (2009)	E09-36GTM	1	1	1	1	1	1	1	1	1	1	\$81,000
Kubota Mower (2001)	EF2260	1	1	1	1	1	1	1	1	1	1	\$27,000
Kubota F3080 60" Riding Mower (2013)	E13-3080	-	-	-	1	1	1	1	1	1	1	\$27,000
Kubota Mower (2019)	EF2692										1	\$27,000
Ice Resurfacers												
CWCS Olympia (2002 & 2012)		1	1	2	2	2	2	2	2	2	2	\$96,000
Elora Olympia (2001 & 2016)		1	1	1	1	1	1	1	2	2	2	\$96,000
Other Equipment												
1999 Miska Prowler Trailer		1	1	1	1	1	1	1	1	1	1	\$5,100
Ice Surface Edger		2	2	2	2	2	2	2	2	2	2	\$6,400
Floor Scrubber		2	2	2	2	2	2	2	2	2	2	\$15,000
Snow Blower		2	2	2	2	2	2	2	2	2	2	\$1,100
Floor Polisher		1	1	1	1	1	1	1	1	1	1	\$2,100



**Township of Centre Wellington
Service Standard Calculation Sheet**

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

Description	Vehicle No.	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Value (\$/Vehicle)
Grove Lift		-	1	1	1	1	1	1	1	1	1	\$20,000
MS Gregson Trailer Type Lawn Care		-	1	1	1	1	1	1	1	1	1	\$12,000
Total		23	25	26	27	27	27	27	29	29	30	

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	0.0009	0.0009	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010	0.0010

10 Year Average	2010-2019
Quantity Standard	0.0010
Quality Standard	\$36,260
Service Standard	\$36

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$36
Eligible Amount	\$332,432



**Township of Centre Wellington
Service Standard Calculation Sheet**

Service: Indoor Recreation Facilities
Unit Measure: sq.ft. of building area

Description	2010	2011	2012	2013	2014	2015	2016	2017	2018	2019	2020 Bld'g Value (\$/sq.ft.)	Value/sq.ft. with land, site works, etc.
Centre Wellington Community Sportsplex	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	111,523	\$361	\$408
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	\$237	\$271
Storage Shed	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	2,400	\$64	\$80
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	\$191	\$220
Tennis Change Rooms (Fergus)	600	600	600	600	600	600	600	600	600	600	\$140	\$164
Victoria Park Seniors Centre	9,500	9,500	9,500	9,500	9,500	12,000	12,000	12,000	12,000	12,000	\$242	\$276
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	\$244	\$279
Belwood Hall	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	4,227	\$151	\$176
Elora Community Centre	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	35,726	\$235	\$269
Bissell Pak Accessible Washrooms	-	-	-	-	-	342	342	342	342	342	\$655	\$732
Forfar Park Accessible Washrooms	-	-	-	-	-	-	-	-	-	150	\$629	\$731
Total	172,201	172,201	172,201	172,201	172,201	175,043	175,043	175,043	175,043	175,193		

Population	26,495	26,693	26,966	27,340	27,518	27,871	28,191	28,892	29,594	29,948
Per Capita Standard	6.4994	6.4512	6.3859	6.2985	6.2578	6.2805	6.2092	6.0585	5.9148	5.8499

10 Year Average	2010-2019
Quantity Standard	6.2206
Quality Standard	\$354
Service Standard	\$2,200

D.C. Amount (before deductions)	10 Year
Forecast Population	9,168
\$ per Capita	\$2,200
Eligible Amount	\$20,167,950



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 D.C.A. under s. 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 D.C. 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 Township's approved 2019 Financial Information Return (F.I.R.).

In addition to the operational impacts, over time the initial capital projects will require replacement. This replacement of capital is often referred to as lifecycle cost. By definition, lifecycle costs are all the costs that 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 lifecycle 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 Infrastructure	80	0.005161
Facilities	50	0.011823
Services Related to a Highway - Roads	40	0.016556
Services Related to a Highway - Bridges	90	0.004046
Parkland Development	25	0.031220
Vehicles	10	0.091327
Small Equipment & Gear	12	0.074560



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 Township 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
Township of Centre Wellington
Operating and Capital Expenditure Impacts
for Future Capital Expenditures

SERVICE/CLASS OF SERVICE	GROSS COST LESS BENEFIT TO EXISTING	ANNUAL LIFECYCLE EXPENDITURES	ANNUAL OPERATING EXPENDITURES	TOTAL ANNUAL EXPENDITURES
1. Wastewater Services				
1.1 Treatment plants	47,688,346	1,539,405	2,032,010	3,571,415
1.2 Sewers	18,398,185	860,988	1,578,575	2,439,563
2. Water Services				
2.1 Treatment plants and storage	27,040,488	1,221,075	1,455,753	2,676,828
2.2 Distribution systems	22,493,170	328,007	1,243,730	1,571,737
3. Services Related to a Highway				
3.1 Roads and Related	120,566,909	6,047,528	4,809,989	10,857,517
4. Public Works Facilities, Vehicles and Equipment				
4.1 Water Services	2,243,534	284,330	393,483	677,813
4.2 Wastewater Services	2,243,534	65,072	294,190	359,262
4.3 Stormwater Management Services	732,199	103,165	1,760	104,925
4.4 Services Related to a Highway	6,500,616	252,918	2,339,864	2,592,782
4.5 Parks and Recreation Services	3,308,978	156,600	678,636	835,236
5. Fire Protection Services				
5.1 Facilities, vehicles, equipment and gear	6,455,022	460,832	1,104,381	1,565,213
6. Parks and Recreation Services				
6.1 Recreation Facilities, Parkland development, amenities, trails, and Recreation Fleet	13,883,967	847,176	1,954,365	2,801,541
7. Growth Studies				
7.1 Water Services	527,628	-	-	-
7.2 Wastewater Services	325,459	-	-	-
7.3 Stormwater Management Services	301,501	-	-	-
7.4 Services Related to a Highway	632,012	-	-	-
7.5 Parks and Recreation Services	362,551	-	-	-
7.6 Fire Protection Services	85,428	-	-	-
Total	273,789,527	12,167,096	17,886,736	30,053,832



Appendix D

Development Charge Reserve Fund Policy



Appendix D: Development Charge Reserve Fund Policy

D.1 Legislative Requirements

The Development Charges Act, 1997 (D.C.A.) requires development charge (D.C.) 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 municipality shall establish a reserve fund for each service to which the D.C. 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 municipality shall pay each D.C. 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 to 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).
- D.C. reserve funds may not be consolidated with other municipal reserve funds for investment purposes and may only be as an interim financing source for capital undertakings for which D.C.s may be spent (s. 37).

Annually, the Treasurer of the municipality is required to provide Council with a financial statement related to the D.C. by-law(s) and reserve funds. This statement must be made available to the public and may be requested to be forwarded to the Minister of Municipal Affairs and Housing. The D.C.A. does not prescribe how the statement is to be made available to the public. We would recommend that a resolution of Council make the statement available on the municipality’s website or upon request.

Subsection 43 (2) and 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 (including a list of services within a service category);
- transactions for the year (e.g. collections, draws) including each assets capital costs to be funded from the D.C. reserve fund and the manner for funding the capital costs not funded under the D.C. by-law (i.e. non-D.C. recoverable cost share and post-period D.C. recoverable cost share);
- for projects financed by D.C.s, the amount spent on the project from the D.C. reserve fund and the amount and source of any other monies spent on the project.
- amounts borrowed, purpose of the borrowing and interest accrued during previous year;
- amount and source of money used by the municipality to repay municipal obligations to the D.C. reserve fund;
- 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);
- for credits granted under s. 14 of the previous D.C.A., a schedule identifying the value of credits recognized by the municipality, the service to which it applies and the source of funding used to finance the credit; and
- a statement as to compliance with s. 59 (1) of the D.C.A., whereby the municipality shall not impose, directly or indirectly, a charge related to a development or a requirement to construct a service related to development, except as permitted by the D.C.A. or another Act.

Based upon the above, Figure 1, and Attachments 1 and 2, set out the format for which annual reporting to Council should be provided.

D.2 D.C. Reserve Fund Application

Section 35 of the D.C.A. 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, or to be used as a source of interim financing of capital undertakings for which a D.C. may be spent.



Figure 1
Township of Centre Wellington
Annual Treasurer's Statement of Development Charge Reserve Funds

Description	Services/Classes to which the Development Charge Relates							Total
	Services					Classes of Service		
	Services Related to a Highway	Water Services	Wastewater Services	Fire Protection Services	Parks and Recreation Services	Growth Studies	Public Works	
Opening Balance, January 1, _____								0
<u>Plus:</u>								
Development Charge Collections								0
Accrued Interest								0
Repayment of Monies Borrowed from Fund and Associated Interest ¹								0
Sub-Total	0	0	0	0	0	0	0	0
<u>Less:</u>								
Amount Transferred to Capital (or Other) Funds ²								0
Amounts Refunded								0
Amounts Loaned to Other D.C. Service Category for Interim Financing								0
Credits ³								0
Sub-Total	0	0	0	0	0	0	0	0
Closing Balance, December 31, _____	0	0	0	0	0	0	0	0

¹ Source of funds used to repay the D.C. reserve fund

² See Attachment 1 for details

³ See Attachment 2 for details

The Municipality is compliant with s.s. 59.1 (1) of the *Development Charges Act*, whereby charges are not directly or indirectly imposed on



Attachment 1
Township of Centre Wellington
Amount Transferred to Capital (or Other) Funds - Capital Fund Transactions

Capital Fund Transactions	Gross Capital Cost	D.C. Recoverable Cost Share					Non-D.C. Recoverable Cost Share				
		D.C. Forecast Period		Post D.C. Forecast Period							
		D.C. Reserve Fund Draw	D.C. Debt Financing	Grants, Subsidies Other Contributions	Post-Period Benefit/ Capacity Interim Financing	Grants, Subsidies Other Contributions	Other Reserve/Reserve Fund Draws	Tax Supported Operating Fund Contributions	Rate Supported Operating Fund Contributions	Debt Financing	Grants, Subsidies Other Contributions
Services Related to a Highway											
Capital Cost A											
Capital Cost B											
Capital Cost C											
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Services											
Capital Cost D											
Capital Cost E											
Capital Cost F											
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Services											
Capital Cost G											
Capital Cost H											
Capital Cost I											
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0

Amount Transferred to Operating (or Other) Funds - Operating Fund Transactions

Operating Fund Transactions	Annual Debt Repayment Amount	D.C. Reserve Fund Draw		Post D.C. Forecast Period			Non-D.C. Recoverable Cost Share		
		Principal	Interest	Principal	Interest	Source	Principal	Interest	Source
Services Related to a Highway									
Capital Cost J									
Capital Cost K									
Capital Cost L									
Sub-Total - Services Related to Highways	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Water Services									
Capital Cost M									
Capital Cost N									
Capital Cost O									
Sub-Total - Water	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0
Wastewater Services									
Capital Cost P									
Capital Cost Q									
Capital Cost R									
Sub-Total - Wastewater	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0



Attachment 2
Township of Centre Wellington
Statement of Credit Holder Transactions

Credit Holder	Applicable D.C. Reserve Fund	Credit Balance Outstanding Beginning of Year _____	Additional Credits Granted During Year	Credits Used by Holder During Year	Credit Balance Outstanding End of Year _____
Credit Holder A					
Credit Holder B					
Credit Holder C					
Credit Holder D					
Credit Holder E					
Credit Holder F					



Appendix E

Local Service Policy



Appendix E: Local Service Policy

Township of Centre Wellington

Recommended General Policy Guidelines on Development Charge and Local Service Funding for Road-related, Stormwater Management, Parkland Development, Water, and Sanitary Sewer Works

This Appendix sets out the Township's General Policy Guidelines on Development Charges (D.C.) and local service funding for Services Related to a Highway (road), Parkland Development, Water and Wastewater Works and Stormwater Management. The guidelines outline, in general terms, the size and nature of engineered infrastructure that is included in the study as a development charge project, versus infrastructure that is considered as a local service, to be provided separately by landowners, pursuant to a development agreement.

The following policy guidelines are general principles by which staff will be guided in considering development applications. However, each application will be considered, in the context of these policy guidelines as subsection 59(2) of the Development Charges Act, 1997, on its own merits having regard to, among other factors, the nature, type and location of the development and any existing and proposed development in the surrounding area, as well as the location and type of services required and their relationship to the proposed development and to existing and proposed development in the area.

1. Services Related to a Highway - Roads

A complete street is the concept whereby a highway is planned, designed, operated, and maintained to enable pedestrians, cyclists, public transit users and motorists to safely and comfortably be moved, thereby allowing for the efficient movement of persons and goods.

The associated infrastructure to achieve this concept shall include, but is not limited to: road pavement structure and curbs; grade separation/bridge structures (for any vehicles, railways and/or pedestrians); grading, drainage and retaining wall features; culverts structures; storm water drainage systems; utilities; round-a-bouts, traffic control systems; signage; gateway features; street furniture; active transportation facilities (e.g., sidewalks, bike lanes, multi-use trails which interconnect the transportation network,



etc.); transit lanes and lay-bys; roadway illumination systems; boulevard and median surfaces (e.g., sod and topsoil, paving, etc.); street trees and landscaping; parking lanes and lay-bys; (excluding on-street parking in the downtown) and driveway entrances; noise attenuation systems; railings and safety barriers.

- 1.1. Local and rural roads internal to development inclusive of all land and associated infrastructure - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.2. Local and rural roads external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. 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 inclusive of all land and associated infrastructure - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 1.4. Collector roads external to development - Include in D.C. calculation to the extent permitted under s.5(1) of the D.C.A. 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.
 - a) New, widened, extended, or upgraded arterial roads, inclusive of all associated infrastructure: included as part of road costing funded through D.C.A., s.5(1);
 - b) Land acquisition for arterial roads on existing rights-of-way to achieve a complete street: dedication under the Planning Act provisions (s. 41, 51 and s.53) through development lands; in area with limited development: included in D.C.'s;



- c) Land acquisition for arterial roads on new rights-of-way to achieve a complete street: dedication, where possible, under the Planning Act provisions (s.51 and s.53) through development lands up to the ROW specified in the Official Plan;
- d) Land acquisition beyond normal dedication requirements to achieve transportation corridors as services related to highways including grade separation infrastructure for the movement of pedestrians, cyclists, public transit and/or railway vehicles: included in D.C.'s.

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 D.C.A.
- 2.2 Bridges and culverts external to development:
 - Local and Rural Roads - Include in Municipal D.C. (Refer to Item 1)
 - Collector Road - Include in Municipal D.C. (Refer to Item 1)
 - Arterial Road - Include in Municipal D.C. (Refer to Item 1)

3. Traffic Control Systems, Signals, and Intersection Improvements

- 3.1 On new arterial roads and arterial road improvements unrelated to a specific development: included as part of road costing funded through D.C.'s.
- 3.2 On non-arterial roads, or for any private site entrances or entrances to specific development; direct developer responsibility under s.59 of D.C.A. (as a local service).
- 3.3 On arterial or collector road intersections with County roads: include in County D.C.'s or in certain circumstances, may be a direct developer responsibility.
- 3.4 Intersection improvements, round-a-bouts, new or modified signalization, signal timing and optimization plans, area traffic studies for highways attributed to growth and unrelated to a specific development: included in D.C. calculation as permitted under s.5(1) of the D.C.A.



4. Streetlights

- 4.1 Streetlights on new arterial roads and arterial road improvements: considered part of the complete street and included as part of the road costing funded through D.C.'s or in exceptional circumstances, may be direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 4.2 Streetlights on non-arterial roads internal to development: considered part of the complete street and included as a direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 4.3 Streetlights on non-arterial roads external to development, needed to support a specific development or required to link with the area to which the plan relates: considered part of the complete street and included as a direct developer responsibility under s.59 of the D.C.A. (as a local service).

5. Sidewalks

- 5.1 Sidewalks on Provincial highways and County roads - Include in municipal D.C. or, in exceptional circumstances, may be local improvement or direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 5.2 Sidewalks on area municipal roads - Linked to road funding source in Item 1.
- 5.3 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 D.C.A.).

6. Bike Routes/Bike Lanes/Bike Paths/Multi-Use Trails/Naturalized Walkways

- 6.1 Bike routes and bike lanes, within road allowance, external to development - Include in D.C. road costs, consistent with the service standard provisions of the D.C.A., s.5(1).
- 6.2 Bike paths/multi-use trails/naturalized walkways external to development - Include in municipal D.C.'s consistent with the service standard provisions of the D.C.A., s.5(1).



- 6.3 Bike lanes, within road allowance, internal to development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 6.4 Bike paths/multi-use trails/naturalized walkways internal to development - Direct developer responsibility under s.59 of the D.C.A. (as a local service).
- 6.5 Trail bridges/underpasses and associates works - Include in municipal D.C.s consistent with the service standard provisions of the D.C.A., s.5(1).

7. Parkland Development

- 7.1 Internal to Development - Direct developer responsibility under s.59 of D.C.A. 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.
- 7.2 External to Development - Include in municipal D.C. consistent with the service standard provisions of the D.C.A., s.5(1).

8. Noise Abatement Measures

- 8.1 Internal to Development - Direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 8.2 Noise abatement measures external and internal to development where it is related to, or a requirement of a specific development; direct developer responsibility under s.59 of D.C.A. (as a local service).
- 8.3 Noise abatement measures on new arterial roads and arterial road improvements abutting an existing community and unrelated to a specific development: included as part of road costing funded through D.C.'s.

9. Stormwater Management

- 9.1 Quality and Quantity Works, direct developer responsibility through local service provisions (s.59 of D.C.A.).
- 9.2 Over sizing of stormwater management works for development external to developments will be subject to negotiations and cost sharing agreements between affected landowners.



10. Natural Heritage System (N.H.S.)

- 10.1 N.H.S. includes engineered and in situ stream corridors, natural buffers for woodlots, wetland remnants, etc. as well as subwatersheds within the boundaries of the Township.
- 10.2 Direct developer responsibility as a local service provision including but not limited to the following:
 - a) Riparian planting and landscaping requirements (as required by the Township, Conservation Authority or other authorities having jurisdiction) as a result of creation of, or construction within the N.H.S. and associated buffers;
 - b) Perimeter fencing of the N.H.S. to the Township's standard located on the public property side of the property line adjacent land uses (residential, non-residential) as required by the Township;
 - c) All works (as required by the Township, Conservation Authority or other authorities having jurisdiction) for stream corridors, natural buffers and sub watershed areas as directed by the approved studies and reports related to the Secondary Plan that development occurs in.

11. Water

- 11.1 Water treatment, storage facilities, pumping stations, transmission mains, booster stations, re-chlorination/sampling stations and Wells associated with municipal service areas to be included within the D.C.
- 11.2 Watermains external to subdivisions, which upgrade the size of the main or provides new watermains 300 mm nominal diameter or greater (over sizing), included in the D.C.
- 11.3 Over sizing costs of waterworks within the subdivision included in D.C. greater than 300mm nominal diameter.
- 11.4 Connection to trunk mains and pumping stations to service specific areas, to be direct developer responsibility.



12. Sanitary Sewer

- 12.1 Wastewater treatment plants, pumping stations and transmission mains associated with municipal service area shall be included in the D.C.
- 12.2 Sanitary sewers external to subdivisions, which upgrades the size of the existing main, or provides a new main 250 mm or greater nominal diameter, included in the D.C.
- 12.3 Connections to trunk sewers to service specific areas, to be direct developer responsibility.
- 12.4 Marginal costs of sanitary sewer works within the subdivision, which benefits upstream developers, included in D.C. above 250 mm nominal diameter or depth of 5 meters or greater.

13. Infrastructure Assets Constructed by Developers

- 13.1 All infrastructure assets constructed by Developers must be designed in accordance with the Municipality's Engineering and Parks Standards Manual, as revised.
- 13.2 All infrastructure assets shall be conveyed in accordance with the Municipality's Engineering and Parks Standards Manual, as revised.

Any Parks and Open Space infrastructure assets approved to be built by the developer on behalf of the Municipality shall be in accordance with the Municipality's Park Development Methods Policy.



Appendix F

Asset Management Plan



Appendix F: Asset Management Plan

The recent changes to the D.C.A. (new s. 10 (2) (c.2)) require that the background study must include an asset management plan (A.M.P.) related to new infrastructure. Section 10 (3) of the D.C.A. provides:

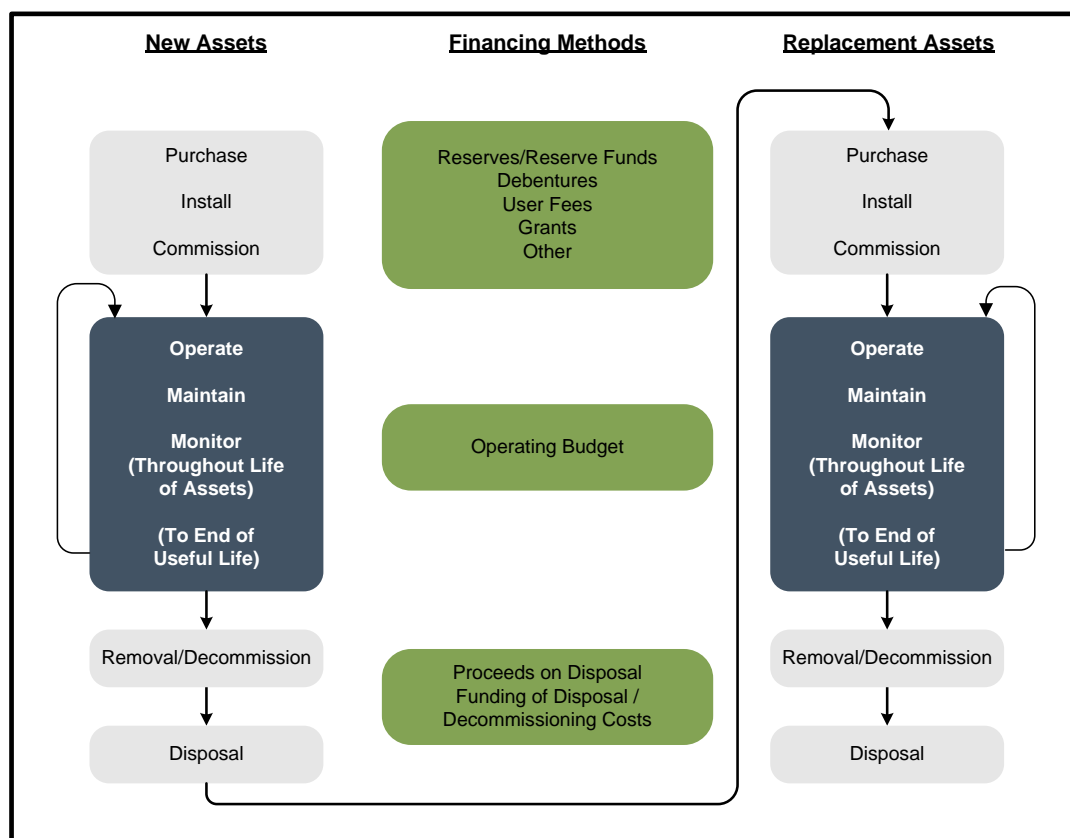
“The asset management plan shall,

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

In regard to the above, s. 8 of the Regulations was amended to include s. (2), s. (3) and s. (4) which set out for specific detailed requirements for transit (only). For all services except transit, there are no prescribed requirements at this time thus requiring the municipality to define the approach to include within the background study.

At a broad level, the A.M.P. provides for the long-term investment in an asset over its entire useful life along with the funding. The schematic below identifies the costs for an asset through its entire lifecycle. For growth-related works, the majority of capital costs will be funded by the D.C. Non-growth-related expenditures will then be funded from non-D.C. revenues as noted below. During the useful life of the asset, there will be minor maintenance costs to extend the life of the asset along with additional program related expenditures to provide the full services to the residents. At the end of the life of the asset, it will be replaced by non-D.C. financing sources.

It should be noted that with the recent passing of the Infrastructure for Jobs and Prosperity Act (I.J.P.A.) municipalities are now required to complete A.M.P.s, based on certain criteria, which are to be completed by 2021 for core municipal services and 2023 for all other services. The amendments to the D.C.A. do not require municipalities to complete these A.M.P.s (required under I.J.P.A.) for the D.C. background study, rather the D.C.A. requires that the D.C. background study include information to show the assets to be funded by the D.C. are sustainable over their full lifecycle.



In 2012, the Province developed Building Together: Guide for municipal A.M.P.s which outlines the key elements for an A.M.P., as follows:

State of local infrastructure: asset types, quantities, age, condition, financial accounting valuation and replacement cost valuation.

Desired levels of service: defines levels of service through performance measures and discusses any external trends or issues that may affect expected levels of service or the municipality's ability to meet them (for example, new accessibility standards, climate change impacts).

Asset management strategy: the asset management strategy is the set of planned actions that will seek to generate the desired levels of service in a sustainable way, while managing risk, at the lowest lifecycle cost.

Financing strategy: having a financial plan is critical for putting an A.M.P. into action. By having a strong financial plan, municipalities can also demonstrate that they have



made a concerted effort to integrate the A.M.P. with financial planning and municipal budgeting and are making full use of all available infrastructure financing tools.

Commensurate with the above, the Township has prepared an asset management policy and have a provision in their 2020 budget to undertake an A.M.P. As a result, the asset management requirement for the D.C. must be undertaken in the absence of this information.

In recognition to the schematic above, the following table (presented in 2020 \$) has been developed to provide the annualized expenditures and revenues associated with new growth. Note that the D.C.A. does not require an analysis of the non-D.C. capital needs or their associated operating costs so these are omitted from the table below. As well, as all capital costs included in the D.C.-eligible capital costs are not included in the Township's A.M.P., the present infrastructure gap and associated funding plan have not been considered at this time. Hence the following does not represent a fiscal impact assessment (including future tax/rate increases) but provides insight into the potential affordability of the new assets:

1. The non-D.C. recoverable portion of the projects which will require financing from municipal financial resources (i.e. taxation, rates, fees, etc.). This amount has been presented on an annual debt charge amount based on 22-year financing.
2. Lifecycle costs for the 2020 D.C. capital works have been presented based on a sinking fund basis. The assets have been considered over their estimated useful lives.
3. Incremental operating costs for the D.C. services (only) have been included.
4. The resultant total annualized expenditures are \$37.25 million.
5. Consideration was given to the potential new taxation and user fee revenues which will be generated as a result of new growth. These revenues will be available to finance the expenditures above. The new operating revenues are \$13.06 million. This amount, totaled with the existing operating revenues of \$44.66 million, provide annual revenues of \$57.72 million by the end of the period.



6. In consideration of the above, the capital plan is deemed to be financially sustainable.

Township of Centre Wellington
Asset Management – Future Expenditures and Associated Revenues
2020\$

	2041 (Total)
Expenditures (Annualized)	
Annual Debt Payment on Non-Growth Related Capital ¹ (2014 D.C. and 2016 updates)	3,480,365
Annual Debt Payment on Post Period Capital ²	1,397,170
Lifecycle:	
Annual Lifecycle - Town Wide Services	15,886,947
Incremental Operating Costs (for D.C. Services)	\$17,886,736
Total Expenditures	\$37,254,048
Revenue (Annualized)	
Total Existing Revenue ⁴	\$44,657,162
Incremental Tax and Non-Tax Revenue (User Fees, Fines, Licences, etc.)	\$13,058,373
Total Revenues	\$57,715,535

¹ Non-Growth Related component of Projects including 10% mandatory deduction on soft services

² Interim Debt Financing for Post Period Benefit

³ All infrastructure costs included in Area Specific by-laws have

⁴ As per Sch. 10 of FIR



Appendix G

Approved Development Charges By-law #2021-11

The Corporation of the Township of Centre Wellington

By-law 2021-11

A By-law for the Imposition of Development Charges
and to repeal By-law 2018-40

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 meeting on the 18th day of February, 2021 in accordance with the Act and the regulations thereto;

Now Therefore the Council of the Corporation of the Township of Centre Wellington hereby 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, but is not an ancillary residential building;

"act" means the Development Charges Act, as amended, or any successor thereof;

"ancillary residential building" means a residential building that would be ancillary to a detached dwelling, semi-detached dwelling, or row dwelling

"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, and includes stacked townhouses;

"back-to-back townhouse dwelling" means a building containing more than two dwelling units separated vertically by a common wall, including a rear common wall, that do not have rear yards;

"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 and includes the cultivation and propagation of cannabis plants;

“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”);

“cannabis” means:

- a) a cannabis plant;
- b) any part of a cannabis plant, including the phytocannabinoids produced by, or found in, such a plant regardless of whether that part has been processed or not;
- c) any substance or mixture of substances that contains or has on it any part of such a plant; and
- d) any substance that is identical to any phytocannabinoid produced by, or found in, such a plant, regardless of how the substance was obtained.

“cannabis plant” means a plant that belongs to the genus Cannabis.

“Cannabis Production Facilities” means a building, or part thereof, designed, used, or intended to be used for one or more of the following: production, processing, harvesting, testing, alteration, destruction, storage, packaging, shipment, or distribution of cannabis where a licence, permit or authorization has been issued under applicable federal law and does include, but is not limited to such buildings as a greenhouse and agricultural building associated with the use. It does not include a building or part thereof solely designed, used, or intended to be used for retail sales of cannabis.

“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.
- (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 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;

“charitable dwelling” means a residential building, a part of a residential building or the residential portion of a mixed-use building maintained and operated by a corporation approved under the Charitable Institutions Act, R.S.O. 1990, c. C.9, for persons requiring residential, specialized or group care and charitable dwelling includes a children’s residence under the Child and Family Services Act, R.S.O. 1990, c. C.11, a home, or a joint home under the Homes for the Aged and Rest Homes Act, R.S.O. 1990, c. H.13, an institution under the Mental Hospitals Act, R.S.O. 1990, c. M.8, a nursing home under the Nursing Homes Act, R.S.O., 1990, c. N.7, and a home for special care under the Homes for Special Care Act, R.S.O. 1990, c. H.12.

“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;

“correctional group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any government or its agency, or by public subscription or donation, or by any combination thereof, and licensed, approved or supervised by the Province of Ontario as a detention or correctional facility under any general or special act and amendments or replacement thereto. A correction group home may contain an office provided that the office is used only for the operation of the correctional group home in which it is located. A correctional group home shall not include any detention facility operated or supervised by the Federal Government nor any correctional institution or secure custody and detention facility operated by the Province of Ontario.

"council" means the Council of the Township;

"detached dwelling unit" has the same meaning as a single detached dwelling unit" for the purposes of this By-law.

“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 16th, 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) loading facilities above or below grade;
 - (ii) 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
 - (iii) 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;

“group home” means a residential building or the residential portion of a mixed-use building containing a single housekeeping unit which may or may not be supervised on a 24-hour basis on site by agency staff on a shift rotation basis, and funded wholly or in part by any

government or its agency, or by public subscription or donation, or by any combination thereof and licensed, approved or supervised by the Province of Ontario for the accommodation of persons under any general or special act and amendments or replacements thereto. A group home may contain an office provided that the office is used only for the operation of the group home in which it is located.

“hospice” means a building or portion of a mixed-use building designed and intended to provide palliative care and emotional support to the terminally ill in a home or homelike setting so that quality of life is maintained, and family members may be active participants in care.

“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, and includes cannabis production facilities, but does not include the sale of commodities to the general public through a warehouse club and does not include self-storage or mini-self storage facilities;

“institutional development” means development of a building or structure intended for use,

- a) as a long-term care home within the meaning of subsection 2 (1) of the Long-Term Care Homes Act, 2007;
- b) as a retirement home within the meaning of subsection 2 (1) of the Retirement Homes Act, 2010;
- c) by any of the following post-secondary institutions for the objects of the institution:
 - (i) a university in Ontario that receives direct, regular, and ongoing operating funding from the Government of Ontario,
 - (ii) a college or university federated or affiliated with a university described in subclause (i), or
 - (iii) an Indigenous Institute prescribed for the purposes of section 6 of the Indigenous Institutes Act, 2017;
- d) as a memorial home, clubhouse, or athletic grounds by an Ontario branch of the Royal Canadian Legion; or
- e) as a hospice to provide end of life care.

“live/work unit” means a unit which contains separate residential and non-residential areas intended for both residential and non-residential uses concurrently, and shares a common wall or floor with direct access between the residential and non-residential areas;

“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 and includes but is not limited to back-to-back townhouses, and the residential portion of a live/work unit;

“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;

“non-profit housing development” means development of a building or structure intended for use as residential premises by,

- a) a corporation without share capital to which the Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing;
- b) a corporation without share capital to which the Canada Not-for-profit Corporations Act applies, that is in good standing under that Act and whose primary object is to provide housing; or
- c) a non-profit housing co-operative that is in good standing under the Co-operative Corporations Act, or any successor legislation.

“nursing home” means a residential building or the residential portion of a mixed-use building licensed as a nursing home by the Province of Ontario.

“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;

“rental housing” means development of a building or structure with four or more dwelling units all of which are intended for use as rented residential premises.

“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;

“retirement home or lodge” means a residential building or the residential portion of a mixed-use building which provides accommodation primarily for retired persons or couples where each private bedroom or living accommodation has a separate private bathroom and separate entrance from a common hall but where common facilities for the preparation and consumption of food are provided, and common lounges, recreation rooms and medical care facilities may also be provided.

“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;

“special care/special dwelling” means a residence

- a) containing two or more dwelling rooms, which rooms have common entrance from street level; and
- b) where the occupants have the right to use in common with other occupants, halls, stairs, yards, common room and accessory buildings; and
- c) that is designed to accommodate persons with specific needs, including but not limited to, independent permanent living arrangements; and where support services, such as meal preparation, grocery shopping, laundry, housing, nursing, respite care and attending services are provided at various levels; and includes but is not limited to retirement homes or lodges, group homes, dormitories, and hospices

“stacked townhouse dwelling” means a building containing two or more dwelling units where each dwelling unit is separated horizontally and/or vertically from another dwelling unit by a common wall or floor;

“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

“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/Class of Services

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

- (a) Services Related to a Highway;
- (b) Public Works;
- (c) Fire Protection Services;

- (d) Parks and Recreation Services;
- (e) Growth Studies;
- (f) Wastewater Services; and
- (g) 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).

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:

Rules with Respect to Exemptions for Intensification of Existing Housing or New housing

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

- (a) an enlargement to an existing residential dwelling unit;
- (b) one or two additional dwelling units in an existing single detached dwelling or prescribed ancillary structure to the existing residential building;
- (c) the creation of additional dwelling units equal to the greater of one or 1% of the existing dwelling units in an existing residential rental building containing four or more dwelling units or prescribed ancillary structure to the existing residential building;
- (d) the creation of one additional dwelling unit in any other existing residential building already containing at least one dwelling unit or prescribed ancillary structure to the existing residential building; or
- (e) the creation of a second dwelling unit in prescribed classes of proposed new residential buildings, including structures ancillary to dwellings, subject to the following restrictions:

Item	Name of Class of Proposed New Residential Buildings	Description of Class of Proposed New Residential Buildings	Restrictions
1	Proposed new detached dwellings	Proposed new residential buildings that would not be attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new detached dwelling must only contain two dwelling units. The proposed new detached dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
2	Proposed new semi-detached dwellings or row dwellings	Proposed new residential buildings that would have one or two vertical walls, but no other parts, attached to other buildings and that are permitted to contain a second dwelling unit, that being either of the two dwelling units, if the units have the same gross floor area, or the smaller of the dwelling units.	The proposed new semi-detached dwelling or row dwelling must only contain two dwelling units. The proposed new semi-detached dwelling or row dwelling must be located on a parcel of land on which no other detached dwelling, semi-detached dwelling or row dwelling would be located.
3	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling	Proposed new residential buildings that would be ancillary to a proposed new detached dwelling, semi-detached dwelling or row dwelling and that are permitted to contain a single dwelling unit.	The proposed new detached dwelling, semi-detached dwelling or row dwelling, to which the proposed new residential building would be ancillary, must only contain one dwelling unit. The gross floor area of the dwelling unit in the proposed new residential building must be equal to or less than the gross floor area of the detached dwelling, semi-detached dwelling or row dwelling to which the proposed new residential building is ancillary.

3.5.1 Notwithstanding subsection 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.

3.5.2 Notwithstanding subsection 3.5 (d), development charges shall be imposed if the additional unit has a gross floor area greater than:

- (a) in the case of a semi-detached or row dwelling, the gross floor area of the existing smallest dwelling unit; and
- (b) in the case of any other residential building, the gross floor area of the smallest dwelling unit already contained in the residential building;

3.6 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 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.

3.7 If the gross floor area of an existing industrial building is enlarged by greater than fifty 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 fifty percent of the gross floor area before the enlargement;
- 2) divide the amount determined under subsection 1 by the amount of the enlargement;

3.8 Other Exemptions:

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

- a) A place of worship or buildings for purposes of a churchyard or cemetery;
- b) Non-residential farm buildings constructed for bona fide farm uses;
- c) Exemption of the water and wastewater residential charges for apartment units located within commercial buildings and an exemption of the non-residential water and wastewater charges 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;
- d) Silos for used for industrial, commercial and/or institutional uses; and
- e) Shipping containers used for industrial, commercial and/or institutional uses.

Amount of Charges

Residential

3.9 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, including the residential component of a live/work unit, 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

- 3.10 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, including the non-residential component of a live/work unit, 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

- 3.11 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 sixty 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 3.9 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 3.10 or the calculated rate within the Township of Centre Wellington Development Charges Background Study, December 23, 2020, 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 300 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 Calculation and Payment of Development Charges

- 3.12 Development charges imposed under this By-law are calculated, payable, and collected upon issuance of the first building permit for the development.
- 3.13 Notwithstanding subsection 3.12, the timing of calculation and payment of the services related to a highway component of development charge with respect to an approval of a Plan of Subdivision under section 51 of the Planning Act, R.S.O., 1990 as amended, shall be addressed in the subdivision agreement, subject to any applicable exemptions contained in this By-law, and calculated in accordance with subsections 3.9 and 3.10 and of this By-law.
- 3.14 Notwithstanding subsections 3.12 and 3.13, development charges for rental housing and institutional developments are due and payable in six installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including

interest as provided in the Township's Council approved development charge interest policy, as may be revised from time to time.

- 3.15 Notwithstanding subsections 3.12 and 3.13, development charges for non-profit housing developments are due and payable in twenty-one installments commencing with the first installment payable on the date of occupancy, and each subsequent installment, including interest as provided in the Township's Council approved development charge interest policy, as may be revised from time to time.
- 3.16 Where the development of land results from the approval of a Site Plan or Zoning By-law amendment received on or after January 1, 2020, and the approval of the application occurred within two years of building permit issuance, the development charges under subsections 3.9 and 3.10 shall be calculated on the rates set out in Schedule "B" on the date of the planning application, including interest. Where both planning applications apply development charges under subsections 3.9 and 3.10 shall be calculated on the rates, including interest as provided in the Township's Council approved development charge interest policy, as may be revised from time to time., payable on the anniversary date each year thereafter, set out in Schedule "B" on the date of the later planning application, including interest.
- 3.17 Despite subsections 3.9 to 3.16, and in accordance with section 27 of the Act, 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.

4. Payment by Services

- 4.1 Despite the payment required under subsections 3.9 and 3.10, 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 1st 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 and Classes of 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 March 30th, 2021.

10. Date By-law Expires

10.1 This By-law will expire at 12:01 AM on March 30th, 2026 unless it is repealed by Council at an earlier date.


11. Existing By-law Repealed

11.1 By-law Number 2018-40 is hereby repealed.

Read a first, second and third time and finally passed this 29th day of March, 2021.



Mayor – Kelly Linton



Clerk – Kerri O'Kane

Schedule "A"

By-law 2021-11

Components of Services/Class of Services Designated in Subsection 2.1

D.C.-Eligible Services

- Services Related to a Highway:
 - Roads
 - Bridges and Culverts
- Fire Protection Services:
 - Fire Facilities
 - Fire Vehicles
 - Fire Small Equipment and Gear
- Parks and Recreation Services:
 - Recreation Facilities
 - Parkland Development
 - Parkland Trails
 - Parkland Amenities
 - Parks and Recreation Vehicles and Equipment
- Wastewater Services:
 - Treatment Plants
 - Collection System
- Water Services:
 - Treatment Plants and Storage
 - Distribution System

D.C.-Eligible Classes

- Public Works Facilities, Vehicles and Equipment:
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Parks and Recreation Services
- Growth Studies:
 - Services Related to a Highway
 - Water Services
 - Wastewater Services
 - Fire Protection Services
 - Parks and Recreation Services

Schedule B

By-law 2021-11

Schedule of Development Charges

Service/Class of Service	RESIDENTIAL					NON-RESIDENTIAL
	Single and Semi-Detached Dwelling	Other Multiples	Apartments - 2 Bedrooms +	Apartments - Bachelor and 1 Bedroom	Special Care/Special Dwelling Units	(per sq.ft. of Gross Floor Area)
Municipal Wide Services:						
Services Related to a Highway	8,291	6,461	4,489	3,816	2,948	3.40
Public Works Facilities, Vehicles and Equipment	1,527	1,190	827	703	543	0.62
Fire Protection Services	656	511	355	302	233	0.27
Parks and Recreation Services	4,230	3,297	2,290	1,947	1,504	0.16
Growth Studies	440	343	238	203	156	0.17
Total Municipal Wide Services	15,144	11,802	8,199	6,971	5,384	4.62
Urban Services						
Wastewater Services	4,722	3,680	2,556	2,173	1,679	1.69
Water Services	4,909	3,825	2,658	2,259	1,745	1.76
Total Urban Services	9,631	7,505	5,214	4,432	3,424	3.45
GRAND TOTAL RURAL AREA	15,144	11,802	8,199	6,971	5,384	4.62
GRAND TOTAL URBAN AREA	24,775	19,307	13,413	11,403	8,808	8.07



Addendum 1 Report



 **Watson
& Associates**
ECONOMISTS LTD.

Addendum #1 to the December 23, 2020 Development Charges Background Study

Township of Centre Wellington

January 27, 2021

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



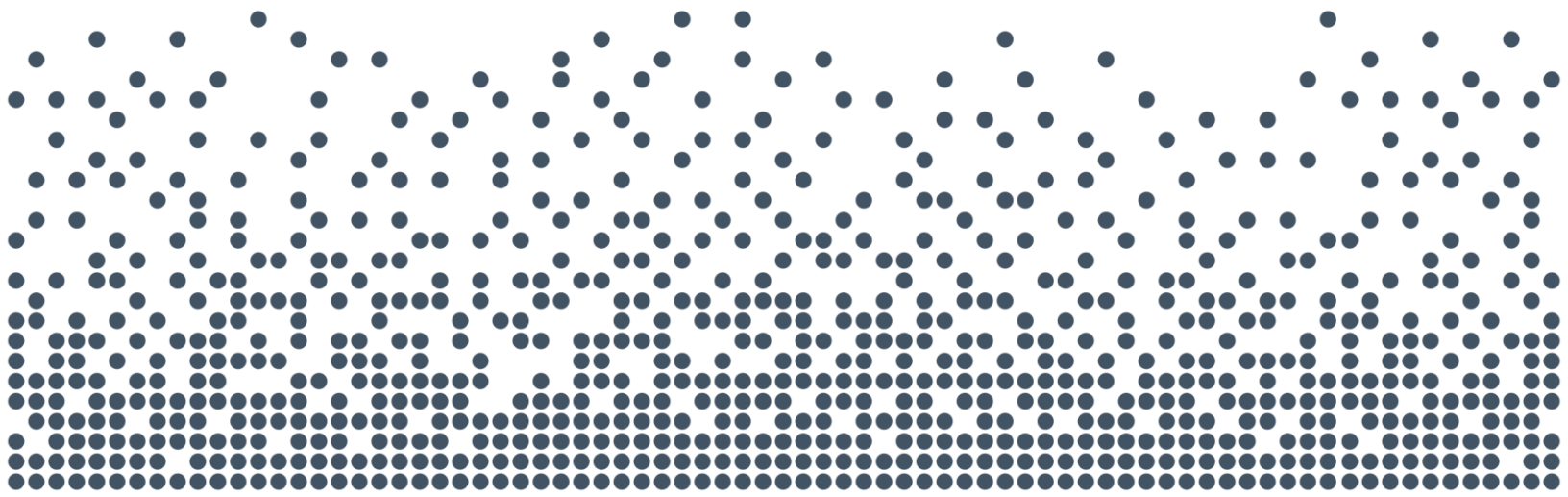
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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act



Addendum Report to the December 23, 2020 Development Charges Background Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Township has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

December 23, 2020 – Release of the D.C. Background Study and draft by-law

January 27, 2021 – Addendum to December 23rd, 2020 report released to the public

February 2, 2021 – Stakeholder Meeting

February 18, 2021 – Public Meeting of Council

March 29, 2021 – Passage of Development Charges By-law

As per further review of the capital program by Township staff, it was recognized that two projects associated with growth were not included in the wastewater collection capital infrastructure needs list. As such, the purpose of this addendum report is to provide for changes to the December 23, 2020 D.C. background study as per staff's review of the capital projects. These refinements are in relation to:

- The addition of two capital projects for wastewater collection services.

These refinements will form part of the D.C. background study provided prior to by-law adoption.

2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements.

2.1 Refinements to Capital Project Costs for Wastewater Services

As per the local service policy, section 12.4, marginal costs of sanitary sewer works within a subdivision, which benefits upstream developers, are to be included in the D.C. when the sewer is greater than 250 mm nominal diameter or is of a depth of 5 meters or greater. As such, staff, in reviewing the capital infrastructure needs included in the



December 23, 2020 D.C. Background Study, have identified that two projects requiring additional depth should be included in Wastewater Services for the cost associated with the additional depth, they are:

- Project 15 (ER5 Additional Sanitary Sewer Depth (Haylock)). The gross capital cost for this project is \$39,170.
- Project 16 (ER5 Additional Sanitary Sewer Depth (Youngblood)). The gross capital cost for this project is \$125,800.

These costs represent the marginal costs associated with the extra depth and are therefore, 100% growth related.

Note also, that due to the addition of projects 15 and 16 above, items 15 to 18 in the background study have been renumbered to 17 to 20 respectfully.

2.2 Overall Changes in the D.C. Calculation

Based on the changes noted above, the total calculated development charge (single/semi-detached unit) has increased from \$27,559 to \$27,578 in the Urban Area. In regard to the non-residential charges, the total calculated development charge (per sq.ft.) has increased from \$8.13 to \$8.14 in the Urban Area.

The above changes have been incorporated into the calculations. The summary below outlines the current charges vs. the charges as calculated in the December 23, 2020 D.C. background study and the charges calculated in this addendum report.



Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated (Background Study Dec. 23/20)	Calculated (Addendum Report Jan. 27/21)
Municipal Wide Services:			
Services Related to a Highway	6,156	11,313	11,313
Public Works Facilities, Vehicles and Equipment	885	1,268	1,268
Fire Protection Services	976	1,007	1,007
Parks and Recreation Services	5,743	3,967	3,967
Growth Studies	1,335	440	440
Total Municipal Wide Services/Classes	15,095	17,995	17,995
Area Specific Services:			
Wastewater Services	6,234	4,655	4,674
Water Services	3,034	4,909	4,909
Total Area Specific Services	9,268	9,564	9,583
Grand Total - Urban Area	24,364	27,559	27,578

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated (Background Study Dec. 23/20)	Calculated (Addendum Report Jan. 27/21)
Municipal Wide Services:			
Services Related to a Highway	2.21	3.66	3.66
Public Works Facilities, Vehicles and Equipment	0.33	0.41	0.41
Fire Protection Services	0.36	0.33	0.33
Parks and Recreation Services	0.26	0.15	0.15
Growth Studies	0.47	0.16	0.16
Total Municipal Wide Services/Classes	3.63	4.71	4.71
Area Specific Services:			
Wastewater Services	2.06	1.66	1.67
Water Services	1.00	1.76	1.76
Total Area Specific Services	3.06	3.42	3.43
Grand Total - Urban Area	6.69	8.13	8.14



2.3 Changes to the Background Report

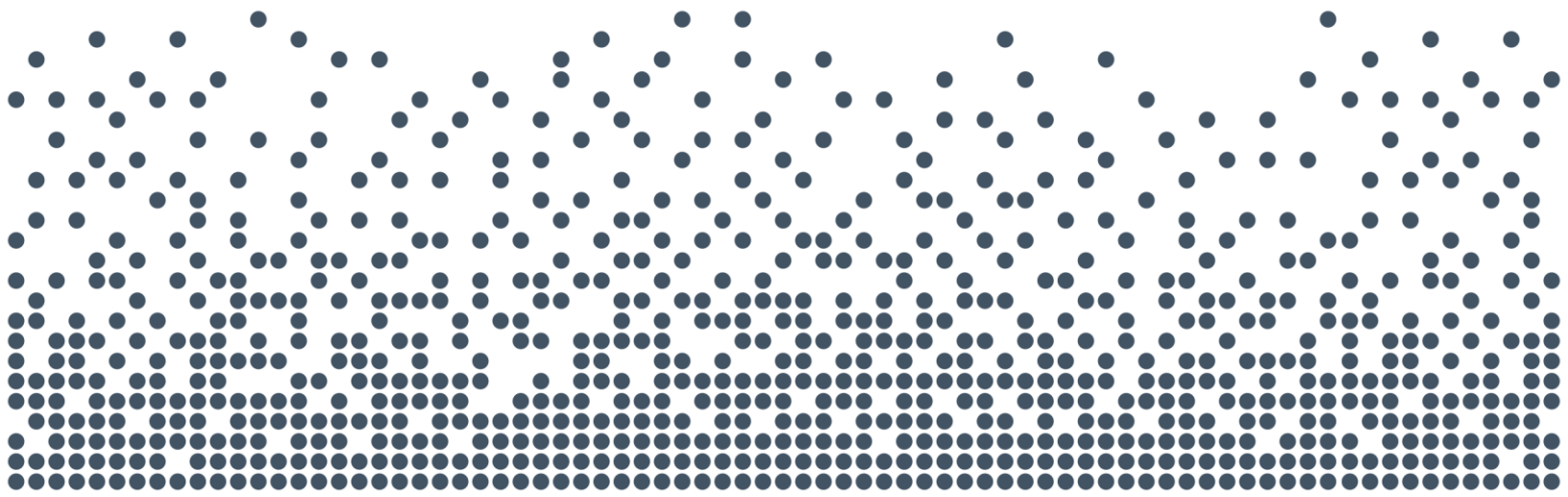
Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES (v)	Update to item 7 related to the updated calculated charge.
ES (v)	Update to item 8 related to the updated summary of gross capital costs and recovery of costs over the life of the by-law.
ES (vii)	Updates to Tables ES-1 to reflect the recalculated charges.
1-2	Revised Figure 1-1 to include the release of this addendum report.
5-19 & 5-20	Update to working in the Wastewater Services – Wastewater Collection System section related to the growth-related costs included in the capital program and D.C. calculations
5-22	Table updated to reflect the growth related to Wastewater Collection Systems.
6-2	Table 6-1 updated to reflect the amended calculated charges for Wastewater Collection Systems.
6-5	Table 6-4 updated to reflect the amended calculated charges for All Services and Classes.
6-6	Table 6-5 updated to reflect the amended calculated charges of the costs to be Incurred over the life of the by-Law.
7-10	Update recommendations to reflect the approval of the D.C. Background Study, as amended by this addendum.
C-4	Table C-1 updated to reflect the changes to the Future Capital Expenditures.
F-4 & F-5	Updates to the asset management wording and summary table to reflect changes in capital costs due to the changes in the wastewater collection capital.
G-26	Updated Schedule B to the Draft D.C. By-law to reflect the revised calculated charges for Wastewater Services and the revised overall Urban Area Charges.



3. Process for the Adoption of the Development Charges By-law

Sections 1 & 2 provide for a summary of the revisions to the Township's D.C. Background Study and draft by-law. If Council is satisfied with the above changes to the Background, this addendum report #1 will be considered for approval by Council along with the Background Study.



Amended Pages



Amended Pages

(Inserted Throughout Body of Report
and By-law)



Addendum 2 Report



 **Watson
& Associates**
ECONOMISTS LTD.

Addendum #2 to the December 23, 2020 Development Charges Background Study

Township of Centre Wellington

February 8, 2021

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



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List of Acronyms and Abbreviations

Acronym	Full Description of Acronym
D.C.	Development Charges
D.C.A.	Development Charges Act
T.M.P.	Transportation Master Plan



Addendum Report #2 to the December 23, 2020 Development Charges Background Study



1. Background

Commensurate with the provisions of the Development Charges Act, 1997, as amended (D.C.A.), the Township has undertaken a Development Charges (D.C.) Background Study and released the study in accordance with the D.C.A. The following provides a summary of the key dates in the development charge by-law process:

December 23, 2020 – Release of the D.C. Background Study and draft by-law

January 27, 2021 – Addendum to December 23rd, 2020 report released to the public

February 2, 2021 – Stakeholder Meeting

February 8, 2021 – Addendum #2 to December 23rd, 2020 report, released to the public

February 18, 2021 – Public Meeting of Council

March 29, 2021 – Passage of Development Charges By-law

With further review of the capital program by Township staff and the consulting team, a number of refinements have been identified which impact the capital program identified in the background study. In addition, an error in the calculations of the D.C.s was discovered that impact a number of services. As such, the purpose of this addendum report is to provide for changes to the December 23, 2020 D.C. background study, as amended on January 27th. These refinements are in relation to:

- The amount of post period deduction assigned to eleven (11) projects for Services Related to a Highway;
- A revised provision for Operations Facilities Expansion Needs;
- A revised cost associated with the anticipated additional 16 acres of parkland to be developed over the forecast period;
- A correction to the D.C. calculations related to Fire, Public Works Facilities, Vehicles and Equipment, and Services Related to a Highway; and
- A minor refinement to the capacity calculation for wastewater treatment.

These refinements will form part of the D.C. background study provided prior to by-law adoption.



2. Discussion

This section of the addendum report provides an explanation for the above-noted refinements.

2.1 Refinements to Capital Project Costs for Services Related to a Highway

The Township undertook and approved a Transportation Master Plan (T.M.P.), dated January 2019, prepared by WSP. The evaluation undertaken therein determined the capital infrastructure needs to service growth to 2041. The report provided the capital needs in three stages; Near Term (Next 5 Years), Medium Term (by 2031) and Long Term (by 2041). In an initial review of the T.M.P. by Township staff and Triton Engineering, it was estimated that a some of the projects identified for the later part of the forecast period, would provide benefit to the post 2041 period. Three of these projects were initially allocated 100% post 2041 period and therefore all costing associated with these projects were removed from the D.C. calculations. Eight other projects were estimated to provide a a smaller post period benefit and therefore, 50% of the costs were deducted as post period benefit. Upon a more detailed review by staff and the consulting team, it has been identified that, based on the T.M.P. the post period deductions included in the D.C. calculations were too aggressive, therefore, the post period deductions are to be revised as follows:

Three projects originally assigned a post period deduction of 100% are being refined to identify 50% deduction, they include:

- Project 45: McQueen Blvd. Extension towards West, Beatty Line N Ext to First Line. Net in-period cost to be included in the D.C. is revised to \$1,995,000;
- Project 49: First Line, McGowan St. WSM Pond to South River Road. Net in-period cost to be included in the D.C. is revised to \$978,000; and
- Project 55: Second Line Ext, Scotland Street to Wellington Road 29. Net in-period cost to be included in the D.C. is revised to \$1,106,700.

Eight Projects originally assigned a post period deduction of 50% are being refined to identify a 25% deduction, they include:



- Project 46: First Line, Anderson Street Relief Road to Dickson Dr Ext. Net in-period cost to be included in the D.C. is revised to \$499,500;
- Project 47: Anderson Street Relief Road, First Line to Lamond Street. Net in-period cost to be included in the D.C. is revised to \$4,977,000;
- Project 48: Gilkison Street, Trestle Bridge Trail Crossing to First Line. Net in-period cost to be included in the D.C. is revised to \$571,500;
- Project 56: Third Line, Wellington Rd 18 to Sideroad 11. Net in-period cost to be included in the D.C. is revised to \$954,000;
- Project 57: Third Line, Sideroad 11 to Sideroad 5 (south). Net in-period cost to be included in the D.C. is revised to \$954,000;
- Project 72: Wellington Rd 19 and Anderson Street relief road. Net in-period cost to be included in the D.C. is revised to \$1,197,700;
- Project 73: Scotland Street and McQueen Blvd. Net in-period cost to be included in the D.C. is revised to \$249,400; and
- Project 75: Bridge on Wellington Road 29 Ext. Net in-period cost to be included in the D.C. is revised to \$4,611,300.

The revised gross costs and net D.C. eligible costs associated with the above projects are summarized in Table 1.



Table 1
Infrastructure Costs for Services Related to a Highway
Projects Refined as per Addendum #2 Report

Prj .No	Increased Service Needs Attributable to Anticipated Development 2020-2041	Timing (year)	Gross Capital Cost Estimate (2020\$)	Post Period Benefit	Net Capital Cost	Potential D.C. Recoverable Cost			
						Less: Benefit to Existing Development	Total	Residential Share 71%	Non-Residential Share 29%
Roads									
45	McQueen Blvd Extension towards West, Beatty Line N Ext to First Line	2032-2041	4,200,000	1,995,000	2,205,000	210,000	1,995,000	1,416,450	578,550
46	First Line, Anderson Street Relief Road to Dickson Dr Ext	2032-2041	1,110,000	277,500	832,500	333,000	499,500	354,645	144,855
47	Anderson Street Relief Road, First Line to Lamond Street	2032-2041	7,110,000	1,777,500	5,332,500	355,500	4,977,000	3,533,670	1,443,330
48	Gilkison Street, Trestle Bridge Trail Crossing to First Line	2032-2041	1,270,000	317,500	952,500	381,000	571,500	405,765	165,735
49	First Line, McGowan St SWM Pond to South River Road	2032-2041	4,890,000	978,000	3,912,000	2,934,000	978,000	694,380	283,620
55	Second Line Ext, Scotland Street to Wellington Road 29	2032-2041	2,330,000	1,106,800	1,223,200	116,500	1,106,700	785,757	320,943
56	Third Line, Wellington Rd 18 to Sideroad 11	2032-2041	3,180,000	318,000	2,862,000	1,908,000	954,000	677,340	276,660
57	Third Line, Sideroad 11 to Sideroad 5 (south)	2032-2041	3,180,000	318,000	2,862,000	1,908,000	954,000	677,340	276,660
Intersection Improvements									
72	Wellington Rd 19 and Anderson Street relief road	2032-2041	1,681,000	399,200	1,281,800	84,100	1,197,700	850,367	347,333
73	Scotland Street and McQueen Blvd	2032-2041	350,000	83,100	266,900	17,500	249,400	177,074	72,326
Bridges									
75	Bridge on Wellington Road 29 Ext	2032-2041	6,472,000	1,537,100	4,934,900	323,600	4,611,300	3,274,023	1,337,277
Total of Refined Projects			35,773,000	9,107,700	26,665,300	8,571,200	18,094,100	12,846,811	5,247,289
Revised Total Capital Program			163,714,104	9,107,700	154,606,404	43,147,195	81,585,209	57,925,499	23,659,711

2.2 Refinements to Capital Project Costs for Public Works Facilities, Vehicles and Equipment

The Township is currently undergoing a review of options to expand space in relation to operations facility needs in the short-term and long-term. Although a preferred option has not yet been finalized, staff anticipate taking a report to Council in spring, 2021. At the time of undertaking the D.C. Background Study, the cost estimate for the project was included based on inflating the value that had been identified in the previous D.C. Study, providing for an estimate of \$7.2 million. As the options under review are all in excess of this amount, staff feel it would be best to increase the estimated provision to an amount closer to the options under review. Therefore, the provision for the expansion of current operations facility space has been revised to \$14.1 million to better reflect needs to 2041. This amount has been included in the updated D.C. calculations provided herein.

2.3 Refinements to Capital Project Costs for Parks and Recreation Services

Based on the present parkland being developed for the Storybrook, Haylock and Youngblood developments (estimated at a cost of \$1.31 million for 7.2 ha. - an average



of \$182,000/ha.), staff are concerned that the provision originally identified in the amount of \$2,051,000 for an estimated 16 additional hectares of parkland is lower than it should be. As such, an additional \$861,000 has been added to the provision for future parkland development, resulting in a total of \$2,912,000 for the 16 hectares. This revised amount equates to an increase in the calculated D.C. of \$263 per single detached home over the original calculated charge of \$3,967, for a total parks & recreation charge of \$4,230 and an additional \$0.01 per sq.ft. for non-residential, from \$0.15 to \$0.16.

2.4 Correction to D.C. Calculation related to Township-wide Growth anticipated over the 22-Year Forecast Period

During the additional review of the items noted above, an error was identified in the calculations of the D.C. related to Fire Protection Services, Public Works Facilities, Vehicles and Equipment and Services Related to a Highway. The error resulted in a revision in the residential and non-residential splits. Originally calculated at 79%/21% and revised to 71%/29%. In addition the amount of the growth used to calculate the per capita D.C. for these services inadvertently used only incremental growth anticipated in the Fergus area vs. the incremental growth anticipated Township-wide over the forecast period to 2041. This results in a decrease to the calculated charges presented in the Background Study and Addendum #1 report.

2.5 Refinement to Wastewater Services for Capacity of Wastewater Treatment

The amount of costs identified for in-period and post period benefits for wastewater treatment projects are capacity-based calculations which determine the amount of capacity required for growth based on single detached equivalents. In further reviewing the treatment capacity currently available and the amount required for the anticipated growth (including institutional population growth) for the urban growth forecast period to 2041, refinements have been made to the calculations. The result of these updates provides for a reduction to the post period benefit related to the Elora Wastewater Treatment debt from 23% to 17% and an increase in post period benefit for the future Expansion of the Fergus plant from 55% to 58%. These refinements result in an overall increase to the calculated single detached rate for Wastewater Services D.C. of \$48, from \$4,674 to \$4,722 and \$0.02 per sq.ft. for non-residential, from \$1.67 to \$1.69.



3. Overall Changes in the D.C. Calculation

Based on the changes noted above, the total calculated development charge (single/semi-detached unit) has decreased from the calculated charge identified in the D.C. Background Study, as amended, of \$27,578 to \$24,775 in the Urban Area. In regard to the non-residential charges, the total calculated development charge (per sq.ft.) has decreased from \$8.14 to \$8.07 in the Urban Area.

The summary below outlines the current charges vs. the charges as calculated in the December 23, 2020 D.C. background study, as amended on January 27, 2021 and the charges calculated in this addendum report.



Residential (Single Detached) Comparison

Service/Class of Service	Current	Calculated (Background Study Dec. 23/20)	Calculated (Addendum Report #1 Jan. 27/21)	Calculated (Addendum Report #2 Feb. 8/21)
Municipal Wide Services:				
Services Related to a Highway	6,156	11,313	11,313	8,291
Public Works Facilities, Vehicles and Equipment	885	1,268	1,268	1,527
Fire Protection Services	976	1,007	1,007	656
Parks and Recreation Services	5,743	3,967	3,967	4,230
Growth Studies	1,335	440	440	440
Total Municipal Wide Services/Classes	15,095	17,995	17,995	15,144
Area Specific Services:				
Wastewater Services	6,234	4,655	4,674	4,722
Water Services	3,034	4,909	4,909	4,909
Total Area Specific Services	9,268	9,564	9,583	9,631
Grand Total - Urban Area	24,364	27,559	27,578	24,775

Non-Residential (per sq.ft.) Comparison

Service/Class of Service	Current	Calculated (Background Study Dec. 23/20)	Calculated (Addendum Report #1 Jan. 27/21)	Calculated (Addendum Report #2 Feb. 8/21)
Municipal Wide Services:				
Services Related to a Highway	2.21	3.66	3.66	3.40
Public Works Facilities, Vehicles and Equipment	0.33	0.41	0.41	0.62
Fire Protection Services	0.36	0.33	0.33	0.27
Parks and Recreation Services	0.26	0.15	0.15	0.16
Growth Studies	0.47	0.16	0.16	0.17
Total Municipal Wide Services/Classes	3.63	4.71	4.71	4.62
Area Specific Services:				
Wastewater Services	2.06	1.66	1.67	1.69
Water Services	1.00	1.76	1.76	1.76
Total Area Specific Services	3.06	3.42	3.43	3.45
Grand Total - Urban Area	6.69	8.13	8.14	8.07



3.1 Changes to the Background Report

Based upon the above, the following revisions are made to the pages within the background study (new pages are appended to this report):

Page Reference	Description of Revisions
ES (iv)	Update to item 5 related to the summary of growth anticipated over the 22 Year forecast period (2020-2041)
ES (v)	Update to item 7 related to the updated calculated charge.
ES (v)	Update to item 8 related to the updated summary of gross capital costs and recovery of costs over the life of the by-law.
ES (vii)	Updates to Tables ES-1 to reflect the recalculated charges.
1-2	Revised Figure 1-1 to include the release of this addendum report.
5-6	Update to wording in the Parks & Recreation Services related to the growth-related costs included in the capital program and D.C. calculations.
5-8 to 5-9	Table updated to reflect the growth-related program for Parks & Recreation Services.
5-10	Update to wording for the Services Related to a Highway growth-related costs included in the capital program and D.C. calculations.
5-11 to 5-14	Table updated to reflect the growth-related program for Services Related to a Highway.
5-15	Update to wording for Public Works (Facilities, Vehicles and Equipment) growth-related costs included in the capital program and D.C. calculations, including the revised shares between residential and non-residential development.
5-16	Table updated to reflect the growth-related program for Public Works (Facilities, Vehicles and Equipment), including the revised shares between residential and non-residential development.
5-17	Update to wording for Fire Protection Services to reflect the revised shares between residential and non-residential development.
5-18	Table updated to reflect the growth-related program for Fire Protection Services, including the revised shares between residential and non-residential development.



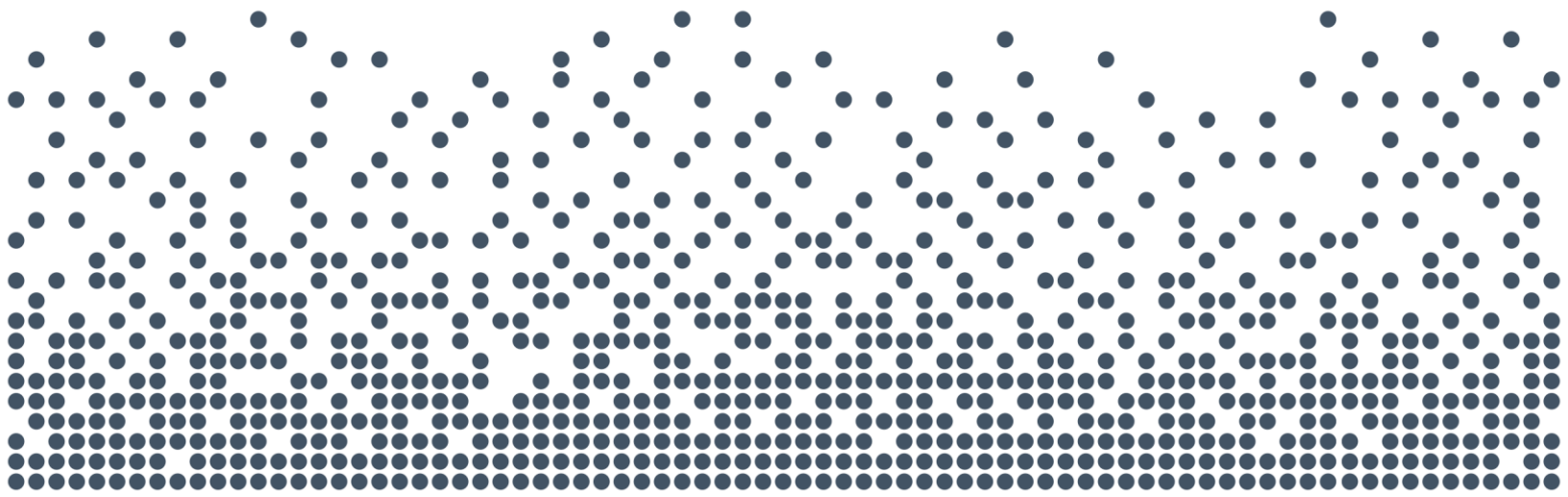
5-19	Update to wording in the Wastewater Services – Wastewater Treatment and Biosolids Facilities section related to the growth-related costs included in the capital program and D.C. calculations.
5-21	Table updated to reflect the revised growth-related cost to Wastewater Facilities.
6-2	Table 6-1 updated to reflect the amended calculated charges for Wastewater Treatment.
6-3	Table 6-2 updated to reflect the amended calculated charges for Services Related to a Highway, Public Works, and Fire Protection Services.
6-4	Table 6-3 updated to reflect the amended calculated charges for Parks & Recreation Services.
6-5	Table 6-4 updated to reflect the amended calculated charges for all services and classes.
6-6	Table 6-5 updated to reflect the amended calculated charges of the costs to be Incurred over the life of the by-Law.
7-3	Section 7.3.2 subsection 2) updated to reflect the revised residential and non-residential shares for Services Related to a Highway, Fire Protection Services and Public Works.
C-4	Table C-1 updated to reflect the changes to the Future Capital Expenditures.
F-4 & F-5	Updates to the asset management wording and summary table to reflect changes in capital costs due to the changes in the wastewater collection capital.
G-26	Updated Schedule B to the Draft D.C. By-law to reflect the revised calculated charges for Wastewater Services and the revised overall Urban Area Charges.

4. Process for the Adoption of the Development Charges By-law

Sections 1 to 3 provide for a summary of the revisions to the Township's D.C. Background Study and draft by-law. If Council is satisfied with the above changes to



the D.C. calculations, this addendum report #2 will be considered for approval by Council along with the Background Study, as amended.



Amended Pages



Amended Pages

(Inserted Throughout Body of Report
and By-law)